



The Clovers,
Tormarton Road, Old Sodbury, South Gloucestershire, BS37 6RP

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South Gloucestershire, BS37 6RP

An elegant period home set within 1.5 acres of beautifully established grounds, offering timeless charm and impressive scale.

- Detached Home with Independent Flat
- Over 3670 sq ft of accommodation
- Set within approx. 1.5 acres
- Sought after location
- Two Reception Rooms
- Garden Room
- Kitchen / Dining Room with Walkin Pantry
- Separate Study
- Five Bedrooms Two with Ensuites
- Family Bathroom
- Detached Double Garage
- No Onward Chain

Guide Price
£850,000

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Gloucestershire, GL12 7AD
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Description

An elegant double-fronted period residence, set within beautifully established gardens and grounds extending to approximately 1.496 acres. Having been cherished by the same family since 1970, the property represents a home of scale and enduring appeal. The handsome façade is defined by two graceful bays with traditional sash windows, creating a wonderfully balanced and impressive frontage. Internally, the property displays period proportions and high ceilings. An individual country residence, presenting a wonderful opportunity to create a truly outstanding home in an exceptional setting.

Situation

Situated between the villages of Old Sodbury and Tormarton, offering a charming semi-rural setting surrounded by beautiful South Gloucestershire countryside. Old Sodbury itself is known for its attractive village character, scenic walking routes and close proximity to the beautiful Cotswolds countryside.

The area enjoys a peaceful and picturesque environment while remaining conveniently close to the historic market town of Chipping Sodbury and the larger town of Yate, both providing a wide range of shops, cafés, restaurants and everyday amenities. The location is particularly appealing for those seeking countryside living without sacrificing connectivity. Excellent road links provide straightforward access to the cities of Bristol, Bath and London making it ideal for commuters, while nearby rail services from Yate offer regular connections to Bristol and beyond.

Accommodation

Enter into a central reception hall with parquet flooring and stairs to the upper floor, to the front of the house are two beautifully proportioned reception rooms, each enjoying attractive outlooks across the gardens. A delightful garden room, positioned to the front of the property, offers a particularly peaceful setting from which to enjoy views over the surrounding grounds.

The kitchen / dining room will form the heart of the home, providing a sociable space for everyday living and entertaining, complemented by a traditional pantry. Practicality is further enhanced by a utility / boot room with adjoining WC / cloakroom. A separate study is perfectly suited to home working.

To the first floor, five well-proportioned bedrooms are arranged around the central landing. Two bedrooms benefit from en-suite facilities, one comprising a shower room and the other a bathroom with separate shower enclosure, while the remaining bedrooms are served by four-piece family bathroom. An airing cupboard provides useful storage.

In addition, the property benefits from a self-contained studio flat, offering a lounge / bedroom area, kitchen and bathroom, presenting excellent versatility for guest accommodation, multigenerational living or potential income.

While the property has been carefully maintained, the accommodation would now benefit from a programme of

modernisation and refurbishment, offering considerable scope for the next owner to sensitively update and reimagine the interiors while preserving the home's inherent character.

Outside

Externally, the gardens and grounds are a defining feature of the property. Extending to approximately 1.496 acres, they offer an exceptional sense of privacy and space, with lawns, mature planting and established borders creating a picturesque setting around the house.

Tenure

Freehold.

Local Authority

South Gloucestershire Council, council tax band G (house) Band A (flat).

EPC F (house) EPC E (flat)

Services

Mains electricity, oil fired central heating, mains water, drainage to a cess pit.

Agents Note:

The cess pit and oil tank are currently situated on the farmland that will be retained. Our vendors propose to give rights of access for 12 months on understanding that these services will be relocated within that period.

Ref: WER260026

Date: 8th April 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	31 F	
1-20	G		

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

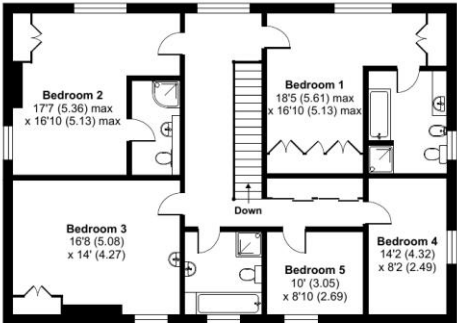
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



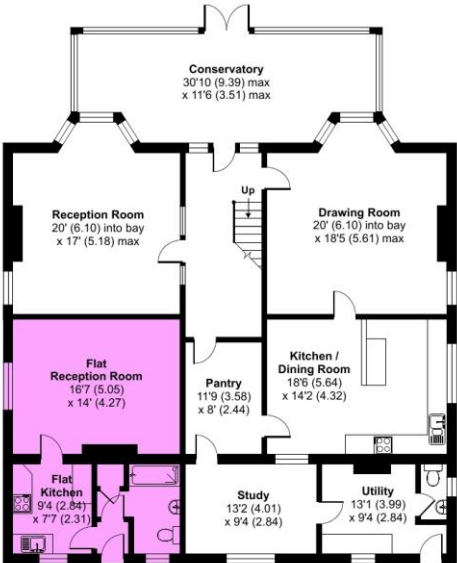


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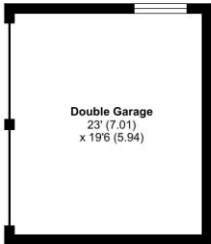
Approximate Area = 3673 sq ft / 341.2 sq m
Garage = 448 sq ft / 41.6 sq m
Total = 4121 sq ft / 382.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for DJ&P Limited. REF: 1436969