



21 Kings Road, Clevedon, BS21 7EN
£1,395,000

Steven
Smith

This exceptional detached family home is positioned in one of Upper Clevedon's most sought after settings and combines refined contemporary living with breathtaking sea views that create an atmosphere of calm and exclusivity. Thoughtfully designed to make the most of its elevated position, this impressive home enjoys sweeping outlooks across the Bristol Channel, with light filled interiors, generous living spaces and an effortless flow ideal for both everyday living and entertaining. The family friendly garden offers a private outdoor space to relax with sea glimpses and woodland views. Inside, the accommodation is finished to an exceptional standard, blending modern comfort with timeless style. The principal living areas provide a sense of openness and the bedrooms offer peaceful retreats, several with sea views and designed to maximise natural light. Painted shaker style kitchen, high quality fixtures and well considered architectural details ensure this home is as practical as it is striking.

Accommodation (all measurements approximate)

Impressive front door opens to:

The Hallway

A lovely reception area with exposed floorboards, original staircase to first floor, understairs cupboard, picture rail.

Cloakroom

Suite of WC, washhand basin, wood effect floor, picture rail, spotlights, extractor fan.

Sitting Room 12' 0" x 11' 11" into bay (3.65m x 3.63m into bay)

A lovely room with a circular bay window with plantation shutters looking onto Kings Road providing views of the Bristol Channel towards the Welsh coastline. Pretty fireplace, picture rail, exposed floorboards.

Kitchen/Diner 20'11" max 14'3" min x 19'0"

An incredible entertaining space with a high quality shaker style kitchen with butchers block island incorporating a double Belfast sink with mixer tap, a Rangemaster oven with granite working surfaces either side and a contemporary extractor hood. Integrated dishwasher, space for fridge/freezer, ample storage, wood effect floor, sizeable breakfast bar, freestanding larder cupboard, space for a dining table easily seating 8-10 people. Double French doors giving access to the Office/Gym and opening to Family Room and door to utility.

Utility Room 13' 3" x 8' 5" (4.04m x 2.56m)

A very useful space with a Belfast sink with Quartz worktops, plumbing for washing machine, space for an American style fridge/freezer, plenty of storage, window with plantation shutters to front, spotlights, built in cupboard, wood effect floor.

The Family Room 22'5" max 19'5" min x 18'10" max excluding bay 11'5" min

A simply amazing entertaining space. Beautifully presented by the current owners with a bay window with plantation shutters giving a lovely outlook towards the Bristol Channel and Welsh coastline. Two sets of lattice windows and french doors opening to the rear gardens. Exposed floorboards, pretty fireplace, picture rail, spotlights.

The Office/Gym Room 18' 9" x 11' 10" (5.71m x 3.60m)

A great addition to the property with a high vaulted ceiling with exposed beams, three sets of velux window lights with electric remote controlled solar blinds. French doors to the rear garden and a window with plantation shutters looking out onto the garden, wood effect floor.

FIRST FLOOR

Split Level Landing. Window with plantation shutters providing that incredible sea view, picture rail, access to loft space.

Bedroom 1 14' 8" into bay x 12' 0" (4.47m into bay x 3.65m)

A fabulous bay window provides a stunning view over the rooftops of Walton St Mary towards the Welsh coastline. Second window to side with plantation shutters, exposed floorboards, picture rail, triple built in wardrobe.

Bedroom 2 20' 6" into bay x 9' 6" (6.24m into bay x 2.89m)

A dual aspect room with a window overlooking the rear garden with plantation shutters and the bay window with plantation shutters providing the same incredible outlook as the master bedroom.

Bedroom 3 14'0" x 8'5" max 7'5" min

Measurements exclude a walk in wardrobe. High vaulted ceiling with skylight and window with plantation shutters to rear.

Bedroom 4 12' 0" x 8' 2" (3.65m x 2.49m)

A very elegant room with exposed floorboards, picture rail, window with plantation shutters to rear.

Family Bathroom

Beautifully fitted with a four piece suite of WC, washhand basin, bath on claw and ball feet with hand held shower attachment and separate shower cubicle with mains shower. Wood effect floor, picture rail, spotlights, access to the airing cupboard housing the gas combi boiler, obscure window with plantation shutters to rear.

Luxury Shower Room

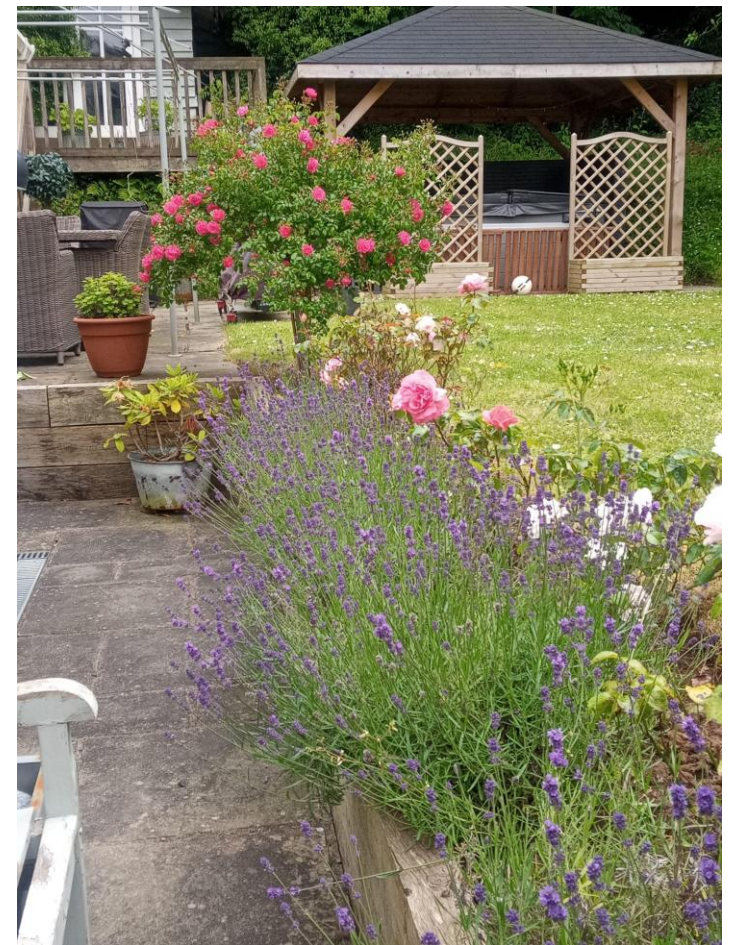
An exquisite room with a WC, washhand basin, king size walk in shower cubicle, electric shower, tiled floor, spotlights, window and plantation shutters providing that impressive sea view.

OUTSIDE Number 21 Kings Road has a very impressive entrance with off street parking for two cars. A set of steps rise to a pretty leaded light front door and undercover porch area with two inset ceiling spotlights and outside plug socket. To the left hand side of the porch is a door giving direct access to the utility room for those muddy boots. Double doors give access to an ample under house storage area with power and light. Access to the rear garden is via a right hand side gate. To the left of the property a bin storage and recycling area can be accessed via the left hand gate.

The Rear Garden Is a particular delight and immediately outside of the property is a sizeable canopy covering a lovely patio area which is a great place for a glass of wine and to enjoy the views of the garden. Steps rise to a level lawn and to the right hand side there is a garden shed, the lawn then opens to a second generous patio, a great place for bbq's etc. From here there is a gazebo over hot tub adding extra privacy, steps then rise and give access to the pretty summer house which could also be used as a further entertaining area. The summer house has power and an electric pendant heater for those chilly evenings. There are also several useful double plug sockets dotted around the garden. To the rear of the garden is a gate providing direct access to the woods for those woodland walks. Looking back at the house from the rear of the garden really does emphasise the size and how well maintained this impressive property is.





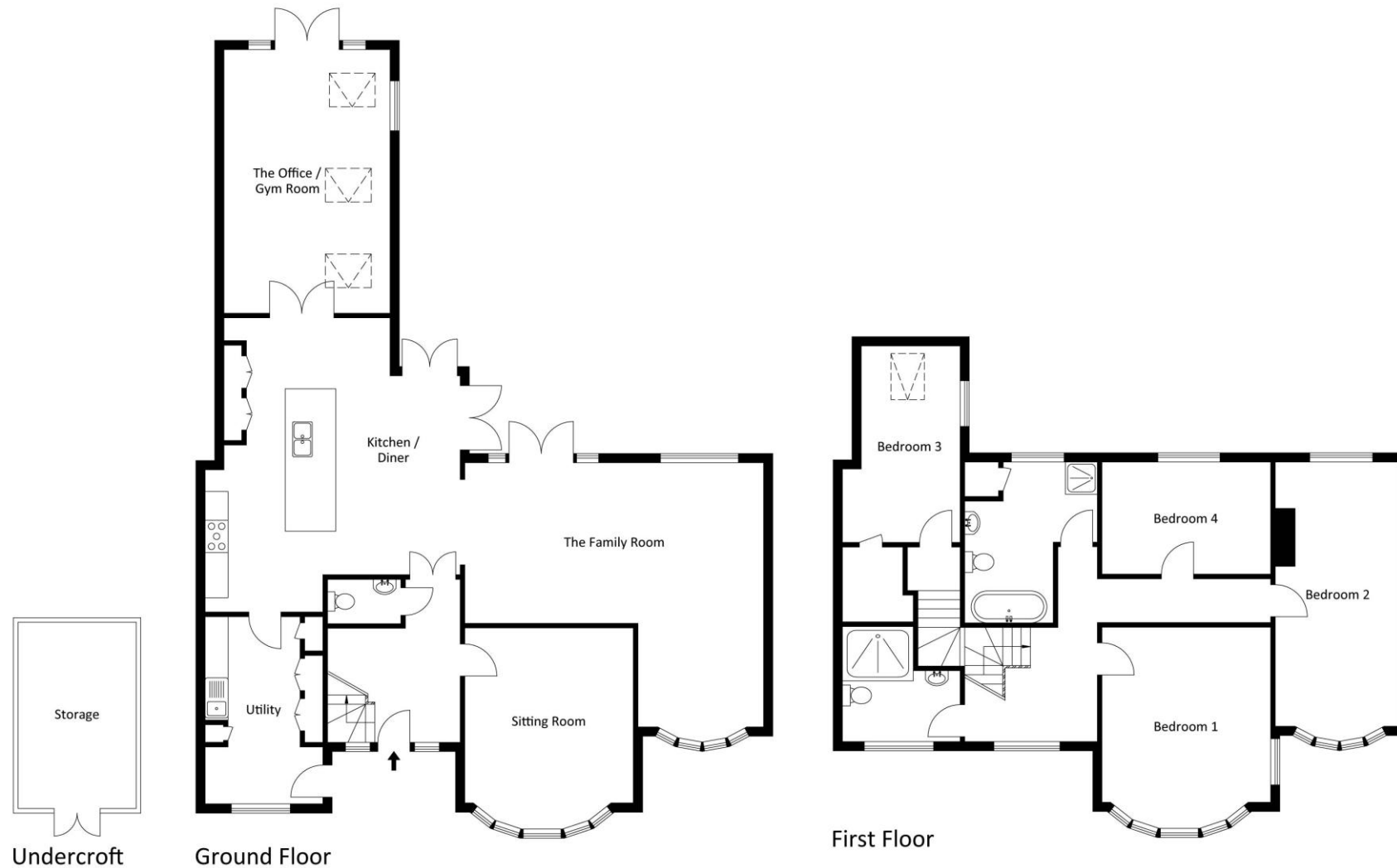








Kings Road, Clevedon BS21 7EN
Approx. Area 2156.90 Sq.Ft - 200.40 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

 Detached House

 Freehold

 4

 Garden

 2

 F

 3

EPC C

 Gas Central Heating

 Parking



Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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