



Ramblings, 131 Station Road, Clutton, BS39 5PD

£750,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A deceptively spacious five/six bedroom family home situated within the heart of the ever popular village of Clutton within walking distance to all village amenities, with gardens on three sides, parking and large garage/workshop. Originally dating back over 100 years the property has been extended in the 1980's and more recently improved and enhanced by the current owners with the benefit of a new roof, bathrooms, doors, heating system, wood burner, windows and resin drive to name but a few.

Upon entering the house is a light, open and spacious entrance hall with a storeroom for shoes and coats along with a wonderful home office with bespoke cabinetry which could equally be used as an additional bedroom if desired. The kitchen/dining room features an array of fitted wooden units with an electric double oven, electric hob, fitted dishwasher, bespoke shelves, ample space for a table to accommodate eight people along with a lovely aspect overlooking the enclosed rear garden. From the kitchen is the utility room which has additional storage, plumbing for white goods and a door leading out to the garden. Adjacent to the kitchen is the formal dining room, a lovely well-proportioned room with a corner larder style cupboard, a dual aspect view over gardens and a perfect space for a dining table to seat twelve to fourteen people - ideal for dinner parties or big family occasions. The sitting room is a wonderful size with parquet wooden floors, views over the pretty front garden and featuring an exposed stone wall and newly installed

wood burner as the focal point. From the kitchen is an inner hall which provides access to a downstairs w/c with wash hand basin, a large walk-in storage cupboard and door opening out to the garden. From the inner hall is the playroom/bedroom six which is a spacious room, currently used as a craft room but could be used for a host of different uses with the benefit of sliding doors out to the garden.

To the first floor is a large landing leading to the five bedrooms and main family bathroom, beautifully finished featuring underfloor heating and comprising a bath, large shower, w/c, wash hand basin, storage and heated towel rail. The principal bedroom is a wonderful dual aspect room with views over the gardens and the benefit of a newly fitted ensuite shower room comprising a large shower, w/c, heated towel rail wash hand basin and bespoke storage with stone top. Two further double bedrooms can be accessed from the landing, one with a view over the rear garden and the other running the width of the house and looking over the pretty front gardens. Two spacious single bedrooms also have garden views and could equally be marvellous home offices if required.

OUTSIDE

Approaching the property are two wrought iron gates that open to reveal the new resin driveway, with parking for three to four cars, that leads to the larger than average double garage. The garage has a separate









OUTSIDE (continued)

consumer unit for electrics along with light making it a great place to create a gym, workshop or to be used as extra storage. Currently there is a bar which has been installed, ideal for entertaining with friends and family.

Gardens surround the house on three sides with a pretty walled garden to the front having an area of lawn with shrubs, hedging, flower beds and a resin path to the front door. The side garden, accessed via the inner hall, is south facing with a decked area, perfect for outside furniture and entertaining. The garden to the rear is mainly lawn enclosed with wooden fencing with a side gate providing access to the front and a pedestrian door into the garage.

LOCATION

Clutton is a large village situated approximately 10 miles from both Bristol and Bath and 12 miles from the cathedral city of Wells. Clutton benefits from a village store/post office located within the local garage, two public houses, primary school and church. The village sits on the edge of the Chew valley which is an area of outstanding natural beauty. A doctors' surgery is also close by in the neighbouring village of Cameley.

The property is equidistant from Bath, with its beautiful Georgian heritage, Bristol with its vibrant food scene and night life and the picturesque City of Wells.

Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A37 to the village Temple Cloud, continue through the village and into Clutton (sign on left). Follow the road round to the right up a slight hill and take the first right into Station Road. Continue for approx. 400m and keep the right at The Railway Inn. The property can be found a little further along on the left.

REF:WELJAT18082023



Local Information Wells

Local Council: Bath and North East Somerset (BANES)

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



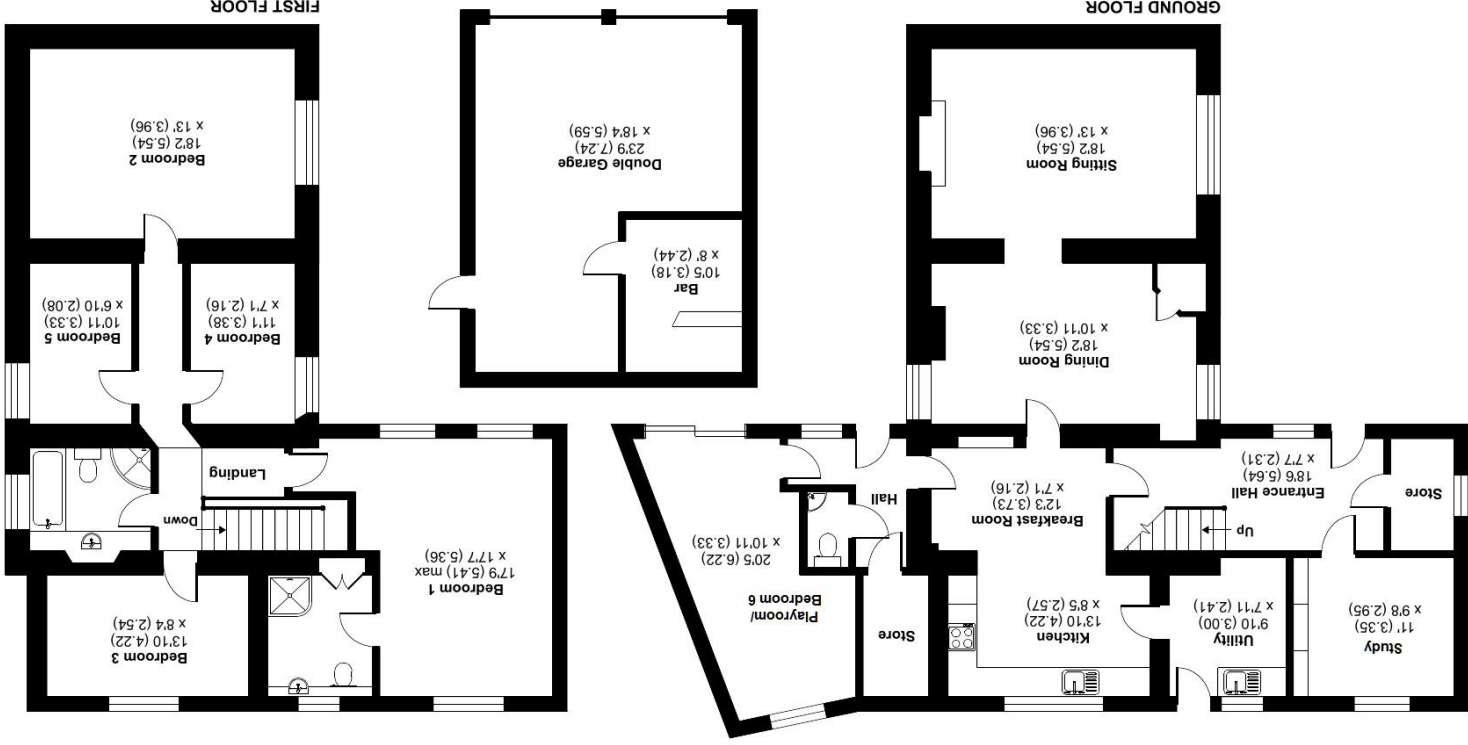
Nearest Schools

- Clutton (primary)
- Midsomer Norton, Wells, Chew Magna and Bath (secondary)

Station Road, Clutton, Bristol, BS39

Approximate Area = 2973 sq ft / 276.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 1015676

WELLS OFFICE

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