

Bishops Well 85 Claverham Road Claverham BS49 4LD

Guide Price £895,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
3255.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
6



BATHROOMS
3



WARMTH
uPVC double glazing and oil
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING



COUNCIL TAX BAND
E

.An elegant Georgian period home like no other! The impressive accommodation is sure to inspire with the garden leaving you in awe - Bishops Well is an exceptional double fronted period family home set within substantial grounds in the region of one acre. The property has remained under the current ownership for over 40 years where the property has been modernised and extended whilst remaining sympathetic to its period. Accessed via the entrance hall with doors to all principal rooms. The bay fronted drawing room enjoys an open fire and offers more than enough room for the whole family to enjoy. The formal dining room can be found to the front of the property, which is a room to be enjoyed with family and friends on any occasion with its feature living flame gas fire. To the rear of the ground floor you will find the kitchen breakfast room, this is a wonderful light and airy room with quality appliances and a mixture of granite and oak work surfaces. This is the true heart of the property and is open to the garden room with views over the upper grounds. The ground floor also enjoys a family room, boot room utility, two wc's and garage workshop with games room over. The first floor benefits from three double bedrooms and family bathroom. The master bedroom enjoys en-suite bath and dressing area which was originally an additional bedroom. Spiral stairs lead to the second floor with two further rooms. This is an ideal space for a teenagers 'hideaway' bedroom or as it is currently used as a gym and study. Bishops Well sits within a substantial plot measuring within the region of one acre offering something for everyone. The front is gated and private from the road with a range of mature trees and off street parking, including carport for three vehicles. Double gates open to the rear courtyard that is laid to block paving. This has an open view over the principal garden and would be a wonderful space to enjoy 'al fresco' dining on a summers evening. There i



AN EXTENDED FOUR/FIVE BEDROOM FAMILY HOME BACKING ONTO FIELDS (TYPE HERE)



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

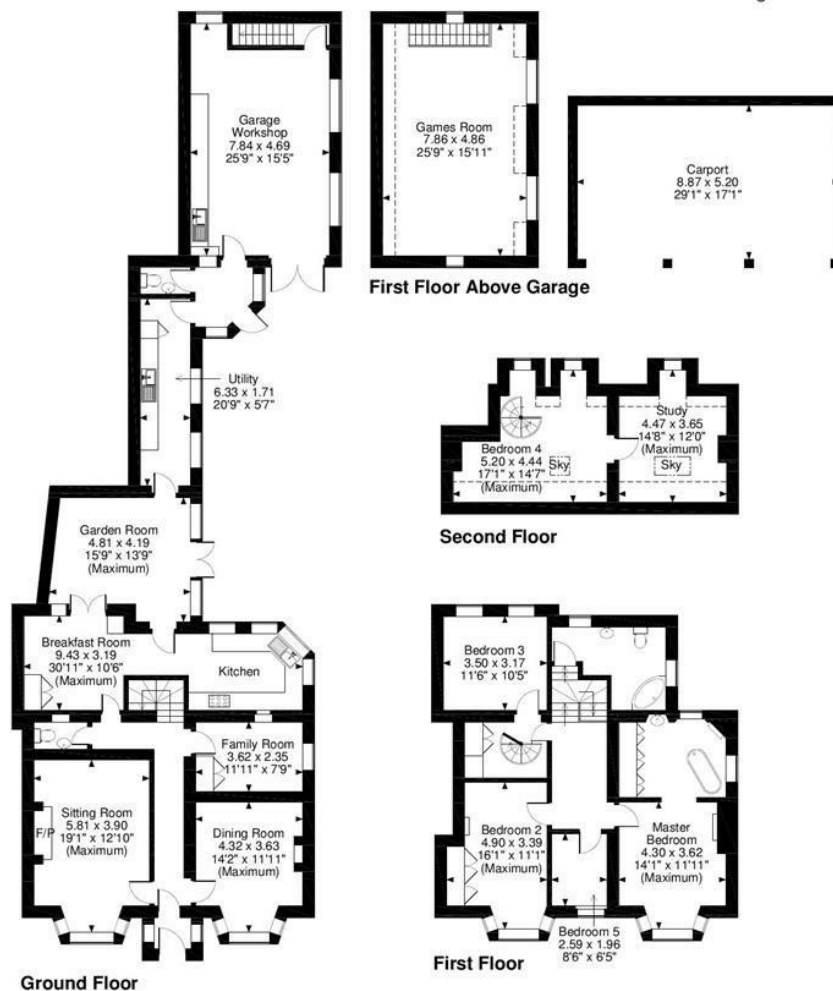
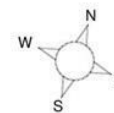


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Claverham Road, Bristol
Approximate Gross Internal Area
Main House = 2521 Sq Ft/234 Sq M
Garage Building = 734 Sq Ft/68 Sq M
Balcony external area = 496 Sq Ft/46 Sq M
Total = 3255 Sq Ft/302 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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