



7 Hollowmead,  
Claverham, Bristol, BS49 4LF

**Robin King** | Estate  
Agents



## 7 HOLLOWMEAD, CLAVERHAM, BRISTOL, BS49 4LF

A superb 4 bedroom detached family home with enclosed garden, garage and driveway parking in a semi-rural location with wonderful views over surrounding rolling countryside with convenient access to Bristol and beyond.

**Approx 1,288 Sq Ft Of Well Appointed Family Accommodation • 4 Bedrooms, 2 Bathrooms (1 en-suite) • Fantastic Far-Reaching Views Over Neighbouring Farmland & Surrounding Countryside • Along A No Through Road • Good Local Schools • Popular Location Between Bristol & Weston-Super-Mare • Mainline Rail Services Available With 2.7 Miles At Yatton – Bristol 16 Mins, Paddington From 114 Mins • Access To M5 Within 5.7 Miles • Bristol Airport 6.4 Miles • Bristol 12 Miles (All Approx)**

7 Hollowmead is a wonderful family home providing good flexible accommodation and a private enclosed garden. Set in an idyllic, tranquil location it has spectacular far reaching views from the house and garden over the surrounding farmland and towards Cadbury Hill in the distance.

The sitting room is very light and airy, running from front to back of the house, with a smart engineered oak floor, a wide bay window overlooking the front and French doors opening onto the enclosed rear garden. The room is flexible, with space in the bay window to accommodate a dining table if required.

The beautifully appointed contemporary kitchen features a good range of high gloss cream wall and base units, plus smart cream and black metro tiles. There is a deep ceramic butler's sink and fantastic country views through the kitchen window. Integrated appliances include a Bosch oven, a gas hob and dishwasher and there is space for a fridge/freezer. The utility room beyond the kitchen has space for a washing machine and tumble dryer and nearby is the back door providing gated access round to the front of the house, and also to the garden.

The dining room has wonderful country views over adjacent fields to the side. If preferred, this room could be used as a playroom, family room, additional reception room or office to work from home. In addition, there is potential to create a really superb additional downstairs living/dining room by converting the garage. Adjacent to the dining room, it has already been boarded and plastered internally by the vendors, who currently use it as storeroom. Also downstairs is a useful understairs cupboard and a cloakroom.

Upstairs, the bedroom accommodation is arranged around a light and airy galleried landing. The principal bedroom has fabulous views and includes a good range of fitted wardrobes and an en-suite shower room. There is another good-sized double room above the garage with views to front and back and 2 further bedrooms, along with a smart family bathroom with shower over the bath.







**Outside** – the enclosed rear garden and views over the surrounding countryside are a highlight of the property. Bordered by an attractive stone wall, and laid with low maintenance astroturf, there are neatly terraced areas near the French doors and to either side of the garden, providing wonderful places for al fresco dining and to sit and enjoy the surroundings. There is a shed in one corner and useful gated paths to either side provide access to the front. The fantastic far-reaching views over surrounding farmland and hills beyond do have to be seen to be fully appreciated. To the front of the property is a spacious block paved drive, in addition to the single garage.

**Location** – Hollowmead is a quiet no through road and number 7 sits at the end bordered on 2 sides by fields. Claverham is a popular village situated between Bristol and Weston-super-Mare, with a thriving community and a village hall that hosts a number of events and clubs throughout the week. There is a primary school in Claverham and secondary schooling available nearby at the highly regarded Backwell school. The nearby village of Yatton offers a fine range of shops, nurseries, schools, library and supermarket, plus a variety of social and recreational facilities and a mainline railway station for services to Bristol (16 mins) and beyond – Paddington from 114 minutes. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon. The M5 motorway is within 5.7 miles at Jct 20, Bristol Airport 6.4 miles and central Bristol within 12 miles (all distances approximate). There are wonderful walks nearby, along with activities including golf, riding and sailing.

**Important Notice:**

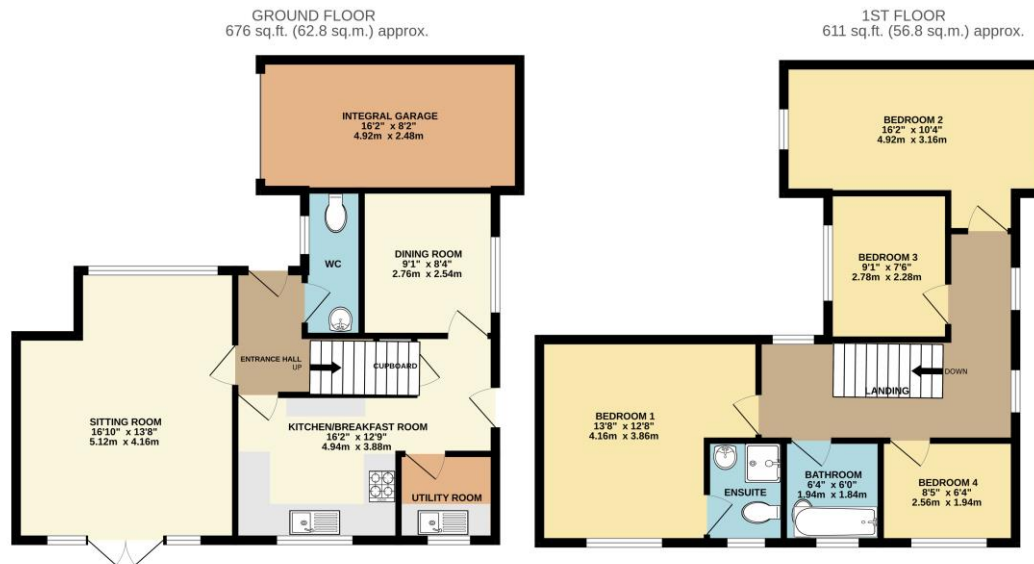
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**DIRECTIONS** – From our office take the A370 Bristol Road toward Bristol, turning onto Smallway towards Yatton at the traffic lights. Continue along for just over a mile, passing Cadbury House Hotel on the right, and at the mini roundabout take the 2<sup>nd</sup> exit towards Claverham. Continue along Claverham Road for approx. 0.6 miles and Hollowmead is a turning on the right-hand side, just before Hollowmead Close. Follow Hollowmead around the left-hand bend and number 7 is at the far end.

**SERVICES** – All mains services

**EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2,515.85 (2023/24) \*Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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