



Arodene, Walton Down, Walton in Gordano,
Clevedon, North Somerset, BS21 7AR





This substantial detached bungalow can be found within a delightful village location and must be viewed to fully appreciate all it has to offer. It enjoys beautiful views over Clevedon's golf course and the neighbouring countryside. There are also coastal views to the Bristol Channel from many aspects of the surrounding grounds. The accommodation is spacious and there are also many useful outbuildings and one of these has a swimming pool. This is the perfect family home!



THE PROPERTY

Inside Arodene you will find 5 reception rooms, 5 bedrooms, 3 en-suites, 2 bathrooms, utility, wc and a spacious kitchen.



OUTDOOR LIVING

The current owners have created an amazing outdoor living space via a raised deck that connect the property with the swimming pool. This is a great place to party!

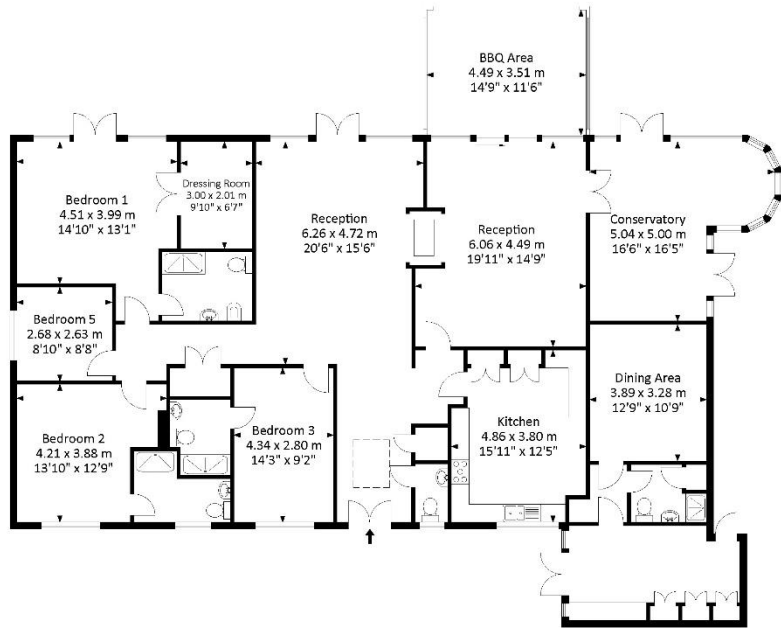
THE POOL

Consisting of swimming pool with attached hot tub, electric sauna, storage area, wet room, kitchenette and two double sliding doors out to the decking with views towards the house and golf course.



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Approx. Area 2433.10 Sq.Ft - 226.0 Sq.M

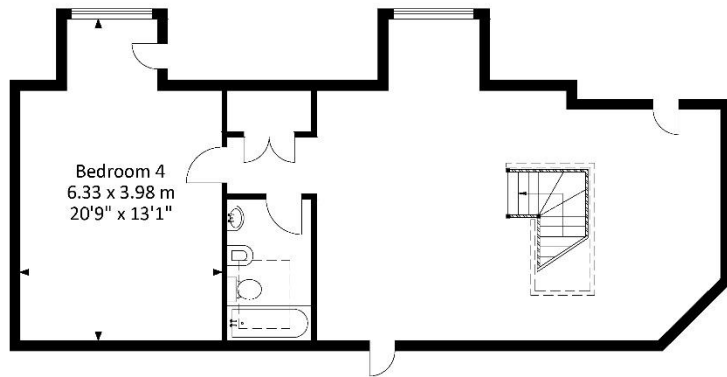


Ground Floor

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.

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Approx. Area 763.70 Sq.Ft - 70.90 Sq.M



First Floor

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 Floor plan produced by Westcountry EPC.

THE OFFICE

Woodburning stove, kitchenette, cloakroom and double sliding doors leading to an outside patio. There are two adjoining garages. This building could be converted into a separate dwelling subject to planning.

STONE BUILT GARAGE

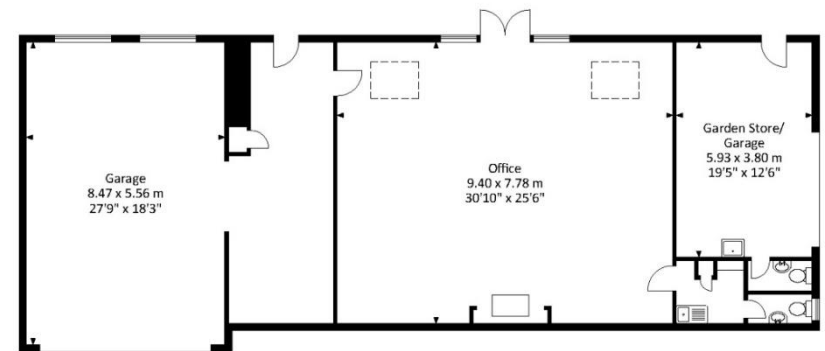
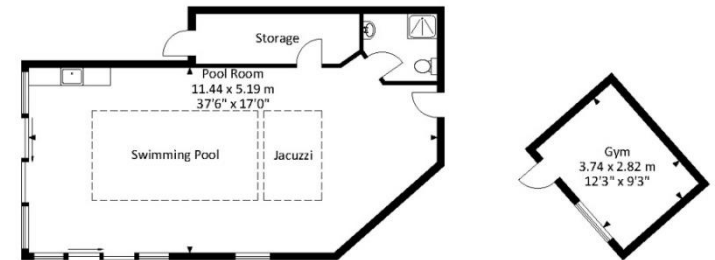
Parking for four cars with lighting and sink with hot water supply. Adjoining the garage is storage room with server and patch panel to distribute the internet into the office. Attached to the office is another garage with electric roller door, cloakroom and door out to the rear patio.

GARAGE/WORKSHOP

Parking for six cars. Next to the garage is a covered 1400 litre diesel tank. The property has large solar units on two on the buildings.

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Approx. Area 2700.40 Sq.Ft - 250.90 Sq.M



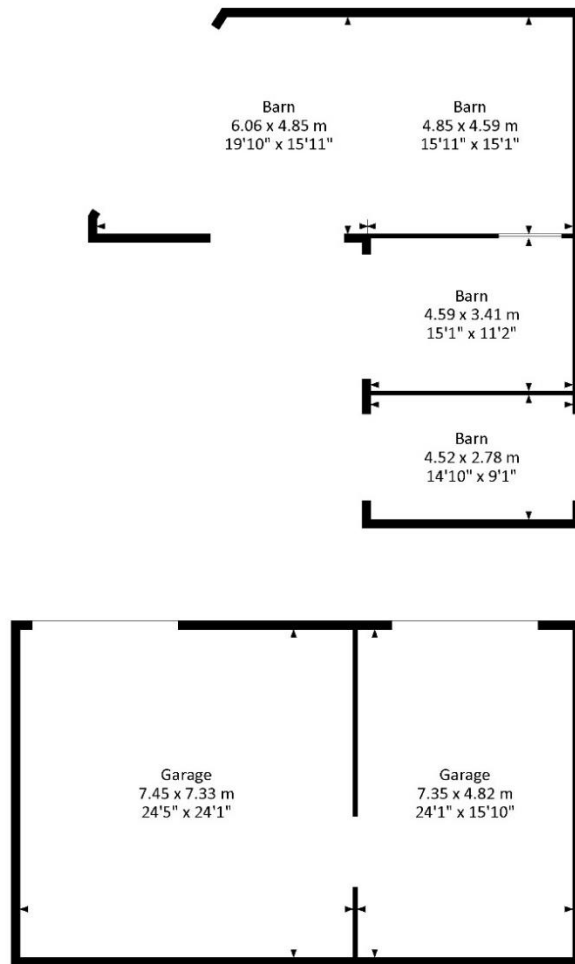
Pool Room And Office Buildings

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 Floor plan produced by Westcountry EPC.

LAND

Arodene is set in a plot of approximately 2.5 acres with a large pond next to the second garage. There are raised planting beds outside of the office and a vegetable plot with greenhouse. The garden is on an incline and at the top of the land the owners have planning permission for a new barn/stables. The front of the property faces Clevedon golf course. Views to the east are of the surrounding woodland and then from the field you have fantastic views towards the Bristol Channel and the Welsh coastline.

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Approx. Area 1778.10 Sq.Ft - 165.20 Sq.M



Outbuildings

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Floor plan produced by Westcountry EPC.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: F

Energy Rating: D

Health and 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 go careful in the gardens.

All viewings strictly by appointment with the agent Steven Smith Town and Country Estate Agents Ltd 01275 877771

PLEASE NOTE: 1. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may be available by separate negotiations. We often use a panoramic photo of a location. This is not a view from the property. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. The photographs may have been taken using a wide angle lens. 5. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 6. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 7. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 8. References to the tenure of a property are based on information provided by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.



