

47 Claverham Road Claverham BS49 4LA

£575,000

marktempler

RESIDENTIAL SALES





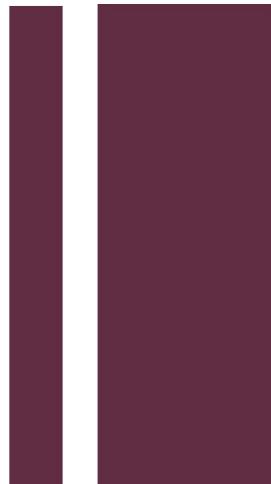
	PROPERTY TYPE		HOW BIG
Detached house	1212.00 sq ft		
	BEDROOMS		RECEPTION ROOMS
3	3		
	BATHROOMS		WARMTH
2	double glazing and gas fired central heating		
	PARKING		OUTSIDE SPACE
Off street	Front and rear		
	EPC RATING		COUNCIL TAX BAND
D	D		

A beautifully presented detached Victorian villa - 47 Claverham Road offers a rare opportunity to acquire a character-filled double fronted family home in the heart of this ever-popular North Somerset village. This elegant three-bedroom residence has been thoughtfully refurbished throughout, blending timeless period features with modern comforts. The internal accommodation is arranged over two floors and includes three inviting reception rooms: a formal sitting room with sash windows, stripped wood flooring and an open brick and stone fireplace and a cosy snug with quarry tiled flooring, log-burning stove and recessed bookshelves, perfect for relaxed evenings. To the rear of the property lies a spacious kitchen/dining room, fitted with a bespoke antique pine farmhouse kitchen, integrated appliances and superb quartz worktops. A beamed ceiling and a charming window seat with views towards Clevedon Woods add to the room's rustic charm. A utility room, offering additional storage and access to the garden and convenient WC complete the ground floor accommodation. Upstairs, the first floor hosts three well-proportioned double bedrooms, all with fitted wardrobes. The principal bedroom benefits from a stylish en-suite shower room, while the recently updated family bathroom includes both a separate bath and shower enclosure. A plastered loft space with Velux windows, accessed via bedroom three, offers potential for conversion (subject to planning permission).

The property is set back from the road behind an attractive stone wall, with a gated driveway providing off-street parking for several vehicles. The rear garden is a true highlight—generous in size, fully enclosed and thoughtfully landscaped into distinct zones. A courtyard leads from the utility providing access to both the rear garden and a recently converted, fully insulated and heated stone outbuilding. This beautifully presented studio is complete with en-suite shower room, making it ideal for dependent relatives or those who require a space to work from home or for hobbies. A flagstone patio with established shrub borders leads to a pergola opening to the main lawn, a tranquil water garden with a feature pond and waterfall, followed by a dedicated outdoor dining area complete with a granite-topped kitchen and full-sized pizza oven, perfect for entertaining family and friends.

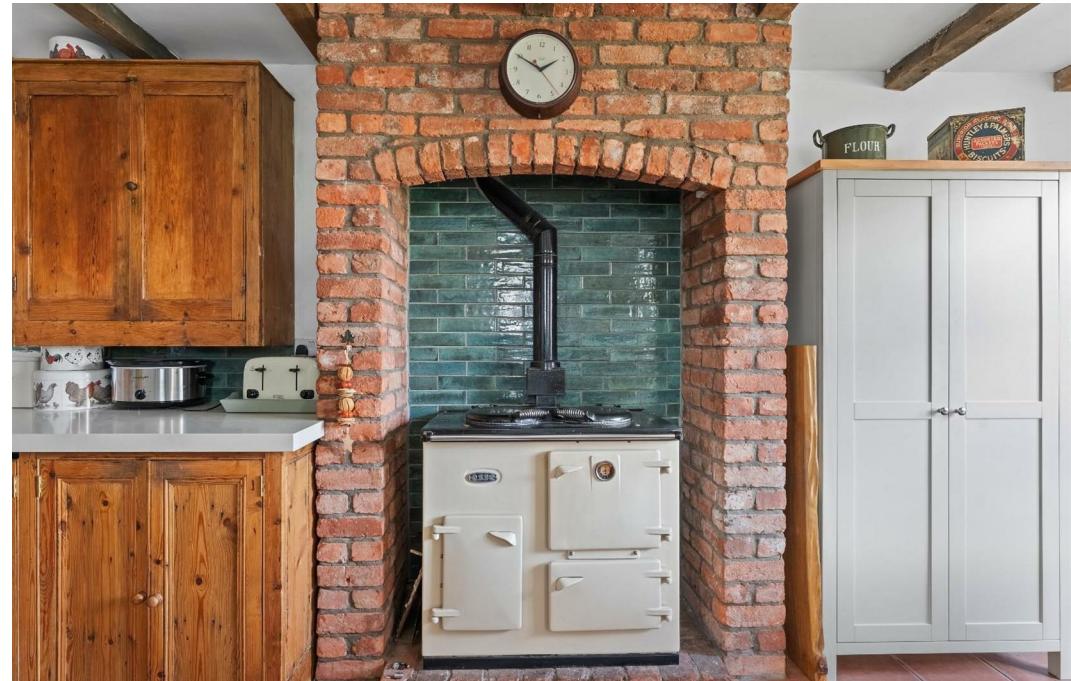
Claverham is a highly regarded village nestled between Yatton and Congresbury, offering a peaceful rural setting with excellent access to local amenities and transport links. The nearby village of Yatton provides a mainline railway station with direct services to Bristol, Bath and London, while the A370 and M5 motorway are easily accessible for commuters. The area is surrounded by beautiful countryside, with a wealth of walking and cycling routes and is within easy reach of the coast at Clevedon and Weston-super-Mare. With its blend of period charm, modern convenience and generous gardens, 47 Claverham Road presents a rare opportunity to acquire a truly special home in one of North Somerset's most desirable locations.







Charming cottage on Claverham Road



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 £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes 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

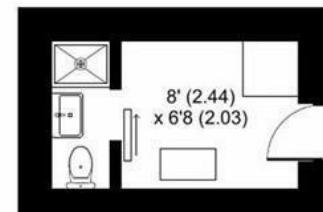
St Mary's village church

Yatton's mainline railway station

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Claverham Road, Yatton, Bristol, BS49



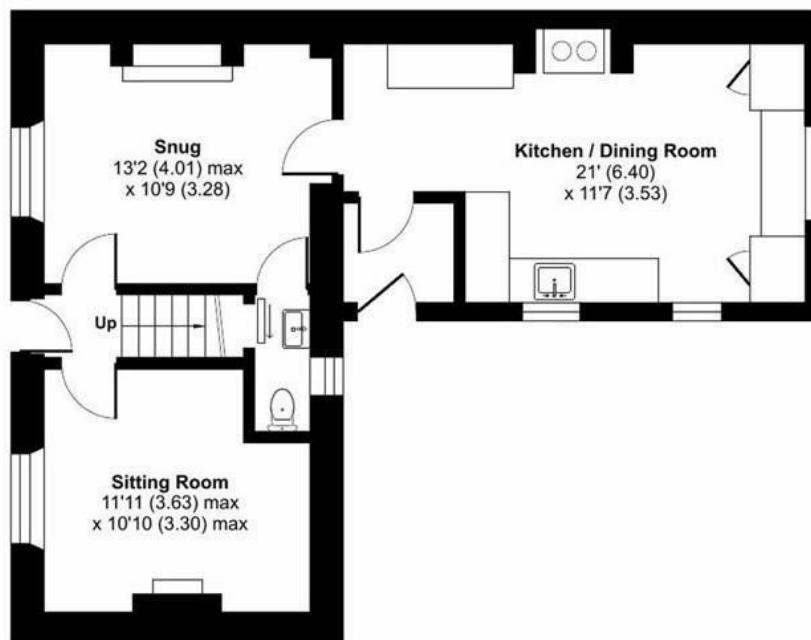
OUTBUILDING

Approximate Area = 1138 sq ft / 105.7 sq m

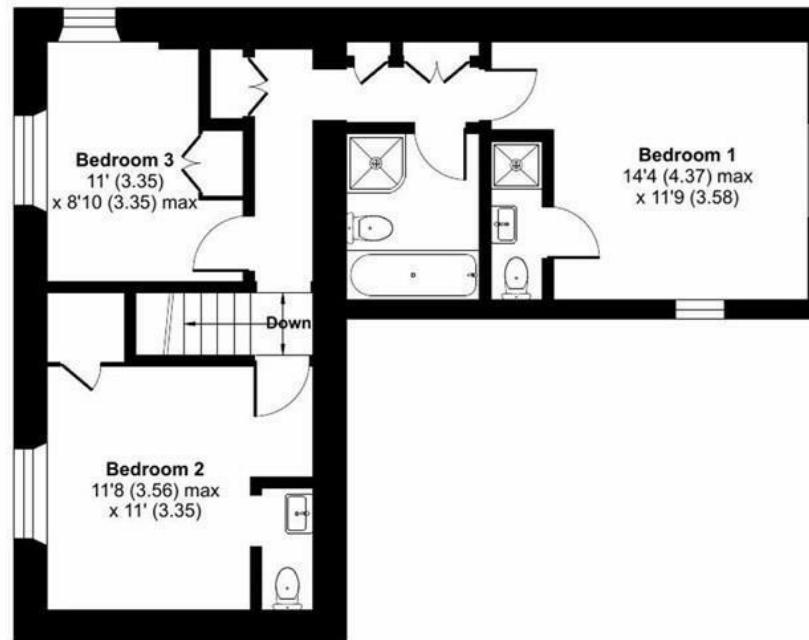
Outbuilding = 74 sq ft / 6.8 sq m

Total = 1212 sq ft / 112.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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.