



8 Streamcross

Claverham, Bristol

An immaculately refurbished three-bedroom semi-detached cottage with garage, driveway parking and garden in popular village location offering convenient access to Bristol and beyond.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: All mains services

- Immaculately refurbished three-bedroom semi-detached family home
- Central village location with convenient access to Bristol and beyond
- Light-filled kitchen/dining room with vaulted ceilings and Velux windows
- French doors opening onto a dining terrace and enclosed garden
- Sitting room with log-burning stove and fitted cabinetry
- Two double bedrooms and a single, all with fitted wardrobes
- Far-reaching views over surrounding agricultural land
- Garden office with heating, insulation and strong Wi-Fi
- Driveway parking for up to four vehicles and a single garage
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)

All distances/times approx.







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Claverham, Bristol

Located in the picturesque village of Claverham, this property offers the perfect blend of rural charm and modern living. Recently renovated, the interiors throughout are presented in a chic, contemporary finish with attractive wall colours and features such as oak panelling offering a touch of style. With easy access to local amenities and beautiful countryside surroundings, this is an opportunity not to be missed.

A welcoming front door opens into a practical and spacious entrance porch which is finished with Amtico flooring and offers ample space for coats and shoes. Beyond this is the sitting room which is centred around a log-burning stove, with fitted cupboards to either side of the chimney breast and additional storage beneath the stairs.

To the rear there is a striking kitchen/dining room. It is a wonderfully light space, enhanced by vaulted ceilings and Velux windows, with French doors leading directly onto the garden and dining terrace. The kitchen area is fitted with contemporary white units, contrasting dark worktops and splashbacks with integrated appliances, including a 5 burner gas hob, double oven including microwave and dishwasher. There is also space for an American-style fridge freezer. From here, a separate utility room provides further storage along with space for a washing machine and tumble dryer.

Completing the ground floor accommodation is a useful downstairs bathroom with large walk-in shower.



Upstairs, there are three bedrooms comprising two well-proportioned doubles and a single, all benefitting from fitted wardrobes. The principal bedroom features an attractive fireplace, while the rear-facing rooms enjoy far-reaching views across surrounding agricultural land. The bedrooms are served by beautifully presented family bathroom with three piece suite including a bath.

Outside, the garden which is a real suntrap is fully enclosed and predominantly laid to lawn, with a selection of fruit trees including an apple and walnut. A dining terrace sits directly off the kitchen, ideal for outdoor entertaining, or a summer BBQ. A garden office to the rear of the garage provides a well-designed additional space, complete with heating, insulation and reliable Wi-Fi, making it well suited for home working.

Further benefits include a single garage and driveway parking for up to four vehicles.

Location

Claverham is an attractive village nestled in the countryside of North Somerset with an inviting setting providing rural tranquillity. There is a primary school in the village and secondary schooling at the highly regarded Backwell school. Claverham village hall hosts a number of events and clubs throughout the week and incorporates The Tannery Bar – open daily from 7-11pm. For more facilities the nearby village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreation. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon and the M5 lies just 7 miles away. There is also easy access to Bristol airport (6.5 miles) mainline railway services at Yatton (1.9 miles), with journey times to London Paddington from 112 minutes..

(All distances/times approx.)

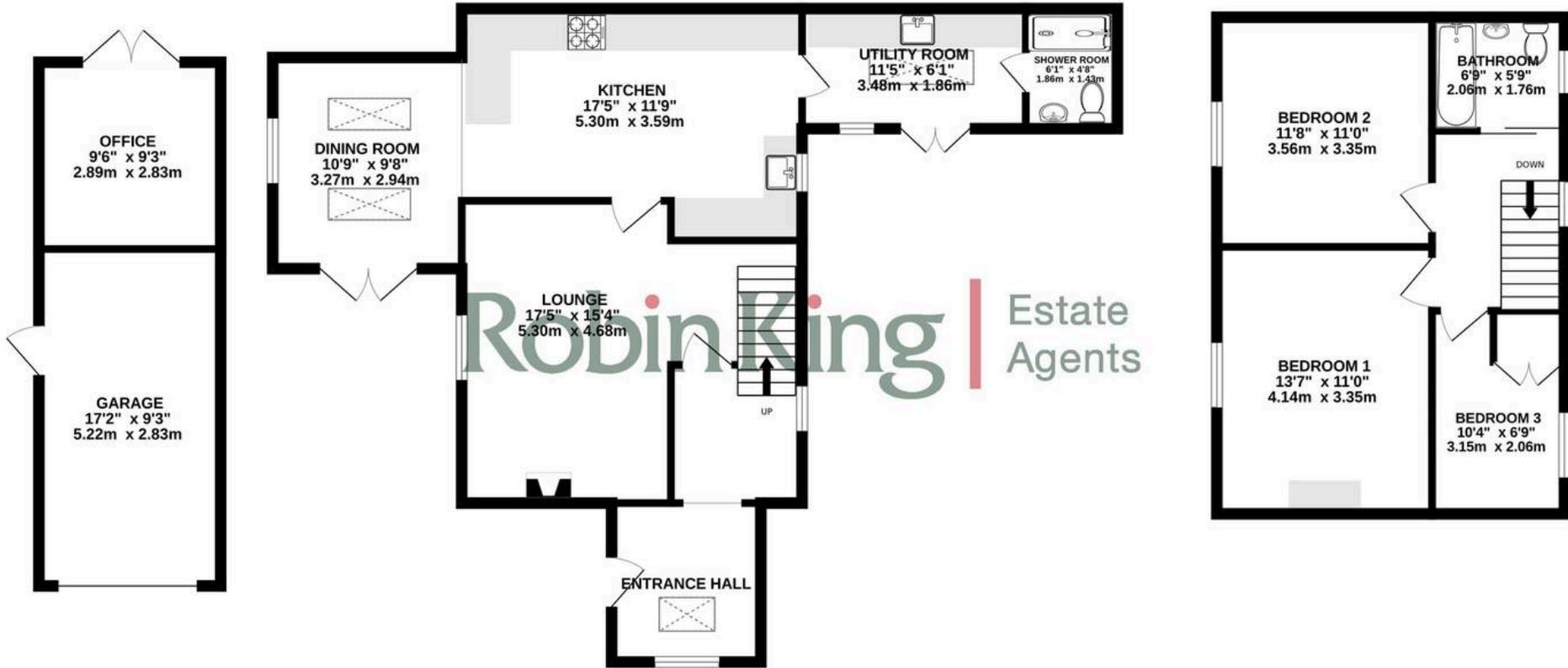




GARAGE

GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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