



**7 Hollowmead Close
Claverham, Bristol, BS49 4LF**

Robin King | Estate Agents

7 HOLLOWMEAD CLOSE, CLAVERHAM, BRISTOL, BS49 4LF

A deceptively spacious 4 bedroom link-detached family home with generous driveway parking and enclosed rear garden with far reaching views over surrounding countryside in a highly regarded residential cul de sac convenient for access to local amenities, Bristol and beyond

APPROX 1,605 SQ FT FLEXIBLE ACCOMMODATION • THRIVING VILLAGE COMMUNITY • PRIMARY SCHOOL IN VILLAGE, WITHIN CATCHMENT FOR BACKWELL SCHOOL • YATTON STATION WITHIN 1.6 MILES FOR MAINLINE TRAIN SERVICES – PADDINGTON FROM 114 MINS • M5 JCT 20 WITHIN 5.7 MILES • CENTRAL BRISTOL 12.3 MILES

A much-loved family home for over 30 years, 7 Hollowmead Close has been the subject of continued renovation and refurbishment, creating an extremely spacious property with great flexibility to suit a variety of needs.

Situated along a residential cul de sac, there are 2 separate driveways for off-street parking, and 2 doors to the front of the house, providing flexibility. The right hand front door opens into a lobby, useful for coats and boots, off which is the smart downstairs cloakroom. A glazed door opens into the spacious dual aspect sitting room with an attractive polished maple floor and a stylish hearth with an inset wood burner. To the end of the sitting room a large window overlooks the conservatory and the garden beyond, giving a lovely sense of space and light.

Glazed double doors from the sitting room open into the generous kitchen/dining room, with an excellent range of high gloss cream wall and base units, including deep pan drawers. High quality integrated appliances include a Miele electric oven with Miele induction hob, and a Siemens overhead extractor, and there is space for an American-style fridge freezer and a dishwasher. The extensive granite work surface is a highlight of the kitchen, with beautiful flecks of colour throughout, and there are wonderful views through the kitchen window to the garden and surrounding countryside and rolling hills beyond. The dining area accommodates a large table and is light and airy, with a large window overlooking the garden. A glazed door opens into the spacious conservatory with a glazed apex roof, which provides a wonderful place for entertaining and relaxing, as well as access via French doors to the garden beyond.

Also off the sitting room is the office, which could also be used as a family room/snug or a playroom. The office opens onto a hallway with engineered oak floor, that leads one way to the second front door to the property, and going the other way leads to the spacious double bedroom created from converting the original garage. There is a





generous utility area with fitted cupboards and room for a washing machine and a tumble dryer; beyond is a study, which like the utility area has a Velux window, making the space feel light and airy. Subject to the necessary permissions, this area could be converted into a generous self-contained annexe if required.

The first floor is accessed via the stylish Neville Johnson oak staircase off the sitting room, with smart glazed side panel. There are 3 bedrooms: a good sized single and 2 doubles, both with large fitted wardrobes. Two of the bedrooms overlook the rear, with fantastic views over the surrounding countryside. The stylish family bathroom is another highlight of the property, with high quality fixtures and fittings including a smart curved-end bath with dual headed shower over and folding glazed shower screen and a contemporary heated towel radiator.

OUTSIDE – to the front of the property the garden is mainly laid to lawn with some small trees and established shrubs along with 2 separate driveways for parking. To the rear, the garden includes a beautiful copper beech tree, a small pond and a generous terraced area running across the back of the house, plus an additional terrace to one corner.



Important Notice:

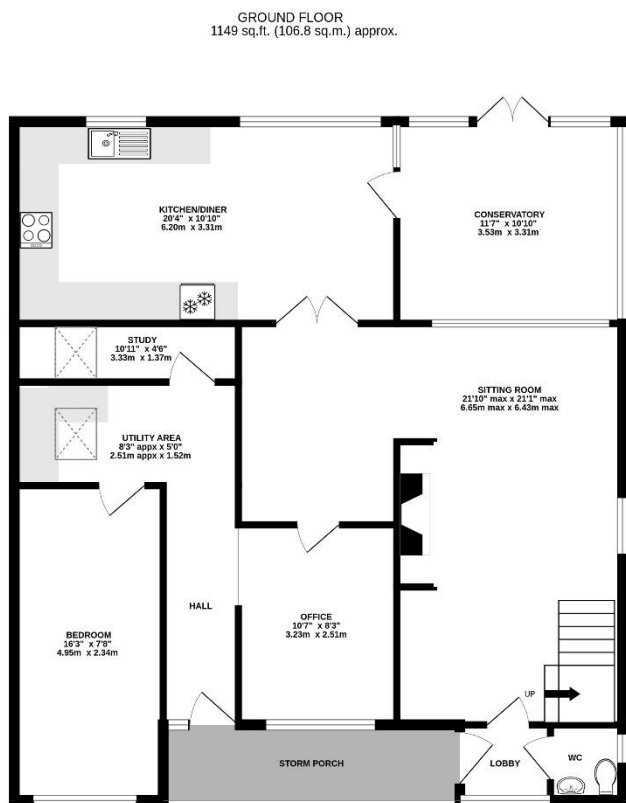
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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

Bordered to either side by fences and shrubs, the bottom of the garden has a low fence/hedge border, beyond which there are wonderful views over the surrounding fields, hedgerows and gently rolling tree-topped hills.

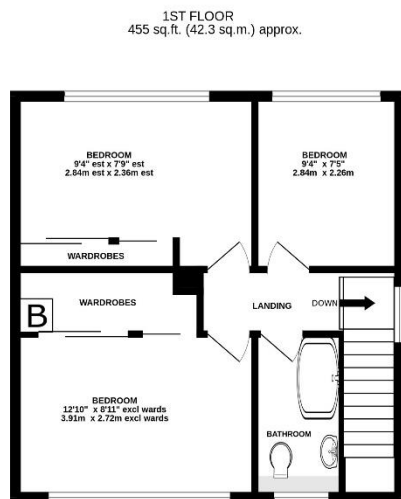
LOCATION - Claverham is a popular village with a thriving community with an active village hall. There is a primary school in Claverham and secondary schooling is available nearby at the highly regarded Backwell school. The nearby village of Yatton offers a fine range of shops, nurseries, schools, library and supermarket, plus a variety of social and recreational facilities and a mainline railway station. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon. The M5 motorway is within 5.7 miles at Jct 20, Bristol Airport 6.4 miles and central Bristol within 12 miles (all distances approximate).

AGENT'S NOTE – There is a fixed perpetual annual rentcharge of £10.50 payable since the house was built in 1960's

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £1957.12 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC RATING - D**



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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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