GREENWOODS
BARONS
property centre

SALES
LETTINGS
COMMERCIAL









Greensbrook, Clutton, Bristol, BS39 5PG **£325,000**

GREENWOODS BARONS property centre

SALES
LETTINGS
COMMERCIAL

Barons are delighted to welcome to the market this charming period cottage, offering spacious and versatile accommodation arranged over two floors and occupying a generous plot within the sought after village of Clutton.

The property offers approximately 1,229 sq ft of accommodation and retains a wealth of character, whilst providing excellent scope for modernisation and personalisation. The ground floor comprises a welcoming sitting room, generous family room, separate dining room, kitchen and useful utility area. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a large front garden, rear garden area, driveway parking and garages, providing excellent outdoor space.

With its appealing period character, generous proportions and flexible accommodation, this is a fantastic opportunity for buyers looking for a property they can truly make their own and create a wonderful family home in this popular village location. The property offers the added benefit to buyers of no onward chain.

- **Period Cottage**
- **Situated In The Popular Village Of Clutton**
- **Three Bed End Terrace**
- **Energy Rating - E**
- **Tenure - Freehold**
- **Spacious Sitting Room And Separate Family Room**
- **Versatile And Well Proportioned Accommodation**
- **Parking**
- **Council Tax - D**
- **No Onward Chain**









Kitchen 12'4" x 5'6" (3.76 x 1.70)

Sitting Room 14'1" x 12'4" (4.30 x 3.76)

Family Room 15'1" x 11'1" (4.62 x 3.40)

Dining Room 8'7" x 5'11" (2.63 x 1.82)

Bedroom One 15'5" x 13'7" (4.71 x 4.15)

Bedroom Two 9'6" x 9'0" (2.92 x 2.75)

Bedroom Three 10'10" x 8'2" (3.31 x 2.50)

Bathroom













GREENWOODS
BARONS
property centre

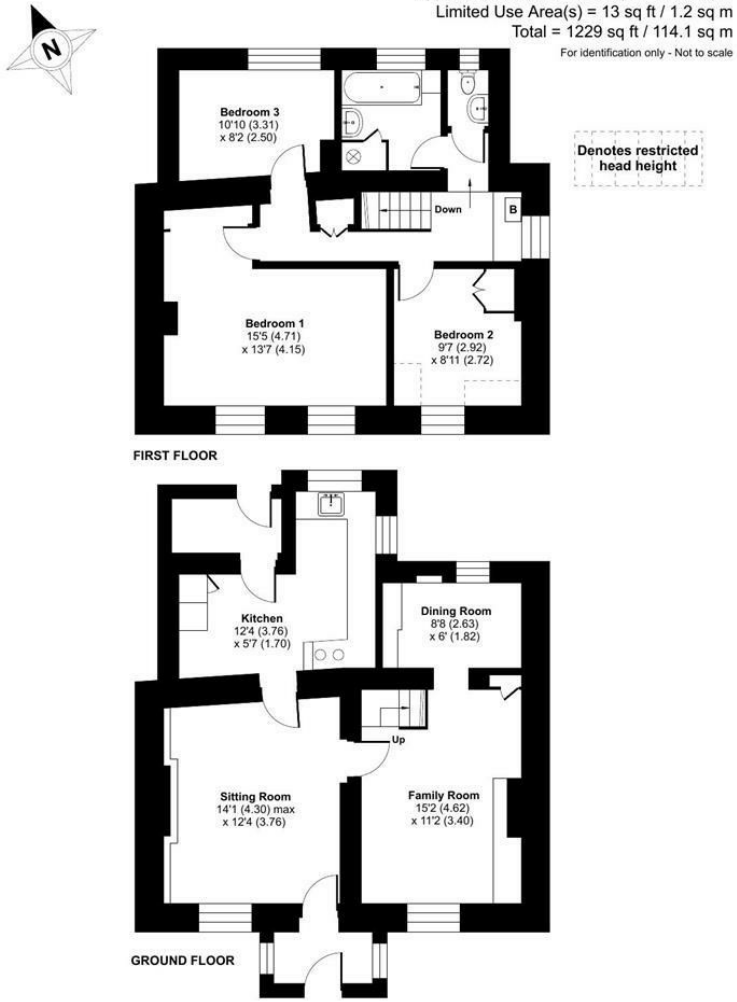
SALES
LETTINGS
COMMERCIAL

GREENWOODS
BARONS
property centre

SALES
LETTINGS
COMMERCIAL

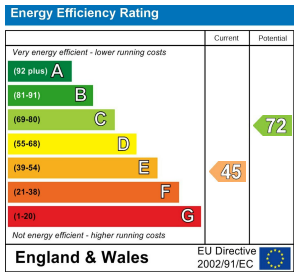
Greensbrook, Clutton, Bristol, BS39

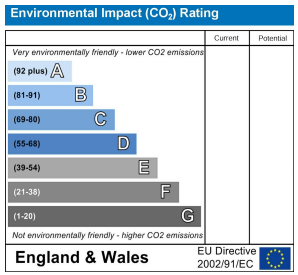
Approximate Area = 1216 sq ft / 112.9 sq m
Limited Use Area(s) = 13 sq ft / 1.2 sq m
Total = 1229 sq ft / 114.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barons Property Centre. REF: 1510342







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.