



10 HENLEY LODGE, YATTON, BRISTOL, BS49 4JQ

Flexible, spacious living accommodation

Potential to become a fabulous family home

3 downstairs reception rooms

Private cul de sac location

Double garage and driveway parking

Lovely views

Popular location on the edge of Yatton village

Mainline railway services to London Paddington within 114 minutes

No onward chain

Agent's Note – Henley Lodge is a private road maintained by a residents' association - with an annual maintenance fee of £150 payable by each property

Henley Lodge is a substantial 4 bedroom detached family home with driveway parking, a double garage and a garden in a popular location on the edge of Yatton village. Now in need of some updating, the property offers great potential to become a truly fabulous family home.

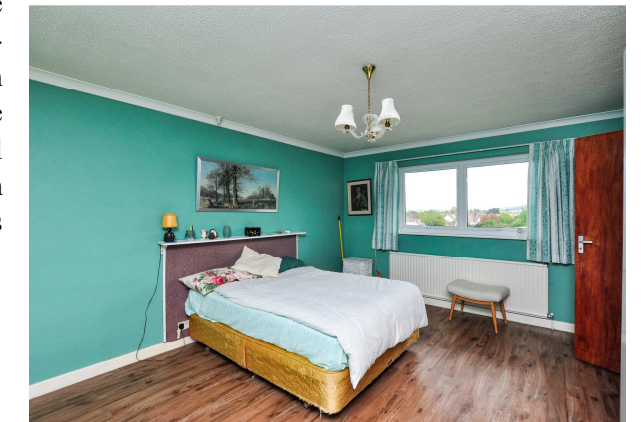
Situated within a private cul de sac development of just 12 houses built in the 1970s, there is a sense of flow to the well planned, bright and airy accommodation.

The porch area opens into the hallway and off to the left sliding doors open into the office/snug overlooking the front garden. Another set of sliding doors leads into the spacious sitting room with a stone hearth with inset fire and views over the garden through French doors. The dining room also has French doors opening onto the garden, and access into the kitchen. There is a double oven and double sink and views over the garden to the rear and side. The utility room is situated off the kitchen, through sliding doors, and has a butlers sink, plumbing for a washing machine and garden access. A spacious cloakroom/boot room with a storage cupboard off completes the ground floor accommodation. If required, this could be converted into a downstairs shower room.

The stairs (currently with stair lift) wind up and round to the first floor and light floods in through the long window to the front of the house. Upstairs is the family bathroom and 4 double bedrooms: bedroom 3 has a private landing area with large fitted wardrobe, which could be reconfigured to create a dressing room, or perhaps en-suite facilities. The principal bedroom has an en-suite wet room and benefits from wonderful views over surrounding countryside and towards nearby Claverham cricket club.

Outside

There is a low maintenance front garden mainly laid to





paving with some shrubs and plants, and generous driveway parking. The double garage includes a workshop area and side doorway access. A raised decking area runs across the back of the property, with steps down to the lawned area that is bordered by mature shrubs and bushes, and there are 2 sheds.

Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. Yatton has a primary school and falls within the catchment of the well-regarded Backwell School. Public transport runs to Bristol and Weston-super-Mare, and there is access to the M5 via Jct 20 Clevedon, approx 5 miles away, or Jct 21 St Georges, within approx 6 miles. Mainline rail services run from Yatton station to London Paddington (journey time within 114 minutes).



Important Notice:

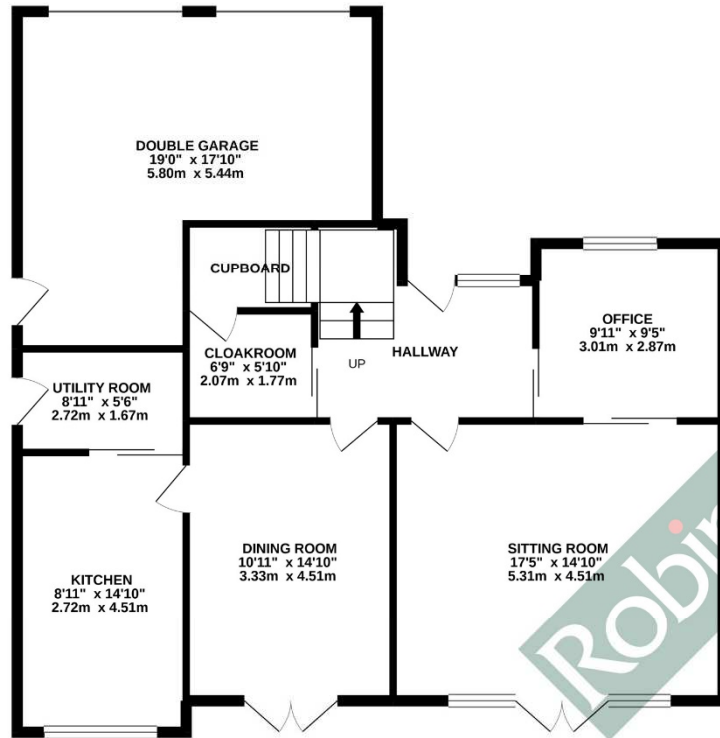
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 Congresbury office take the A370 Bristol Road and at the traffic lights turn left onto the B3133 towards Yatton. Go past Cadbury Garden Centre and Cadbury House Hotel and continue along the B3133 down Frost Hill. At the bottom is a sign to the right to Henley Lane and the cricket club; Henley Lodge is the private road to the left of Henley Lane. The property is the second on the right.

SERVICES – Mains electricity water and drainage supplied, No gas supplied, oil fired heating EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,743.25 (2021/22) * Bandings for properties altered/extended since 1st April 1993

GROUND FLOOR
1138 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2056 sq.ft. (191.1 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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