



70 Claverham Road

Yatton, Bristol

A beautifully presented four-bedroom family home offering flexible accommodation and stunning rural views, set on the outskirts of a popular North Somerset village with good amenities and convenient access to Bristol and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Services: All mains services, gas central heating, broadband and alarm system

- Approx 3,077 sq ft (inc garage) of flexible accommodation
- Four double bedrooms - one with annexe potential
- Luxurious principal suite with capacious dressing room and en-suite bathroom
- 3 stylish bathrooms
- Generous open plan kitchen/breakfast room
- 4 further reception rooms
- Far reaching views of surrounding countryside
- Stunning private landscaped garden, garage and ample driveway parking
- Popular village with excellent facilities including well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)

All distances/times approx.







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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 into a spacious welcoming hallway with access to the ground floor reception rooms.

Kardean flooring leads through to the kitchen/breakfast room which is stylishly fitted and made by Cadbury kitchens. It has shaker style units, granite work surfaces, an island, integrated fridge/freezer dishwasher and 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 reception room which is currently used as a study but would easily make a great gym/playroom/snug.

To the rear overlooking the gardens are two further reception rooms. The spacious snug/TV room opens out on to a large conservatory with lovely views over the extensively stocked garden.

Completing the ground floor accommodation is a smart cloakroom with handy storage for coats and shoes.





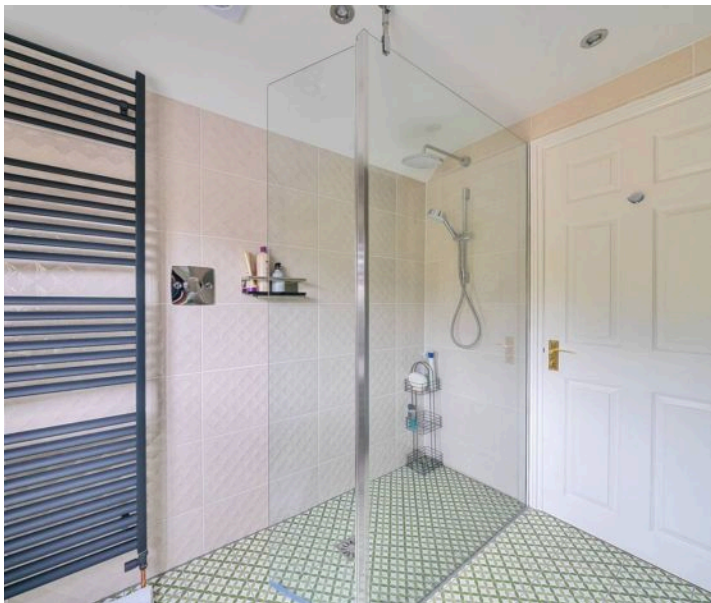
Stairs rise from the hallway to a generous first floor landing with gorgeous rural views and storage spaces.

Leading off this are the comfortable and stylish double bedrooms. With an outlook to the countryside and garden the principal bedroom suite is a magnificent space with a huge dressing room which is fully fitted with wardrobes and an elegant dressing table. The bedroom enjoys wonderful views and has a newly refurbished en-suite shower room. There are 2 further spacious double bedrooms served by a chic fully tiled family bathroom with walk-in shower.

The fourth 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 stairs 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.

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.



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Location

Claverham is an attractive village nestled in the countryside of North Somerset with an inviting setting providing rural tranquillity. There is a primary school in the village and secondary schooling at the highly regarded Backwell school. Claverham village hall hosts a number of events and clubs throughout the week and incorporates The Tannery Bar – open daily from 7–11pm. for more facilities the nearby village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreation. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon and the M5 lies just 7 miles away. There is also easy access to Bristol airport (6.5 miles) mainline railway services at Yatton (1.9 miles), with journey times to London Paddington from 112 minutes.

(All distances/times approx.)



Claverham Road, Yatton, Bristol, BS49

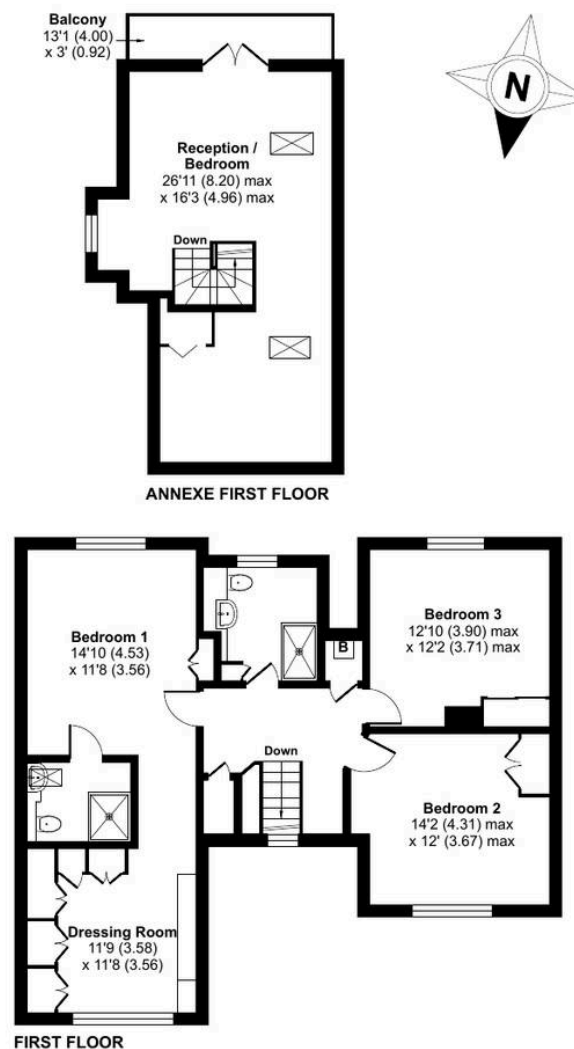
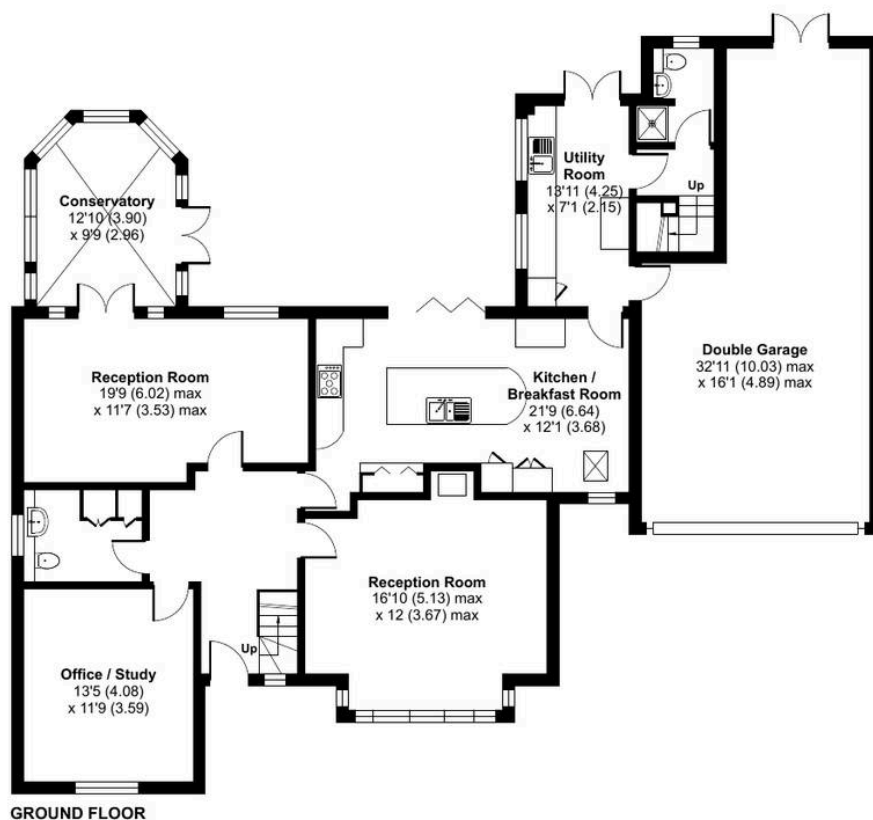
Approximate Area = 2098 sq ft / 194.9 sq m

Annexe = 543 sq ft / 50.4 sq m

Garage = 436 sq ft / 40.5 sq m

Total = 3077 sq ft / 285.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2025. Produced for Robin King LLP. REF: 1344137

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