

12 Bramblewood Yatton BS49 4QH

£775,000

marktempler

RESIDENTIAL SALES



**PROPERTY TYPE**

Detached house

**HOW BIG**

1433 sq ft

**BEDROOMS**

4

**RECEPTION ROOMS**

4

**BATHROOMS**

2

**WARMTH**

uPVC double glazing and gas central heating

**PARKING**

Off street and double garage

**OUTSIDE SPACE**

Front and rear

**EPC RATING**

C

**COUNCIL TAX BAND**

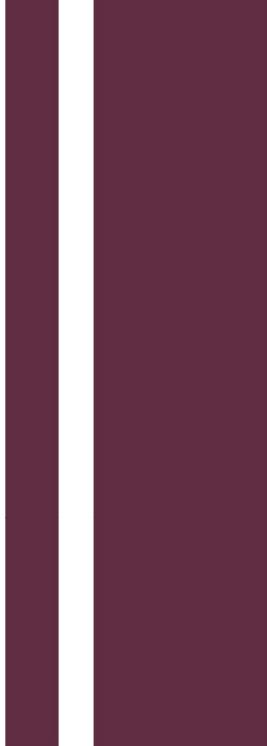
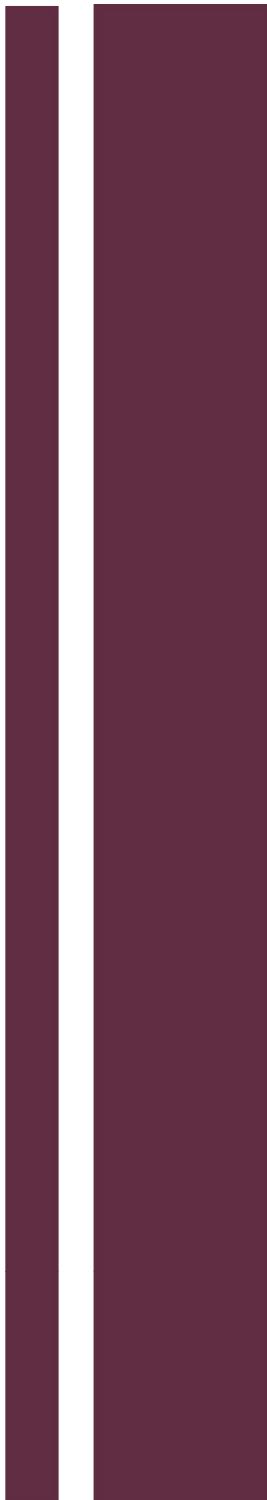
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Exceptional modern family residence that is situated on the fringes of Yatton, with views over local countryside, and enjoys an additional 3.5 acres of land - A substantial four bedroom detached family home boasting over 1400 square foot of accommodation, situated within the extremely popular cul de sac, Bramblewood. Upon entering the welcoming hallway, you truly appreciate how light and airy this impressive home is, with the immaculately presented kitchen that enjoys a range of Siemens integrated appliances, and is open to the garden/breakfast room with panoramic views across the local countryside. The separate sitting room enjoys dual aspect, with bay window to the front, sliding double doors to the rear garden, and a glazed door leads to the formal dining room. Further ground floor accommodation includes study, wc and utility. To the first floor you have four bedrooms, principal with recently refitted ensuite and family bathroom.

Outside you enjoy a beautiful rear garden, that has been thoughtfully landscaped to reduce maintenance, with Indian sandstone patios positioned to optimise the outlook across the stunning local countryside. Enclosed by mature hedging with areas also laid to lawn, stone and raised borders with blossoming tree, shrubs and flowers. The bridge at the rear of the property leads to the crowning jewel, an additional three and a half acres of land with bespoke barn, livestock field shelter, equestrian sand pit and separate road access from Moor Road. Previously used by the current home owners to stable their horses, and presents an ideal opportunity for a range of activities, including rearing livestock or maintaining as a small holding. To the side of the property is the detached double garage with off street parking to the front.

Bramblewood can be found at the north end of the village with level access to the village centre is only a walk away where there is a supermarket, post office, pharmacy, library and the highly popular village school. There is also a mainline railway connecting to both London and the West Country within a short walk and access to the M5 motorway network at junction 20 in Clevedon is only a short distance away.







## EXCEPTIONAL RESIDENCE WITH 3.5 ACRES OF LAND IN YATTON VILLAGE



### 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 – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. 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 Referral Fee £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros South West – Mortgage Advisors Referral Fee 25% of the net commission received. 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.



## Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

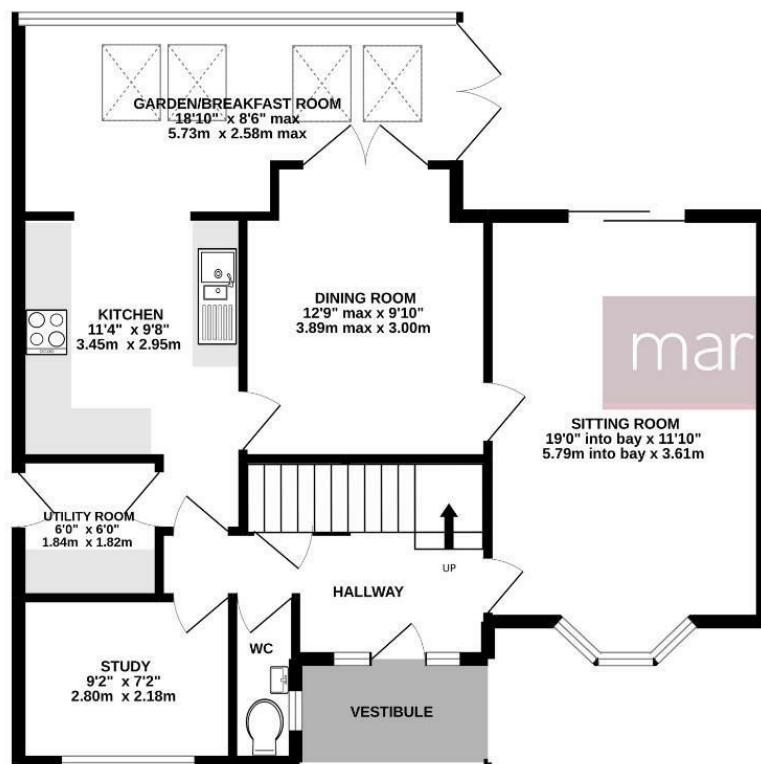
Yatton's mainline railway station



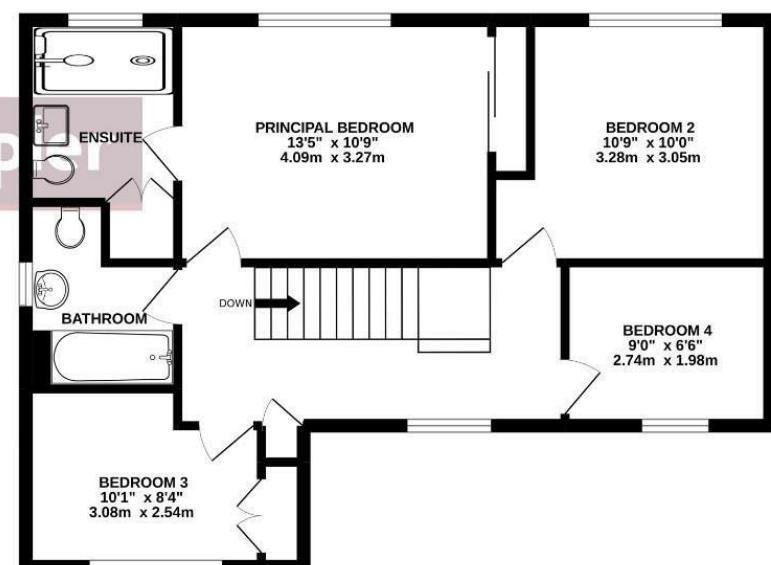
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GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.2 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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