



**70 Claverham Road**  
**Yatton, North Somerset, BS49 4LD**

**Robin King** | Estate  
Agents



## 70 CLAVERHAM ROAD, YATTON, BRISTOL, BS49 4LD

A beautifully presented, 5 bedroom family house with flexible accommodation and wonderful rural views on the outskirts of a popular North Somerset village, with good amenities and convenient access to Bristol and beyond

**APPROX 2,537 SQ FT OF FLEXIBLE ACCOMMODATION (EXCLUDING TRIPLE GARAGE) • FIVE DOUBLE BEDROOMS • BEDROOM 5 HAS ANNEXE POTENTIAL • 4 BATHROOMS • GENEROUS OPEN PLAN KITCHEN/BREAKFAST ROOM • SPACIOUS SITTING ROOM WITH WOOD BURNER • FAR REACHING VIEWS OF SURROUNDING COUNTRYSIDE • AMPLE DRIVEWAY PARKING • STUNNING PRIVATE LANDSCAPED GARDEN • POPULAR VILLAGE WITH EXCELLENT FACILITIES INCLUDING WELL REGARDED PRIMARY AND SECONDARY SCHOOLS • YATTON STATION WITHIN 1.3 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 5.4 MILES AT JCT 20 CLEVEDON • CENTRAL BRISTOL 11.6 MILES (ALL APPROX)**

This 1950's family home has been extended and stylishly refurbished to an extremely high standard. The property not only offers ample flexible accommodation but also has a lovely private feel, set back from the road with an extensive garden and drive to the front and a stunning private landscaped garden with far reaching views to the rear.

Upon arrival you are greeted by a spacious welcoming hallway with access to the ground floor reception rooms. Kardean flooring leads to the kitchen/breakfast room which is stylishly fitted by Cadbury kitchens. It has shaker style units, granite work surfaces, an island, integrated fridge/freezer and dishwasher, together with space for a range cooker. Bi-fold doors blend the inside and outside space with access to a paved dining terrace and the rear garden. At the end of the kitchen is a separate breakfast table area providing a light and airy space with Velux window and vaulted ceiling.

A doorway from the hall leads to the dual aspect, large, bright sitting room. A wood burner gives a cosy feel to this room which is complemented by a large bay window overlooking the front garden with views to the countryside beyond.







To the left of the front door is another useful room which could be used as a study/gym/playroom/snug or potentially a 6<sup>th</sup> bedroom. Adjacent to it is a smart cloakroom incorporating a shower. To the rear overlooking the gardens are two further reception rooms. The spacious snug/dining room opens out on to a large conservatory with lovely views over the extensively stocked garden.

Stairs from the hallway take you up to a generous first floor landing with gorgeous rural views and storage spaces. Leading off this are 4 comfortable and stylish double bedrooms. With an outlook to the countryside the primary bedroom offers a warm and inviting space together with a bright en-suite supplied by Westwave Bathrooms with shower, toilet and a quartz topped vanity unit. There is also a fully tiled family bathroom with heated towel rail and bath with overhead shower.

The fifth bedroom (with annexe potential) is accessed internally via the downstairs laundry/boot room with practical back door access. It has its own shower room, hallway/lobby with storage and spiral staircase leading to a wonderful self-contained space incorporating a sitting area with French doors onto a glass balustrade balcony, a sleeping area and a useful office nook. This area has the added bonus of independent external access. 4 of the 5 bedrooms have in-built wardrobes.

**OUTSIDE** - The property sits centrally within the plot, with the front garden incorporating a lawn and brick paving providing ample parking for cars. There is also a tandem garage with access to both front and rear gardens, workshop area and handy storage loft.

The sunny, south easterly facing rear garden is fenced, hedged and with a range of mature trees creates a real sense of privacy. It is beautifully landscaped with pretty, well stocked mixed borders containing shrubs and perennials. There is also a delightful kitchen garden with raised beds and greenhouse.

Interspersed throughout the garden are thoughtfully planned paved seating areas allowing for catching the sun at all times of the day.





**LOCATION** - The village of Yatton offers a fine range of shops, nurseries, schools, bank and supermarket, plus a variety of social and recreational facilities with close proximity to Cadbury House in Congresbury with its award winning health club, spa and hotel. The village falls within the catchment of the well-regarded Backwell School. A public transport service runs to and from Bristol, Weston-Super-Mare and Clevedon where there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.

**DIRECTIONS** – From Robin King’s office turn right at the traffic lights on to the A370 towards Bristol. At the next set of lights turn left to Yatton. Pass the Cadbury Garden Centre and Cadbury Country Club on your right and turn right into Claverham Road. Number 70 will be found to the right hand side.

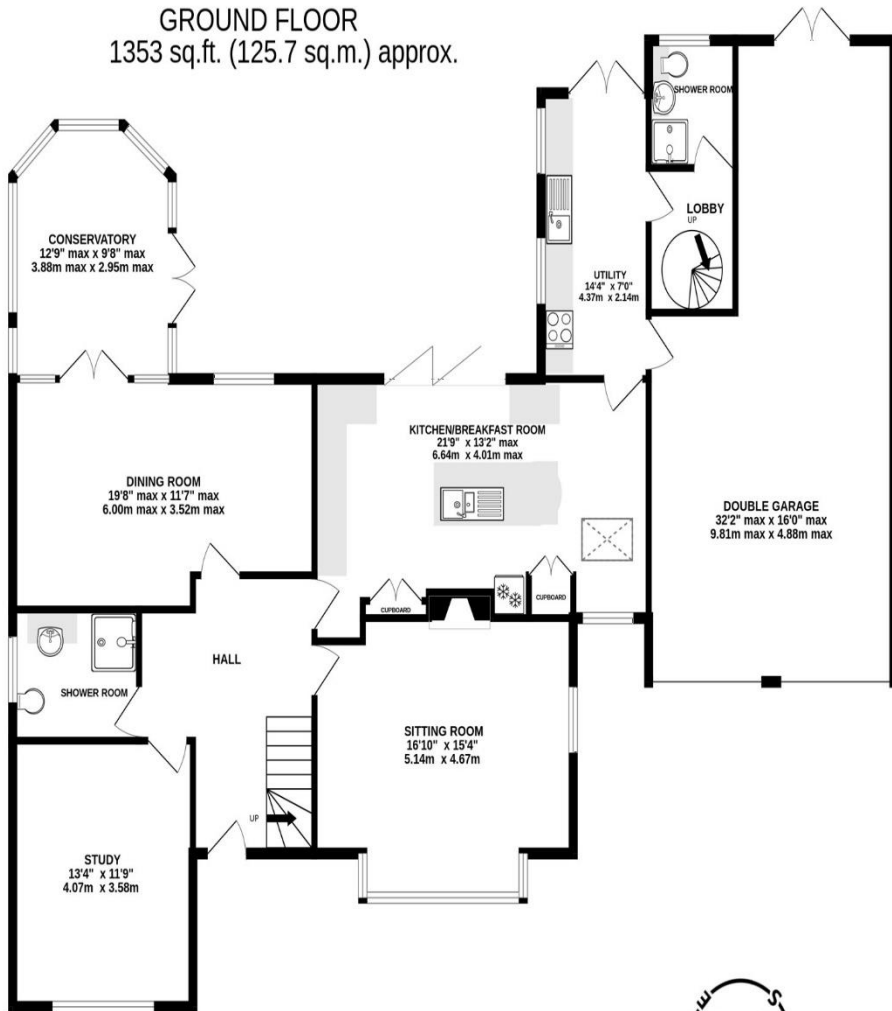




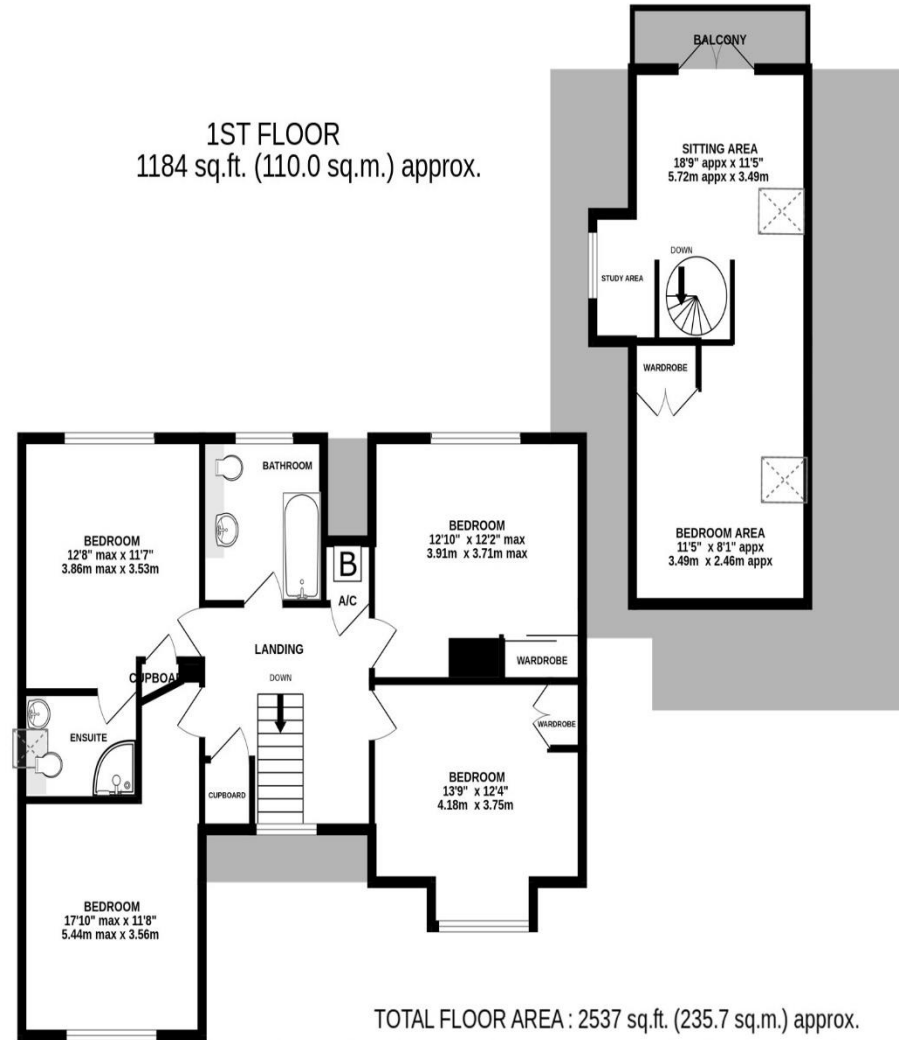




**GROUND FLOOR**  
1353 sq.ft. (125.7 sq.m.) approx.



**1ST FLOOR**  
1184 sq.ft. (110.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2537 sq.ft. (235.7 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.

**SERVICES** – all mains services **EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND** - E £2,515.85 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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