



**46 Main Road
Cleeve, Bristol, BS49 4NR**

Robin King | Estate
Agents

46 MAIN ROAD, CLEEVE, BRISTOL, BS49 4NR

A well proportioned, beautifully appointed 4 double bedroom detached family home with extensive parking, garage and charming south facing rear garden with wonderful views towards surrounding hills, in a popular location convenient for access to Bristol and beyond

APPROX 2,370 SQ FT FLEXIBLE ACCOMMODATION • 4 DOUBLE BEDROOMS – 2 EN SUITE • COURT DE WYCK JUNIOR SCHOOL 0.7 MILES WITHIN CATCHMENT FOR HIGHLY REGARDED BACKWELL SCHOOL – APPROX 3.3 MILES • POPULAR LOCATION WITH ACTIVE VILLAGE HALL AND THRIVING COMMUNITY • GOOD PUBLIC TRANSPORT LINKS • YATTON STATION 2.7 MILES – PADDINGTON FROM 114 MINS • NAILSEA & BACKWELL STATION 3.5 MILES • M5 JUNCTION 20 (CLEVEDON) 6.8 MILES • JUNCTION 21 (ST GEORGES) 7 MILES • BRISTOL AIRPORT 6.6 MILES • CENTRAL BRISTOL 11.2 MILES • SUPERB WOODLAND WALKS DIRECTLY FROM THE FRONT DOOR

With origins from the 1920s, then a 1960s bungalow, following a more recent programme of updating and refurbishment, 46 Main Road, Cleve now provides substantial, well planned family accommodation characterised by generous room dimensions throughout, with a charming rear garden, ample parking and a garage.

The house sits to the centre of a good sized plot, set back from Main Road, the A370, with an extensive block paved parking area to the front of the house, along with a lawned area with a tree and shrubs. The generous entrance lobby sets the tone of the surprisingly spacious accommodation within, with a smart entrance hallway with engineered oak floor that opens into a substantial inner reception hall. To the front of the house is the spacious dining room with room for a large dining table, and a neat office with a wall of fitted cupboards to one side and an integrated desk with drawers to one end. The inner reception hall beyond is a generous and flexible room, ideal for entertaining, with a galleried landing above giving a great sense of height and space, and there is a useful under stairs cloakroom.

The kitchen/breakfast room is a highlight of the property, with an extensive range of wall and base units





and high quality AEG integrated appliances including a double oven and a 5-ring gas hob with overhead extractor, and there is a dishwasher. There is also space for a large fridge/freezer and a generous breakfast table, along with pretty garden views. The large utility room off the kitchen/breakfast room provides direct access into the integrated single garage with an electric up-and-over door, and a garden door onto the spacious dining terrace and the garden beyond.

The dual aspect sitting room is another highlight of the house, of excellent proportions and with wonderful views over the slightly elevated rear garden, towards neighbouring fields and the surrounding hills beyond. The attractive fireplace with a Living Flame gas fire, wooden mantelpiece and granite surround provides focus to the room, and light floods in through the wide French doors flanked by additional glazed panels. The direct access to the substantial dining terrace and garden beyond is ideal for entertaining and al fresco dining.

The first floor accommodation is also generously proportioned, with all 4 bedrooms being good doubles, arranged around and off the galleried landing, and there is a smart contemporary family bathroom. Overlooking the rear is a substantial guest room with an extensive array of fitted wardrobes and drawers to one wall, in addition to a smart ensuite shower room. The principal bedroom is an impressive size, with an extensive range of fitted wardrobes and drawers running along one wall (including a very generous airing cupboard) and a spacious en-suite bathroom with spa bath and large separate shower enclosure. French doors open onto a wooden balcony from which there are superb views over surrounding fields and up towards Cleeve Hill.

Outside – the gardens have been beautifully maintained to front and rear, with neat block paved paths and gated access to either side of the house leading to the rear garden. The garden is well proportioned, with a generous dining terrace accessible from both the utility room and the sitting room, and a sheltered area below the balcony provides a sense of a veranda. Beyond the dining terrace the garden is level, but slightly elevated, with a neat retaining wall and steps up to the main part, which is laid to lawn with borders to either side for year-round colour and interest. A gently curved brick path bisects the garden and leads to the end, where there is a garden shed and a greenhouse. Along with a kitchen garden area there is an excellent selection of fruit bushes and trees including apple, raspberry, plum, gooseberry and blackcurrant.





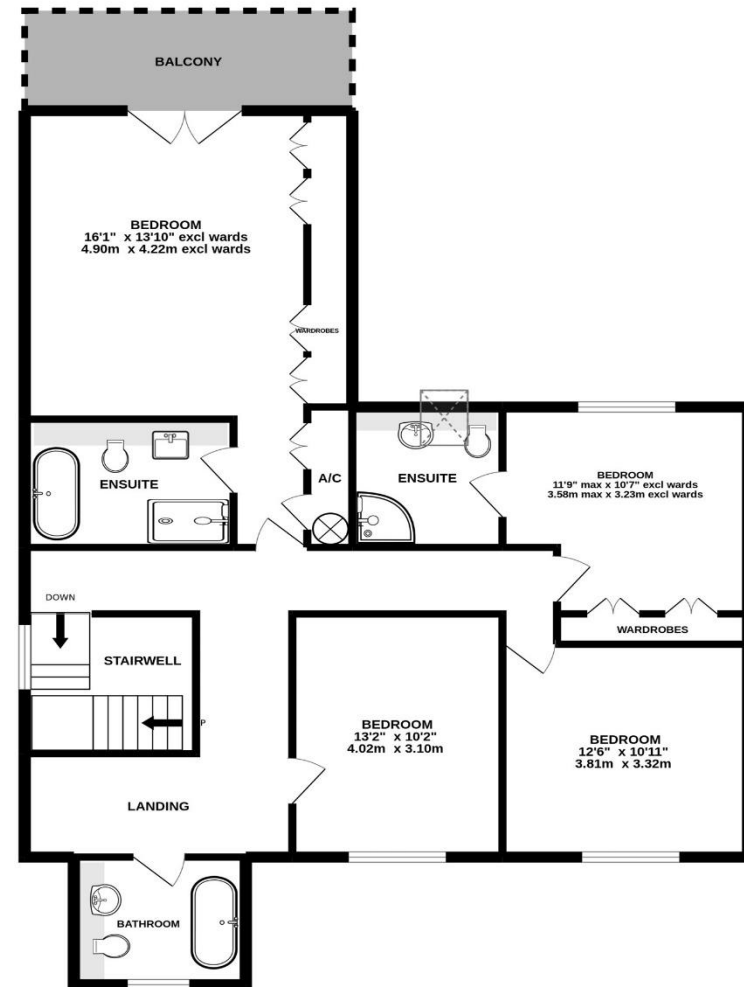
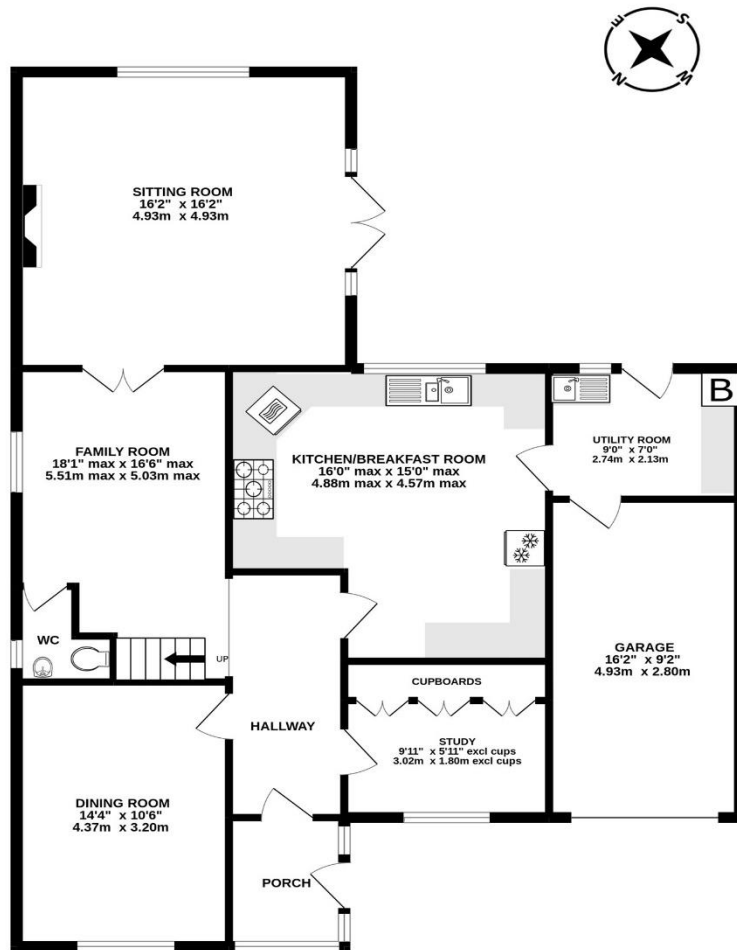
Location –the property is situated within the green belt and there are superb woodland walks from the doorstep to Goblin Combe and further afield via a public footpath situated to the right of the property. Cleeve village has a range of facilities including a general store/newsagent including a post office (opens Tuesday and Friday 9.00-12 noon) hairdressers, takeaway and restaurants in addition to a petrol station with supermarket. There is a thriving village community with a monthly village magazine and Cleeve village hall hosts various events and activities. There is a primary school nearby in Claverham and secondary schooling at the highly regarded Backwell school. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon. Mainline railway services are available within 2.7 miles from Yatton, with journey times to London Paddington from 114 minutes. Access to the M5 is within 7 miles from either junction 20 or 21, Bristol Airport is within 6.6 miles and central Bristol 11.2 miles distant. (All distances are approximate).





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2370 sq.ft. (220.2 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 turn right onto the A370 Bristol Road and continue straight on for approx. 1.6 miles, through the Smallway traffic lights and up Rhodyate Hill, passing The Star pub on the left. Continue down the hill, passing The Wool Shop and the left hand turn to Bishops Road, and beyond the single storey PPC building on the left. Look out for the pink building on the right hand side, and no 46 is the next property along, with ample brick paved parking to the front

SERVICES – All mains services are connected

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band** F £2,776.26 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**