

Valley View

Clutton, Bristol, BS39 5SN

COOPER
AND
TANNER



£425,000 Freehold

A spacious, four bedroom detached family home located at the end of a quiet cul de sac which has been updated by the present owners and benefits from driveway parking, a single garage and an enclosed south facing garden to the rear.

Valley View

Clutton, Bristol

BS39 5SN

 4  2  1 EPC C

£425,000 Freehold

DESCRIPTION

Located at the end of this quiet cul de sac within this sought after village and overlooking the village playing fields, this light and airy detached family home offers spacious accommodation arranged over two floors, an integral single garage, driveway parking and an enclosed south facing garden to the rear. In brief the accommodation comprises an entrance hall with a staircase rising to the first floor and a door leading into the garage. The sitting room is located to the rear of the property and has French doors leading out on to the paved terrace. The 30ft kitchen/dining/living space is a wonderful area for the whole family with French doors leading out on to the garden. The kitchen has been updated with white high gloss units, wooden worktops over and integrated appliances. There is a door leading through into the useful utility room and downstairs cloakroom. To the first floor there is a landing with access to the attic, four good size bedrooms and a spacious family bathroom with separate shower cubicle. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property there is driveway parking which leads to the single garage which has an up and over door. There is side access to the left leading to the enclosed south facing garden to the rear. The garden is encompassed by wooden fencing and predominantly laid to lawn. A good sized terrace is access from the sitting room and kitchen/dining/family room, ideal for al-fresco dining and enjoying those summer months. Mature flowerbeds and borders are located within the garden and to the rear of the garden there is a wooden shed and additional gravelled area.

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

E





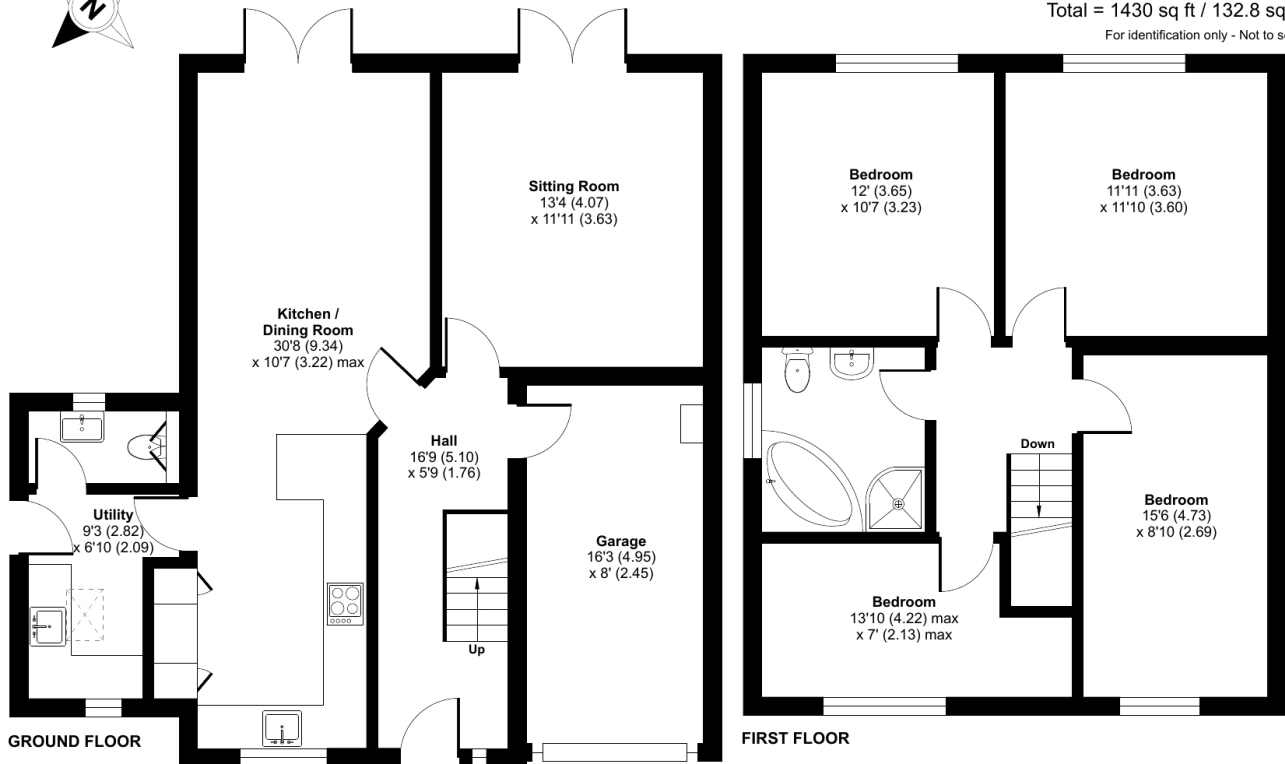
Valley View, Clutton, Bristol, BS39

Approximate Area = 1299 sq ft / 120.6 sq m

Garage = 131 sq ft / 12.2 sq m

Total = 1430 sq ft / 132.8 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1237232

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

midsomernorton@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the map as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

