



Havard House
149 Claverham Road, Claverham, Bristol, BS49 4LH

Robin King | Estate Agents

HAVARD HOUSE, 149 CLAVERHAM ROAD, CLAVERHAM, BRISTOL, BS49 4LH

A deceptively spacious, characterful 4 bedroom semi detached family home with impressively and unexpectedly large rear gardens, extensive driveway and gated parking, and a garage, in a popular village location, convenient for the extensive amenities of Yatton and Congresbury

APPROX 1,384 SQ FT BEAUTIFULLY PRESENTED WELL BALANCED ACCOMMODATION • CHARMING CHARACTER FEATURES INCLUDING CORNICES AND PICTURE RAILS, WITH POLISHED WOODEN FLOORS • SITTING ROOM WITH WOOD BURNER • SUPERB SITTING/DINING/FAMILY ROOM WITH BI-FOLD DOORS TO GARDEN • IN CATCHMENT FOR HIGHLY REGARDED BACKWELL SCHOOL • MAINLINE RAILWAY SERVICES WITHIN 1.6 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 5.7 MILES AT JCT 20 CLEVEDON • BRISTOL AIRPORT 6.2 MILES • BRISTOL 12.2 MILES

Coming to the market for the first time in 18 years, Havard House has been the subject of a regular programme of enhancement and extension, creating a substantial family home of great character and style, with superb rear gardens.

The property is set back off Claverham Road, with ample gravelled driveway parking to the front, with space behind the wooden fence to park a caravan or camper van, if required, in addition to the single garage beyond.

The free-flowing ground floor accommodation is unexpectedly generous, characterised by attractive ceiling cornices, picture rails and exposed wooden floors. Some wooden internal doors with stained glass panels, along with the replacement double glazed Edwardian-style windows give a sense of the history of the house.

Overlooking the front, the spacious sitting room includes a wood burner with a tiled hearth and built-in shelves to either side, a polished wooden floor and attractive cornice work.





Also to the front of the house is a second reception currently used as an office for home working but could be a family room/snug.

The highlight of the accommodation is the spacious kitchen/sitting/dining room to the rear of the property, with a polished wooden floor giving a wonderful sense of flow to the generous space. The kitchen is fitted with a good range of wall and base units with space for a dishwasher, fridge/freezer and a gas cooker with overhead extractor.

The sitting area accommodates a large sofa with glazed wooden storage cupboards either side of the unused fireplace, that could perhaps be fitted with a wood burner if required, and there is space for a piano. Beyond is the large, airy dining area with a roof lantern and bi-fold doors opening directly onto the wide dining terrace and garden beyond. This space feels very contemporary and accommodates a large dining table, ideal for entertaining and family meals. Off the dining area there is a good sized utility/boot room with direct garden access and a large shower room, each room feels very light and airy, with overhead Velux windows.

The bedrooms are arranged around a galleried landing, with 3 doubles and a large single bedroom, plus a useful storage room currently used as a dressing room. The smart family bathroom incorporates a bath with screened shower over and a feature window that, like the 2 bedrooms situated to the rear, gives a glimpse of the far reaching views over surrounding countryside.

Outside – the outdoor space is another key highlight of Havard House and should be seen to be fully appreciated, with the apparently never-ending garden providing scope for the keenest gardener, and a great space for children to play. The single garage to the left of the property is situated behind wooden driveway gates, with space to discreetly park a caravan or mobile home if required. The garage has an up and over door with some overhead rafter storage, and a side door opens into a separate space that could be used as a workshop/hobbies room. The garden immediately adjacent to the house is laid mainly to lawn, with some formal planting including attractive borders, shrubs and hedges along with a small pond. A large terrace with wooden pergola provides an outdoor dining area and paths and stepping stones lead to the next part of the garden, where there is a large pond and a built-in BBQ area, plus a useful garden tap. Further on,



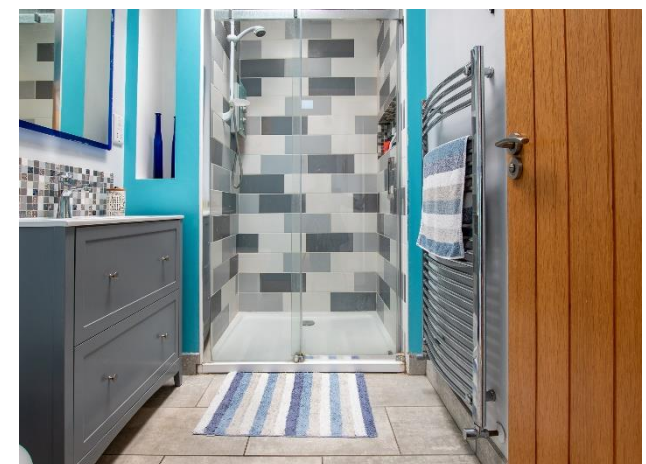


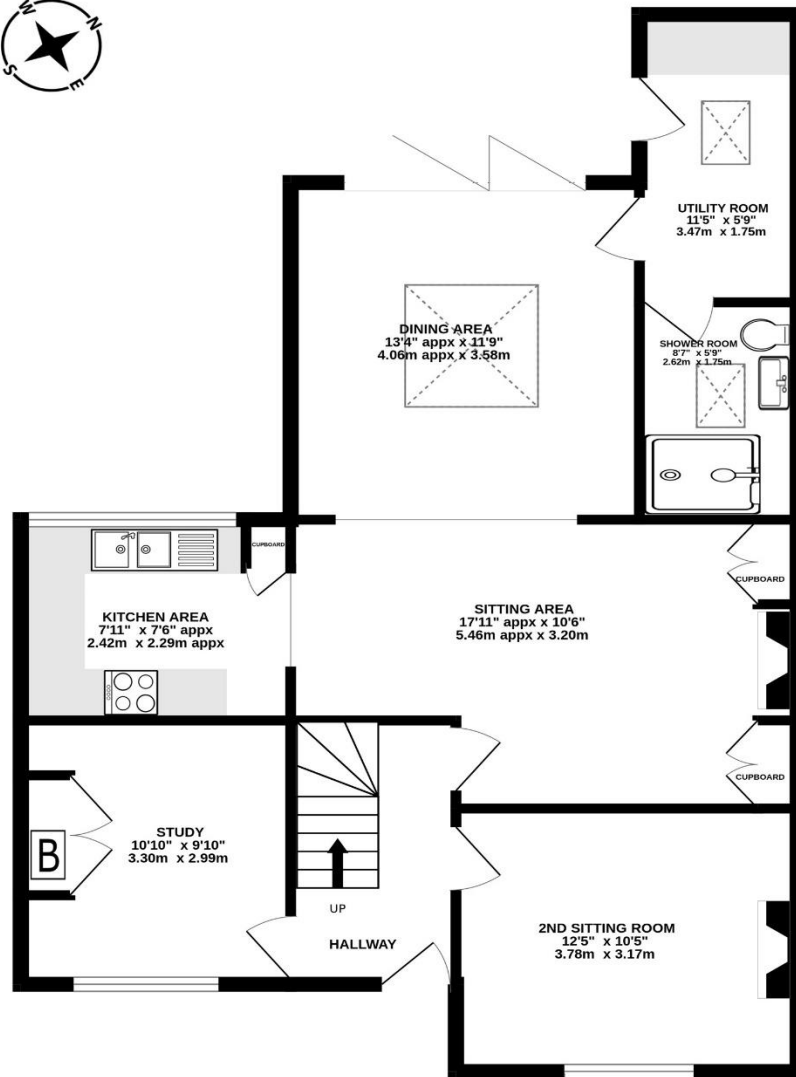


around the corner, is a large garden area previously used a very productive kitchen garden, with another outside tap, and super views over the adjacent field.

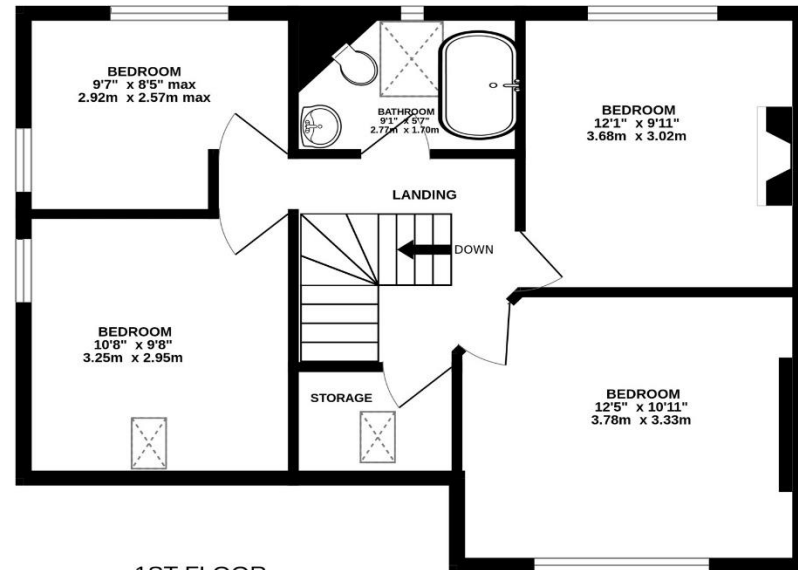
Beyond this, a curved beech hedge encloses the final part of the garden, with a large summerhouse at the end which could provide an undisturbed space to work from home, or perhaps a children's games room. Bordered by established trees, there is a real sense of natural space that you might not expect from the front of the house.

Location – Claverham is a highly regarded village approximately 12 miles south-west of Bristol, with an active community and thriving village hall hosting many events and clubs throughout the week. There is a junior school and secondary schooling available within 4.3 miles at the highly regarded Backwell school. The nearby village of Yatton provides a wide range of facilities including mainline railway services – Paddington from 114 minutes. Access to the M5 motorway is within 5.7 miles at Jct 20 Clevedon, and Bristol International Airport within 6.2 miles.





GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.

TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the A370 Bristol Road and at the Smallway traffic lights turn left onto the B3133, Smallway. Continue for approximately 0.9 miles and at the mini roundabout take the 2nd exit onto Claverham Road, and continue for approx. 0.9 miles, passing right hand turnings to Hollowmead and then Hollowmead Close. Havard House is a little further on beyond Hollowmead Close, on the left hand side.

SERVICES – All mains services are connected

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - D - £2020.44 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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