



Claverham, Bristol
£665,000



debbie fortune

ESTATE AGENTS

www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 2

Occupying a generous plot within the village, 104 Claverham Road is an attractive detached home offering flexible accommodation, beautifully maintained gardens and far-reaching views across the surrounding countryside. Combining the character of its 1930s origins with thoughtful modern improvements, the property provides versatile living space, well suited to both families and those looking for single-storey accommodation with additional rooms above.

The property is approached via a substantial driveway providing ample off-road parking for several vehicles, alongside a detached double garage with electric doors.

Stepping inside, the entrance hall immediately reflects the character of the home. To the front, the sitting room enjoys a large bay window and an attractive fireplace, creating a comfortable reception room filled with natural light. Opposite, the separate dining room echoes the same period proportions and offers an ideal space for both everyday dining and entertaining.

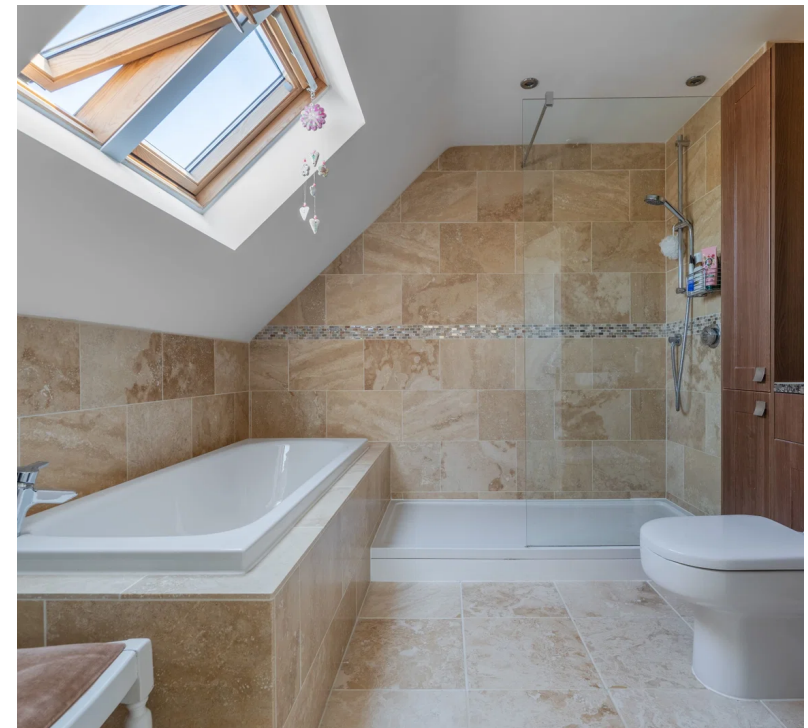


To the rear of the property, the accommodation opens into a spacious kitchen and dining room which forms the heart of the home. Fitted with an excellent range of units and integrated appliances including a wine cooler, dishwasher, American-style fridge freezer and double oven with microwave, the kitchen offers generous preparation space whilst enjoying lovely views across the south-facing garden. Beyond, the conservatory provides an additional reception area overlooking the garden, whilst a separate utility room offers practical storage and laundry space with access outside.

The ground floor also benefits from two further double bedrooms, offering considerable flexibility. One is currently arranged as a second sitting room and features French doors opening directly onto the garden. A contemporary family shower room with a walk-in shower completes the ground floor accommodation.

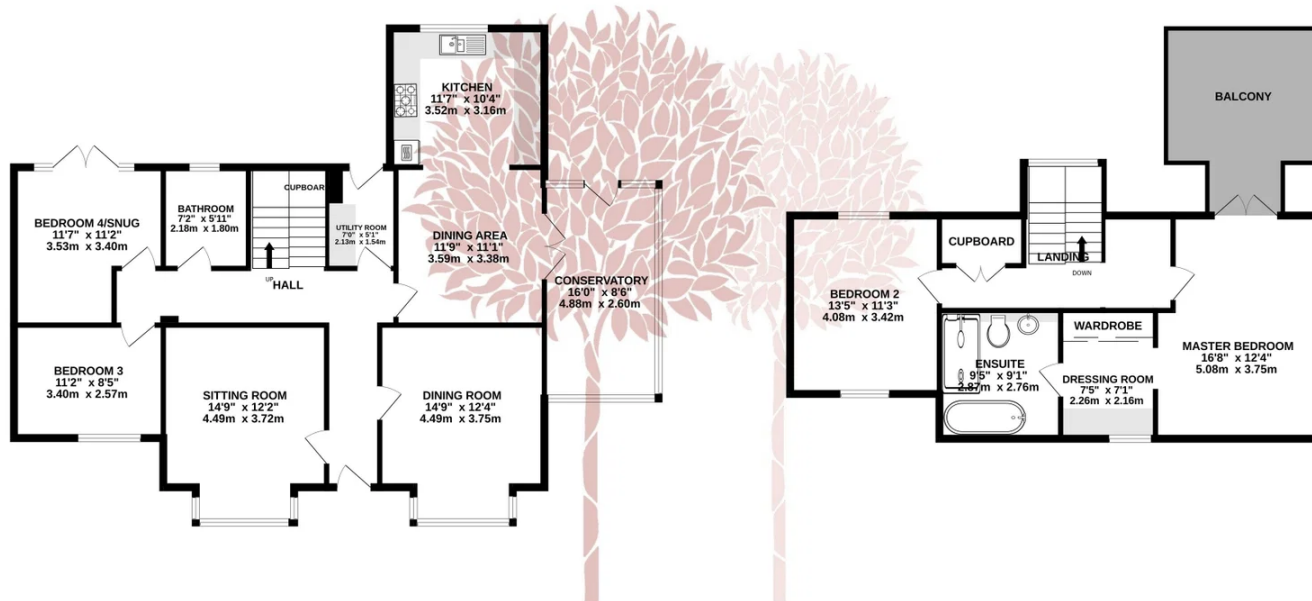
The first floor is introduced by a striking apex window which fills the landing with natural light whilst framing far-reaching views towards the surrounding countryside.

There are two further double bedrooms on this floor. The principal bedroom is particularly generous, incorporating a dressing room and a well-appointed en-suite bathroom with both a bath and separate walk-in shower. French doors open onto the flat roof, presenting potential for a future balcony, subject to any necessary consents. The remaining bedroom also enjoys dual aspects and excellent countryside views.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1954sq.ft. (181.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside, the gardens are undoubtedly one of the property's greatest assets. Facing south, they have been thoughtfully landscaped to create a series of seating areas, colourful planted borders and level lawns, all designed to make the most of the sunny aspect and open outlook. A timber gazebo provides a sheltered place to sit and enjoy the surroundings, whilst a greenhouse, garden shed and ornamental water feature further enhance the outdoor space.

The detached double garage provides excellent storage and workshop space, with an additional concealed storage container positioned discreetly alongside.

What we love about the property... The wonderful south-facing garden and far-reaching countryside views create a peaceful setting that's hard to leave.

Situation The North Somerset village of Claverham has its own primary school and Village Hall including the popular Tannery Bar both of which are within walking distance. More comprehensive shopping, social and recreational facilities are in the nearby village of Yatton, which offers all sorts of shops, restaurants and pubs. Bristol and Weston-super-Mare are within easy daily commuting distance via the A370 and there is access to the national motorway network at Clevedon, a short drive away. Yatton Railway Station offers a mainline service to London via Bristol Temple Meads and to the south, Exeter. Bristol International Airport is also within easy reach. Claverham is in the school catchment area for Backwell and there are private schools in the area at Bristol, Sidcot and Wraxall. The countryside around offers a host of country pursuits inc. walking, fishing, riding and sailing.

Directions Coming from Yatton, head up the High Street until you reach the mini roundabout then turn into Claverham Road. Follow the road for about half a mile until you see 104 Claverham Road on your right. What3Words: ///watch.fired.brotherly

Material Information: This property operates on gas central heating. Council Tax band: D EPC rating: D

