

# Clutton Hill

Bristol, BS39 5QF

COOPER  
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TANNER



## £599,950 Freehold

A beautifully presented detached bungalow located within a rural location on the outskirts of this sought after village, enjoying stunning views to the front and rear across neighbouring countryside and beyond. The property enjoys a spacious garage with workshop area, ample driveway parking and landscaped gardens. Internal viewing comes highly recommended.

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### DESCRIPTION

A beautifully presented detached bungalow located within a rural location on the outskirts of this sought after village, enjoying stunning views to the front and rear across neighbouring countryside and beyond. The property enjoys a spacious garage with workshop area, ample driveway parking and landscaped gardens to the front, side and rear. Being elevated from the lane gives you a wonderful outlook and the property offers light and airy accommodation with the accommodation comprising an entrance hall, a refitted kitchen/breakfast room with a range of wall and base units with solid oak worktops over, integrated double oven with warming drawer, electric hob, dishwasher and microwave, dual aspect sitting room with views to the front, a feature fireplace with inset wood burning stove and French doors leading out on to the paved seating acre. There is a separate dining room with views to the front which could also be used as a bedroom should you need it. From the hall, there are doors to all three bedrooms and the spacious family bathroom with separate shower cubicle. All three of the bedrooms having fitted wardrobes. To the opposite end of the bungalow is a utility room with a door to the outside and a cloakroom. From the utility room a door leads into the garage.

### OUTSIDE

The property is approached through a five bar wooden gate which leads to the ample driveway parking area and attached garage with carport to the side. From here steps up rise to the front entrance porch. There are mature gardens to the front of the property which are predominantly laid to lawn, encompassed by hedging. Well established trees, shrubs and

bushes line the driveway to the left hand side. Side access via either side of the property lead to the enclosed gardens to the rear which have been lovingly landscaped over the years with lawned areas, mature and well stocked flowerbeds and borders, feature pond, paved walkways leading to the rear of the garden where you will find a garden shed, greenhouse, vegetable garden, additional paved seating area with wooden pergola over and a summerhouse to enjoy those quiet summer evenings.

### 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





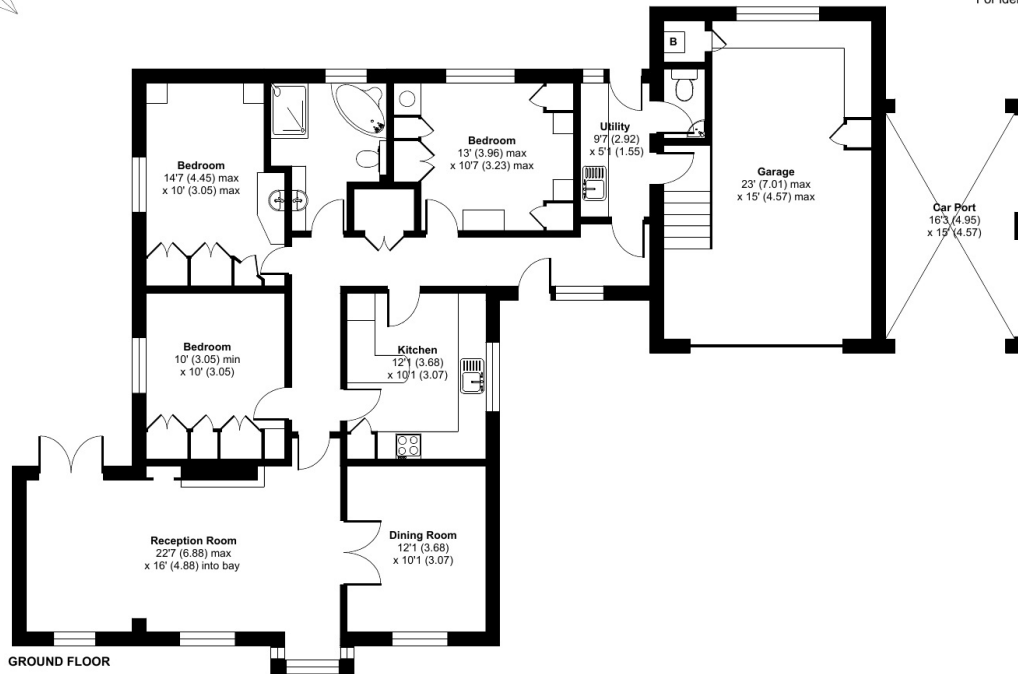
## Pineview, Clutton Hill, Clutton, Bristol, BS39

Approximate Area = 1267 sq ft / 117.7 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 1591 sq ft / 147.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1141212

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