



The Old Post Office
High Street, Claverham, Bristol, BS49 4NA

Robin King | Estate Agents

THE OLD POST OFFICE, HIGH STREET, CLAVERHAM, BRISTOL, BS49 4NA

Luxurious 4 double bedroom character family home in a popular North Somerset village convenient for local amenities and access to Bristol and beyond

- Approx 1,889 sq ft well appointed free-flowing, flexible accommodation
- Charming character with contemporary convenience and quality
- Enclosed gardens to front and side, parking for 2 cars
- In catchment for highly regarded Backwell School
- Mainline train services available within 1.9 miles from Yatton station – Paddington from 114 minutes
- M5 Jct 20 6 miles / Bristol Airport 6 miles / Bristol 12 miles (all approx.)

The Old Post Office is a stylish, spacious property in the heart of Claverham village that has been converted with great care and attention to detail to create a superb family home. Features include a beautiful parquet floor running throughout the living accommodation, period-style radiators and a well-appointed kitchen breakfast room. The downstairs living accommodation has been designed for flexible use, and upstairs the bedroom accommodation includes a stylish principal bedroom suite with a dressing room and en-suite shower room.

The property is accessed via a neat porch that opens into the sitting/dining room and one is immediately struck by the calm, neutral colour scheme and stylish presentation including a wonderful herringbone parquet floor. An attractive fireplace with a woodburner adds focus to the sitting area while to the other end the dining area includes a recessed area with shelves and cupboards. The room is wonderfully light and airy, with large paned windows to either side of the front door.

The kitchen/breakfast room is beautifully appointed, with a good range of heritage green wall and base units including deep pan drawers and incorporating a halogen hob and Butlers sink. Integrated appliances include a dishwasher, microwave and fridge/freezer along with 2 ovens that are incorporated within the stylish central breakfast bar with seating to the other side. Beyond the kitchen is a lobby area with an attractively tiled floor, off which is a cloakroom and a porch providing access onto the garden.

The ground floor accommodation continues round to a room currently being used as a play room with built-in storage shelves and cupboards but if needed could perhaps be a home office. Glazed wooden sliding doors can be closed to separate the playroom from the central sitting room, allowing very flexible use of the space





to suit a variety of needs. While the central sitting room does directly connect to the main sitting/dining room, the design provides options for a separate space if needed.

The stylish upstairs bedroom accommodation has also been carefully designed, running off a central landing. The principal bedroom suite includes a smart dressing room area that leads into the contemporary en suite shower room with his & hers sinks and marble effect tiling plus spacious walk-in shower. The family bathroom is equally stylish, designed with white metro tiling and heritage-style fittings. There are 3 further bedrooms, 2 of which have lovely views over the front of the property.

Outside - The fully enclosed garden extends to the front and side of the property. Mainly laid to lawn with a gravelled garden path, 2 seating areas, and fencing there is a good level of privacy. A door leads into the storage shed to the rear, where there is parking for two cars.



Important Notice:

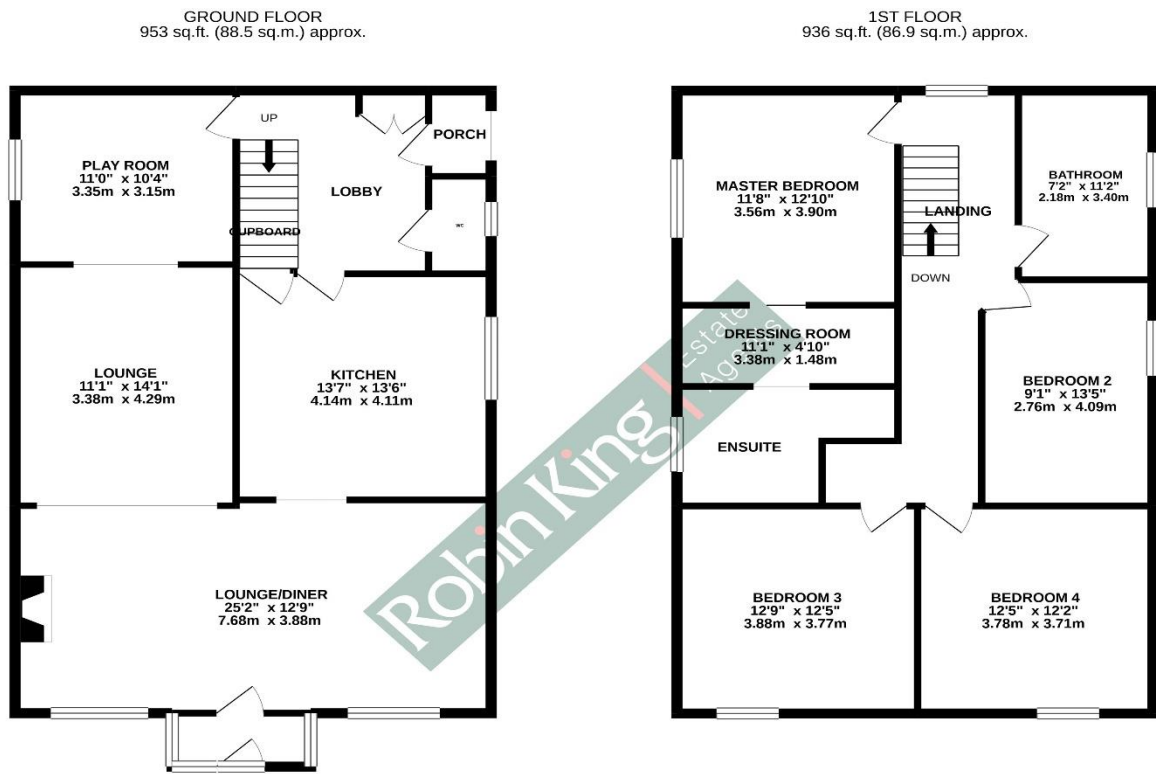
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 Robin King’s office, turn right at the traffic lights onto the A370 towards Bristol. At the next set of lights, turn left to Yatton. Pass the Cadbury Garden Centre and Cadbury Country Club on your right and turn right into Claverham Road. Continue for approximately a mile and then turn left into High Street. The property is on the corner just as you enter the High Street.

SERVICES – All mains services are connected

ENERGY RATING - D

LOCAL AUTHORITY – North Somerset District Council – Band F * £2973.27 (2022/23) Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA: 1889 sq.ft. (175.5 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.
 Made with Metreplex ©2020



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT