



97 Claverham Road Claverham BS49 4LE  
Guide Price £500,000

A period home with pretty gardens backing onto farmland



## PROPERTY TYPE

Semi Detached Cottage



## HOW BIG

1728sqft



## BEDROOMS

4



## RECEPTION ROOMS

3



## BATHROOMS

1



## WARMTH

Mixture of single/double  
glazed windows and gas  
central heating

## PARKING

Off street for numerous  
vehicles plus  
garage/workshop

## OUTSIDE SPACE

Front and rear



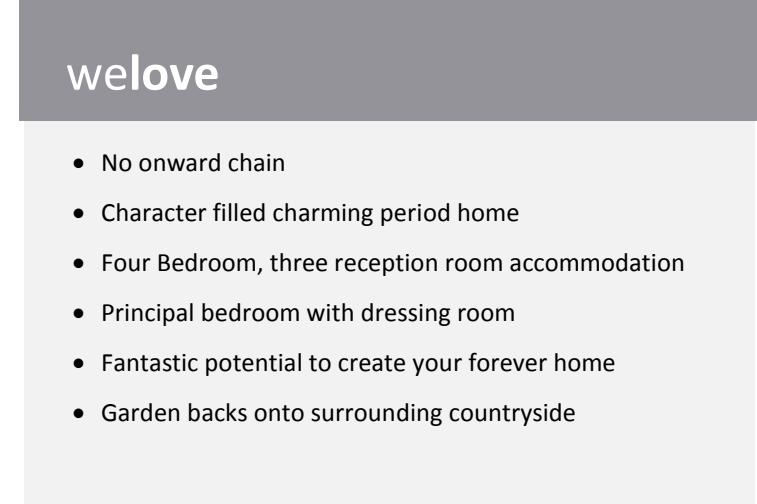
## EPC RATING

TBC



## COUNCIL TAX BAND

E

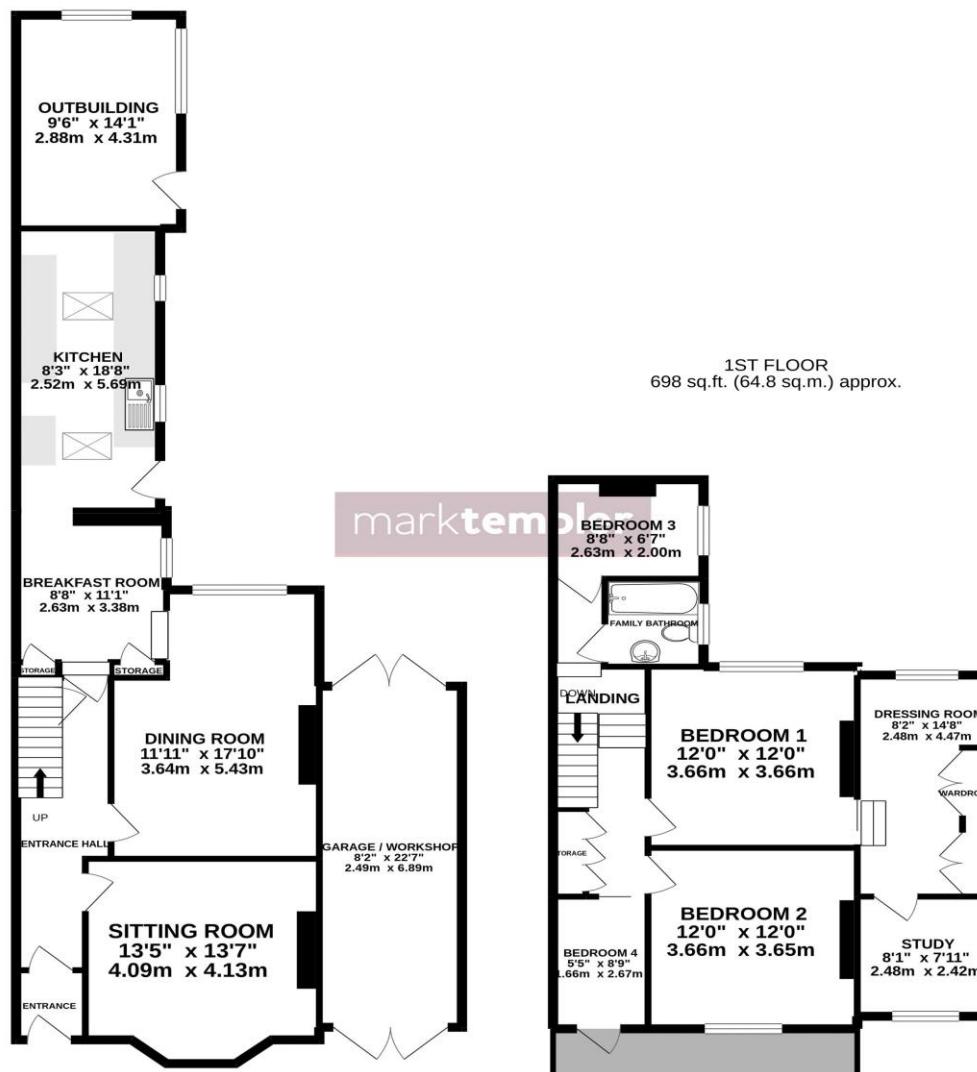


*"We love the large rooms with high ceilings which give a warm and friendly living space. The quirky room arrangement means it is easy to hide away if you want to, and use the space creatively. The original features as a reminder of the journey the house has been on! The big garden with its different zones from the exotic to the functional. The open outlook over the fields, the bird song during the day and the owls at night. Great neighbours and community."*



# floorplan

GROUND FLOOR  
1031 sq.ft. (95.8 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 guidance 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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## more details

A period home with charm, character, space and a wonderful garden backing onto countryside - 97 Claverham Road is a truly fantastic Edwardian property located in the village of Claverham. Looks can be deceiving and this is definitely the case with this property, as once inside you will discover accommodation that oozes space and potential, that can be difficult to find. The accommodation is typically substantial for a property such as this, set over two floors, and is sure to appeal to any family looking to create their "forever home". To the ground floor, the sitting room is located to the front and boasts features such as a Bay window and log burning stove. Behind this is the dining room, complete with beautiful open fire, and breakfast room just off leading to the kitchen at the rear and opening out to the garden. Upstairs you have four bedrooms and family bathroom, the main bedroom benefitting from a large walk through dressing room that in turn leads to the handy addition of a study. The accommodation is completed with a workshop/garage and additional outbuilding, that could be converted for use as a separate utility room and cloak room if you so wish.

Outside the rear garden again offers those keen gardeners a space that they can transform to call their own. A plethora of shrubs, plants and bushes are intertwined with a mixture of lawn, decorative gravel and decked seating areas, all this having the beautiful backdrop of the surrounding countryside. To the front there is a gravel driveway providing off street parking for numerous vehicles, double doors lead to the workshop/garage, that is an ideal space to get creative or just simply use for storage.

The backwater of Claverham is a great location for those wishing to combine easy country living with fantastic country walks, and also being a great commuter base for both Bristol and surrounding towns. For commuting, the M5 junction can be found at both Weston Super Mare and Clevedon, railway stations at Yatton and Backwell with Bristol International Airport just at the top of the hill.

## consider this

*Substantial family home with beautiful countryside views.*



# How to buy this property...

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

- **Proof of identification** - for all individuals who are making the offer – This can be an up to date passport or driving licence.
- **Proof of residence** - for the current address for all individuals who are making the offer – Proof of residence needs to be a bill or official document dated within three months of the date of your offer.
- **Proof of funding** – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
- **Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily.

As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process.

We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies.

Star Legal - Conveyancing  
Head Projects - Surveyors

Referral Fee £180  
Referral Fee 10% of net fee received by Head Projects

Bishop & Co – Mortgage Advisors

Referral Fee 20% of the net commission received by Bishop and Co

All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge to you.



## the property is close to...

- Glorious countryside walks
- Court de Wyck Primary School & Backwell Secondary School catchment area
- Claverham Village Hall & Tannery Bar
- Double Tree by Hilton, hotel, spa and celebrity restaurant
- Easy commute to Bristol City Centre, M5 motorway network, Yatton mainline railway station and Bristol International Airport



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