

Upper Bristol Road

Clutton, Bristol, BS39 5RH

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TANNER



£450,000 Freehold

A detached 1930's bungalow located on the outskirts of the village, having planning permission in place to extend and create a 4/5 bedroom family home. There is ample driveway parking to the front, a detached garage, enclosed gardens to the rear and superb rural views to the rear from the first floor. Internal viewing comes highly recommended.

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DESCRIPTION

A detached 1930's bungalow located on the outskirts of the village, having planning permission in place to extend and create a 4/5 bedroom family home. There is ample driveway parking to the front, a detached garage, enclosed gardens to the rear and superb rural views to the rear from the first floor. In brief the accommodation comprises an entrance porch with inner door leading through in to the hallway. There is a sitting room leading off the hallway with bay window to the front and a feature fireplace with inset woodburning stove and wooden surround. To the rear of the property there is a good size kitchen/diner with a range of fitted wall and base units with worktops over and space for appliances and there are windows overlooking the rear garden and into the conservatory.. The spacious conservatory overlooks the garden and has french doors out on to the decked area. In addition to the downstairs there are two double bedrooms, one having a bay window to the front and a shower room. From the hall a turning wooden staircase rises to the first floor landing. There is a main bedroom enjoying superb rural views to the rear, a family bathroom with white suite and a large eaves storage area. Internal viewing comes highly recommended. Planning permission ref number 23/03216/FUL.

OUTSIDE

The property is approached through a single wooden gate leading on to a block driveway providing parking for several vehicles with a single garage and car port. The driveway to the front is encompassed by hedging, fencing and walling. Side access from the front leads to the enclosed gardens at the rear. The gardens to the rear are encompassed by walling and hedging with a large decked seating area with steps down on to a paved patio area. There is a good sized level lawn with outhouse and wooden shed.

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.

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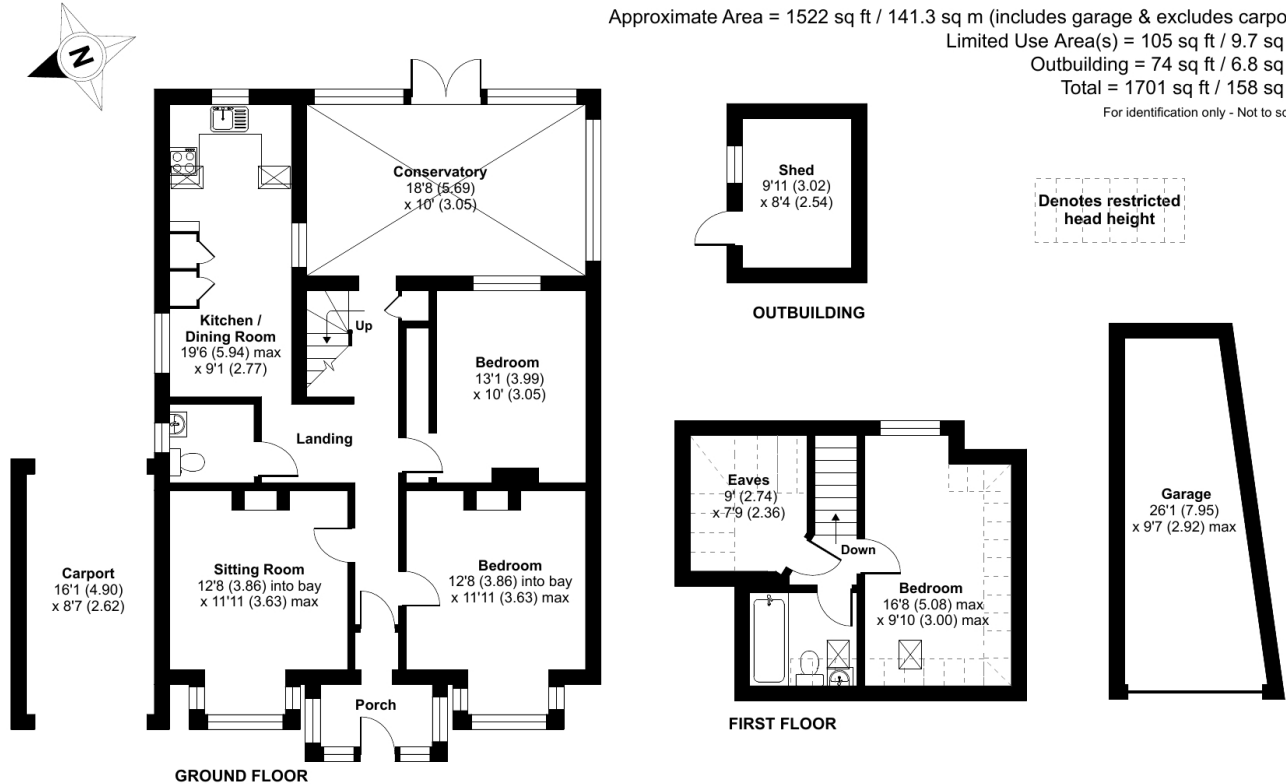
Approximate Area = 1522 sq ft / 141.3 sq m (includes garage & excludes carport)

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Outbuilding = 74 sq ft / 6.8 sq m

Total = 1701 sq ft / 158 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). © ncthemcom 2025. Produced for Cooper and Tanner. REF: 1238683

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