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Greensbrook, Clutton, Bristol, BS39 5PG **£325,000**

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Barons are delighted to welcome to the market this charming period cottage, offering spacious and versatile accommodation arranged over two floors and occupying a generous plot within the sought after village of Clutton.

The property offers approximately 1,229 sq ft of accommodation and retains a wealth of character, whilst providing excellent scope for modernisation and personalisation. The ground floor comprises a welcoming sitting room, generous family room, separate dining room, kitchen and useful utility area. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a large front garden, rear garden area, driveway parking and garages, providing excellent outdoor space.

With its appealing period character, generous proportions and flexible accommodation, this is a fantastic opportunity for buyers looking for a property they can truly make their own and create a wonderful family home in this popular village location. The property offers the added benefit to buyers of no onward chain.

- **Period Cottage**
- **Spacious Sitting Room And Separate Family Room**
- **Situated In The Popular Village Of Clutton**
- **Versatile And Well Proportioned Accommodation**
- **Three Bed End Terrace**
- **Parking**
- **Energy Rating - E**
- **Council Tax - D**
- **Tenure - Freehold**
- **No Onward Chain**

Kitchen 12'4" x 5'6" (3.76 x 1.70)

Sitting Room 14'1" x 12'4" (4.30 x 3.76)

Family Room 15'1" x 11'1" (4.62 x 3.40)

Dining Room 8'7" x 5'11" (2.63 x 1.82)

Bedroom One 15'5" x 13'7" (4.71 x 4.15)

Bedroom Two 9'6" x 9'0" (2.92 x 2.75)

Bedroom Three 10'10" x 8'2" (3.31 x 2.50)

Bathroom

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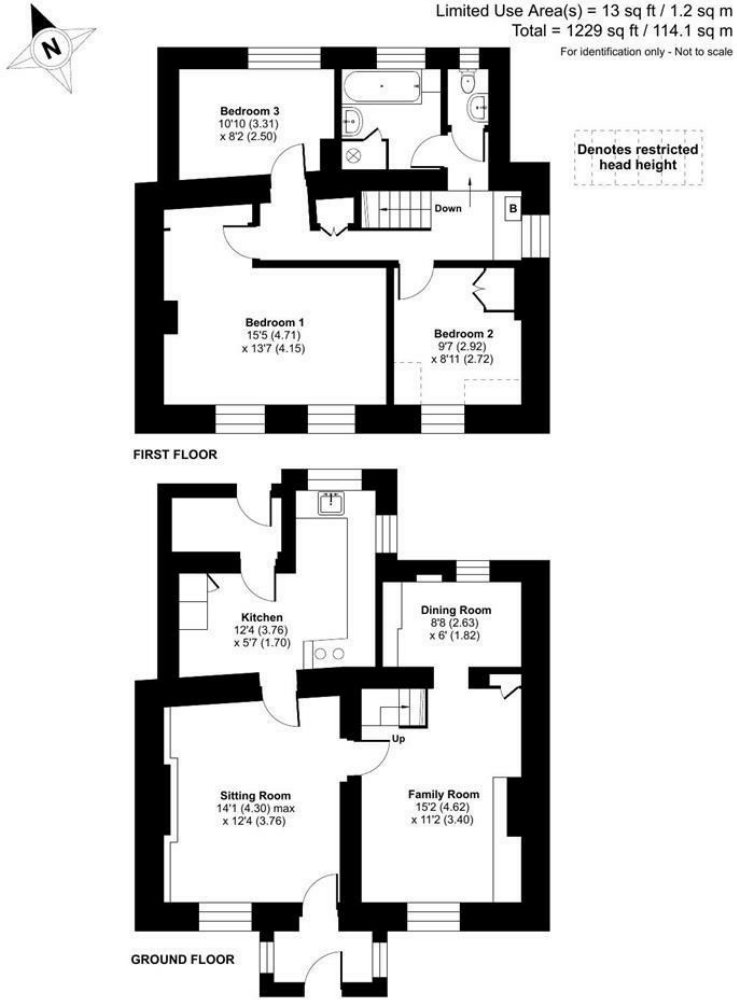
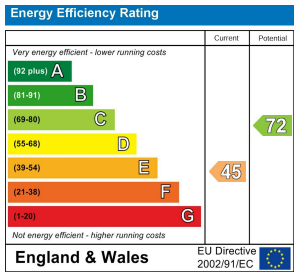
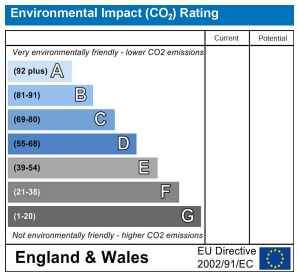
Approximate Area = 1216 sq ft / 112.9 sq m
Limited Use Area(s) = 13 sq ft / 1.2 sq m
Total = 1229 sq ft / 114.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barons Property Centre. REF: 1510342





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