

Greville Road

Clutton, Bristol, BS39 5EN

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AND
TANNER



£495,000 Freehold

A modern four bedroom detached family home located towards the edge of the village and offering superb rural views of open countryside to the rear. Built in 2020, the property benefits from a single garage, driveway parking, enclosed gardens to the side and rear and also has the remainder of the current NHBC guarantee.

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DESCRIPTION

A modern four bedroom detached family home located towards the edge of the village and offering superb rural views of open countryside to the rear. Built in 2020, the property benefits from a single garage, driveway parking, enclosed gardens to the side and rear and also has the remainder of the current NHBC guarantee. In brief the accommodation comprises an entrance hall with staircase rising to the first floor and a cloakroom leading off, a dual aspect sitting room having French doors out on to the garden, a kitchen/diner which has a range of fitted wall and base units with worktops over, integrated oven, hob, fridge/freezer and dishwasher and there is a door from the kitchen into the utility room which has access to the garden. To the first floor there is a light and airy landing, main bedroom with en-suite shower room and built in wardrobes, three further bedrooms and a family bathroom. Internal viewing comes highly recommended.

OUTSIDE

To the front of the property there is a small area of garden which is laid to lawn with a pathway leading to the front door. To the side of the property there is driveway parking for 2 cars and in turn leads to the single garage with up and over door and having power and light. To the rear of the property, the gardens are encompassed by hedging and fencing with a paved

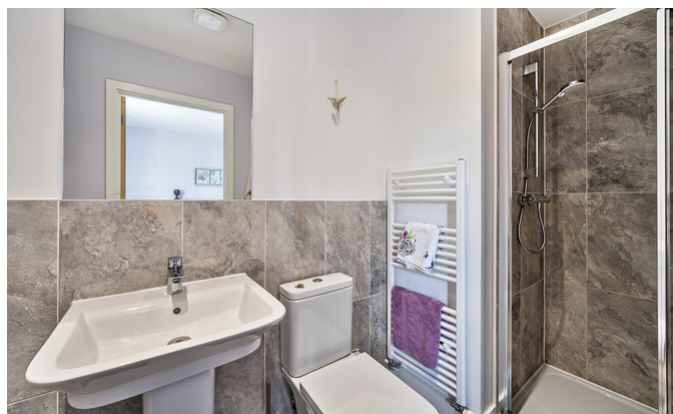
seating area, lawned gardens and a selection of mature plants and shrubs.

LOCATION

Clutton is a village and civil parish on the eastern edge of the affluent Chew Valley, close to the Cam Brook River, in the Bath and North East Somerset Council area, within the ceremonial county of Somerset, and straddles both the A37 and A39. It is located 9 miles from Bristol and Bath, and 11 miles from Wells. Nearby are the villages of Temple Cloud, High Littleton and Chelwood. The town of Midsomer Norton is 5 miles away. The village also benefits from a local Primary School, The Railway Inn pub & restaurant and fantastic countryside walks.

COUNCIL TAX BAND

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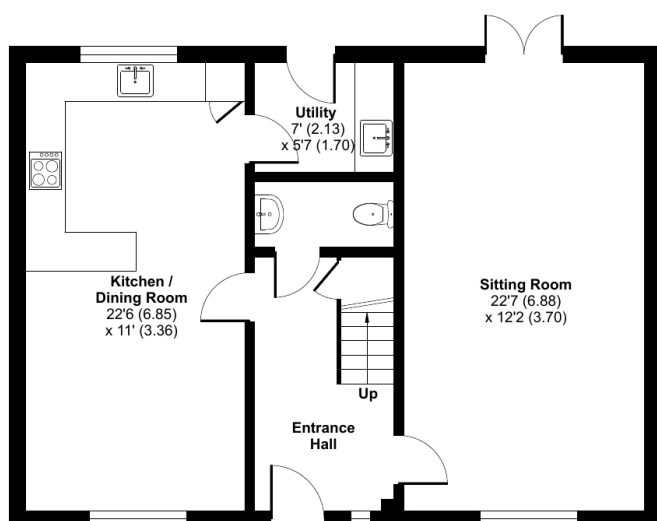




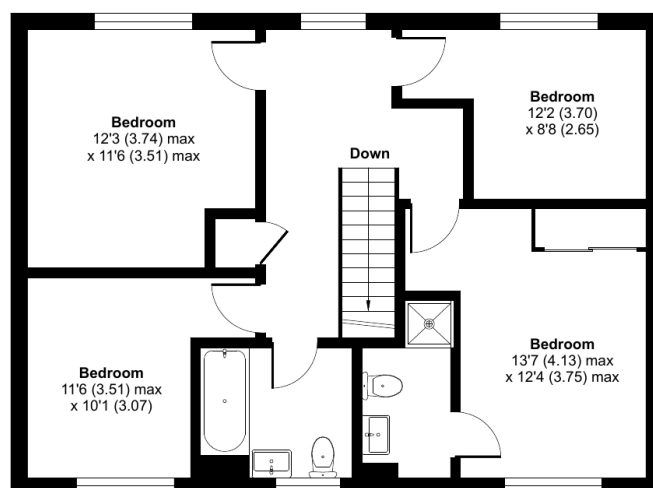
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Approximate Area = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Cooper and Tanner. REF: 1295185

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