GOODMAN & LILLEY

MANZELEMAN CLAPTON LANE

CLAPTON IN GORDANO

BS20 7RW

MANZELEMAN CLAPTON LANE

CLAPTON IN GORDANO BS20 7RW

- Charming three-bedroom village home
- Generous living/dining room
- Garage and parking to the rear
- Surrounded by beautiful countryside
- Heart of Clapton-in-Gordano
- South-facing rear garden
- Excellent access to the M5
- Approximately 8 miles from Bristol city centre

Set within the heart of the highly regarded village of Clapton-in-Gordano, this charming three-bedroom home offers well-proportioned accommodation, a good-sized kitchen/breakfast room and an south-facing rear garden.

From the moment you arrive, there is a genuine sense of what makes this such an appealing home. The entrance hall leads into a particularly generous living and dining room, a wonderfully versatile space with plenty of room for both relaxed family living and entertaining. Large windows draw in natural light, while the sliding patio doors provide a lovely connection with the garden beyond.

The recently fitted kitchen has a fresh and contemporary feel, with a good range of fitted units, integrated appliances and a useful breakfast bar. Positioned at the rear of the house, it also enjoys views and access towards the garden.

Upstairs, there are three bedrooms, providing excellent flexibility for a growing family, guests or those wanting to work from home. The principal bedroom is a comfortable double, while the second bedroom is particularly bright thanks to two windows overlooking the rear garden. A family bathroom and separate WC complete the first floor.

Outside is where this property really comes into its own. The south-facing garden is predominantly laid to lawn and framed by established planting, with a large paved terrace providing plenty of space for outdoor dining, entertaining or simply sitting back with a glass of wine. The garden catches the sun throughout the day and into the evening, making it a wonderful extension of the living space during the warmer months. There is also a secure rear gate giving access to the garage and parking.

OUTSIDE

The enclosed rear garden is a particularly appealing feature of the property, enjoying a desirable southerly orientation and a good degree of privacy. The garden is predominantly laid to low-maintenance artificial lawn, providing an attractive green outlook throughout the year without the upkeep associated with a traditional lawn. A generous paved patio spans the rear of the property and provides ample space for garden furniture, making it an ideal setting for outdoor dining, entertaining friends or simply relaxing in the sunshine. The southerly aspect means the garden enjoys a lovely level of sunlight and provides an excellent place to make the most of the longer summer evenings. The garden is enclosed and complemented by established floral and shrub borders, adding colour and interest while maintaining a pleasant degree of privacy. A secure rear gate provides direct access to the garage and rear parking area, offering a particularly practical feature for everyday living.

To the front, the property is approached via a well-established and pleasantly private garden, with mature hedging flanking either side and creating a natural sense of enclosure from the road. The lawned frontage provides an attractive approach to the property, with steps leading up to the front door. Together, the front and rear gardens provide a lovely combination of privacy, mature greenery and easy-maintenance outdoor space, with the south-facing rear garden particularly well suited to relaxing and entertaining throughout the warmer months.

GARAGE
The property benefits from vehicular access via a private lane to the rear, which leads directly towards the garage and rear parking area. This provides a particularly convenient and practical arrangement, allowing vehicles to be accessed away from the main frontage of the property.

LOCATION
Clapton-in-Gordano is one of those villages that offers the best of both worlds — surrounded by open countryside and wonderful walking routes, yet remarkably convenient for Bristol and the motorway network.

The village sits within the beautiful Gordano Valley, with walks such as the Clapton Circuit and the woodland around Cadbury Camp right on the doorstep. At the centre of village life is the historic Black Horse, believed to date back to the 14th century, which adds to the genuine community feel of this picturesque village.

For commuters, the M5 is easily accessible, with Junction 19 approximately three miles away, while Bristol city centre is around eight miles from the property. Cribbs Causeway is approximately ten miles away, and the nearby towns of Portishead and Clevedon provide an excellent choice of shops, cafés, restaurants and everyday amenities.

In our opinion, this is a home that offers far more than simply its accommodation. It is the combination of the peaceful village setting, access to open countryside, excellent commuter links and, most importantly, that wonderful south-facing garden which makes this such an appealing place to live.

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band D

Parking: Garage accessed via a lane to the rear of the property

Heating: Electric heating, Hot Water: Hot water cylinder

Windows: uPVC double glazing

Broadband: Buyers are advised to check the availability and speed of broadband services at the property with their chosen provider.

Mobile Coverage: Buyers are advised to check mobile coverage with their chosen provider, as coverage can vary within the property and surrounding area.

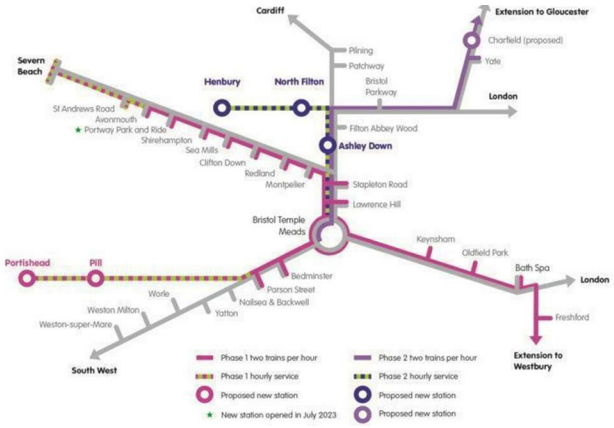
Flood Risk: Buyers should refer to the Environment Agency's flood-risk information and obtain their own confirmation where required.

Planning: Buyers should make their own enquiries with the relevant local authority regarding any planning matters affecting the property or surrounding area.

Rights & Restrictions: Buyers should have their solicitor confirm any rights of way, covenants, easements or other restrictions affecting the property as part of the conveyancing process.

Utilities and Services: The property is understood to benefit from mains electricity, mains water and mains drainage. Buyers should satisfy themselves as to the availability, connection and suitability of all services prior to exchange of contracts.

Portishead

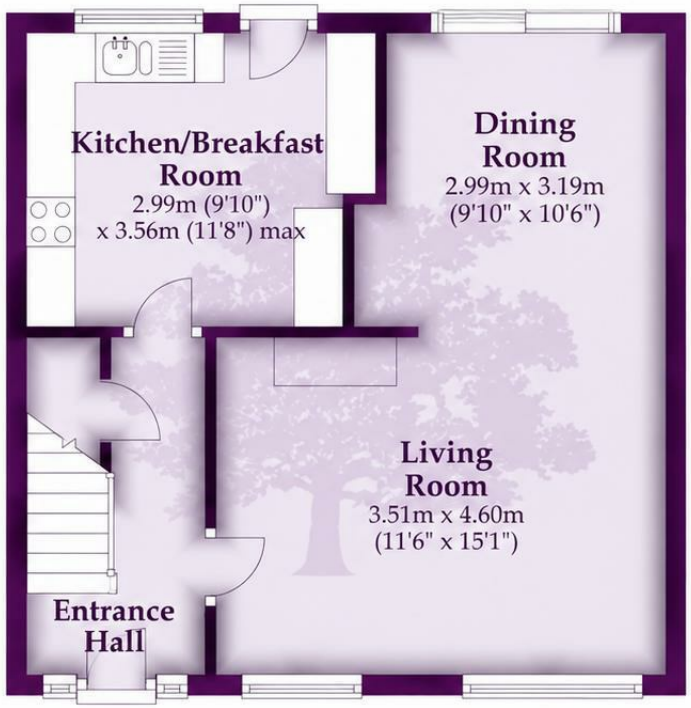

Cardiff
Extension to Gloucester
Chartfield (proposed)
Yate
Severn Beach
Pilning
Patchway
Henbury
North Filton
Bristol Parkway
London
St Andrews Road
Avonmouth
Portway Park and Ride
Filton Abbey Wood
Shirehampton
Ashley Down
Sea Mills
Clifton Down
Redland
Montpelier
Stapleton Road
Lawrence Hill
Bristol Temple Meads
Keynsham
Oldfield Park
Portishead
Pill
Bath Spa
London
Bedminster
Parson Street
Worle
Nailsea & Backwell
Weston Milton
Yatton
Freshford
Weston-super-Mare
South West
Extension to Westbury
Phase 1 two trains per hour
Phase 2 two trains per hour
Phase 1 hourly service
Phase 2 hourly service
Proposed new station
Proposed new station
New station opened in July 2023
Proposed new station

MANZELEMAN CLAPTON LANE

CLAPTON IN GORDANO
BS20 7RW

GOODMAN & LILLEY

Ground Floor
Approx. 43.1 sq. metres (463.8 sq. feet)



First Floor
Approx. 43.4 sq. metres (466.7 sq. feet)

Total area: approx. 86.4 sq. metres (930.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
930.50 SQ FT

COUNCIL TAX BAND : D

RECEPTION ROOM : 2

BEDROOMS: 3

BATHROOMS : 1

FREEHOLD

Goodman & Lilley

Henleaze
156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk
0117 213 0777

Portishead
36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk
01275 430 440

Shirehampton
9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk
0117 213 0333

Lettings
lettings@goodmanlilley.co.uk
01275 299 010
0117 213 0101

Land & New Homes
156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk
0117 213 0151

Clevedon
28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk
01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.

The Property Ombudsman
rightmove
Zoopla