



**Merrylee**

15 Cambridge Road, Clevedon, BS21 7HX









# Merrylee

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**An outstanding, Victorian, family home with characteristically generous proportions, abundant original features, excellent energy efficiency and a south westerly garden on one of Clevedon's most prestigious roads.**

Detached, Victorian, family home of excellent proportions totalling 4326 sq ft with abundant original features throughout | Bespoke, southwest facing, Shaker kitchen breakfast room with Aga and direct garden access | Stunning, bay sitting room with open fireplace, ornate detailing and double-glazed sash windows | Formal, bay dining room with feature fireplace | Six well-proportioned bedrooms and a study | Family bathroom, shower room and two WC's | Flagstone dining terrace leading onto mature and well stocked, landscaped gardens to front and rear | Double tandem garage, drive and further off-street parking for multiple cars | 17 fully functioning solar panels and extensive double glazing providing an annual electricity net gain | No onward chain | EPC: C

## Situation

Nestled in the heart of one of Clevedon's most sought-after residential areas, Cambridge Road offers a rare blend of coastal charm, period elegance and modern convenience. This tree-lined avenue is renowned for its impressive period properties, peaceful setting and close-knit community.

Ideally located, Cambridge Road is a short walk from all the amenities, cafes and restaurants of Hill Road as well as the charming seafront, Clevedon Pier, Marine Lake and Salthouse Fields. Families will appreciate the proximity to excellent local schools, including the highly regarded Clevedon School (Ofsted Good) and a choice of well-rated primary schools – all within easy reach. Excellent private schools are also nearby with the Downs Preparatory School in Wraxall circa 7 miles distant and Sidcot School, Clifton College and numerous excellent Bristol schools circa 13 miles distant.

Weekends can be spent enjoying coastal walks or bike rides whilst Clevedon Cricket, Golf, Lawn Tennis and Sailing Clubs are all within proximity. The nearby, historic Curzon Cinema is an excellent institution for film and the arts.











Commuters are well-served with easy access to the M5 motorway, providing quick links to Bristol and the wider motorway network. Yatton Railway Station (circa 4 miles) provides direct links to Bristol Temple Meads and London Paddington whilst Bristol airport is a mere 7 miles with flights to most of Europe.

### For Sale Freehold

A highly desirable, Victorian family home, built in 1897, and lovingly looked after by the current owners since 1992. The property juxtaposes intricate Victorian features and generous proportions with modern day practicalities in the form of 17 solar panels and double-glazed windows resulting in a wonderfully charming family home with low running costs.

The house is approached via a tall wooden gated entrance leading onto a gravelled driveway which has been landscaped by the current owners to create plenty of space for turning and parking multiple cars.

The front door is located on the sunny, southerly elevation and approached through an intricate stone portico with inscribed date leading into a period entrance vestibule with original, mosaic flooring. The carpeted hall beyond is roomy and bright with ample light from all directions and a delightful turning staircase with hard wood balustrades to the first floor.

The Shaker kitchen breakfast room to the rear of the property is bespoke and bright with a dual aspect, southwest orientation and French doors leading directly onto the garden. The room was previously two and has been knocked through by the current owners to create an airy, open plan and sociable space. Engineered oak flooring runs throughout and there is ample workspace with granite and timber worktops, a central island and numerous timber wall and base units for storage. The appliances are integrated and include a gas Aga with two ovens and two hot plates, Bosch oven with four ring hob, dishwasher and fridge freezer. The curtains and blinds are made to measure and available by separate negotiation. A utility room and pantry sit off the kitchen housing the gas boiler, utilities and providing further useful storage. The panel for the original Victorian servant's bells is still in place and works for the front door, sitting room, dining room and one of the bedrooms.

The smart and sophisticated sitting room faces the front of the property and benefits from intricate and ornate corning, chandelier lighting, a lovely bay with double glazed sash windows, open fireplace with stone surround and a dual aspect affording it plenty of light. The room provides a civilised and elegant space in which to relax or entertain.

The dining room adjacent has similar proportions and character, also with fine detailing in the cornices, picture rails, cast iron feature fireplace and a double-glazed bay overlooking the front garden. The room works well for formal dining as well as a study or hobby room. Completing the ground floor accommodation is a tiled WC and useful storage space under the stairs.









The first-floor landing is wide and light with dado and picture railing and a WC on the half landing. All five bedrooms on this level are doubles, although bedroom five is currently used as a study (also with potential to be converted to an en suite). Bedroom one is particularly large with a double-glazed sash bay, integrated sink unit and wardrobes and an original, cast-iron feature fireplace with intricate artwork and a marble surround. Bedroom two also benefits from a double-glazed bay whilst bedrooms three and four have excellent proportions and integrated wardrobes. The bedrooms are served by a tastefully tiled family bathroom as well as a spacious shower room with double, walk-in rain shower.

Two further double bedrooms and a storage room are located on the top floor with far-reaching views. This is a versatile floor which can be opened up or closed down as required and there is good potential to convert the floor to a principal, owner's suite, if required.

### Outside

Externally, the gardens are well stocked, mature and beautifully laid out. The front of the house is adorned with wisteria, vine, ceanothus and oleander giving it abundant colour throughout the summer months. The front garden is made up of level lawn with high hedging providing plenty of privacy and a wonderful copper beech tree.

To the rear of the property, an open flagstone terrace sits directly off the kitchen / breakfast room and provides an excellent space on which to dine or entertain under the shade of a crabapple tree. The adjoining, southwest facing rear garden is superb with level lawns and well stocked, raised borders full of mature shrubs and perennials providing texture and colour. A path leads through a couple of arches to the rear of the garden where there are several apple trees. There are many spots within the garden to enjoy sunshine or shade as required. Forming the focal point of the garden is a fantastic yucca tree with a lavender base; a testament to levels of sunshine the garden receives. A potting shed and garden shed to the rear provide useful storage.

A well maintained, double tandem garage with concrete floor provides ample further parking or storage and houses the controls and battery for the 17 solar panels which generate an annual surplus for electric consumption.

The property is available with no onward chain.

**Services:** All mains connected.

**Local Authority:** North Somerset Council: Tel: 01934 888888  
**Council Tax:** Band G

**Directions:** Post Code BS21 7HX

**Viewing:** Strictly by appointment with Rupert Oliver Property Agents







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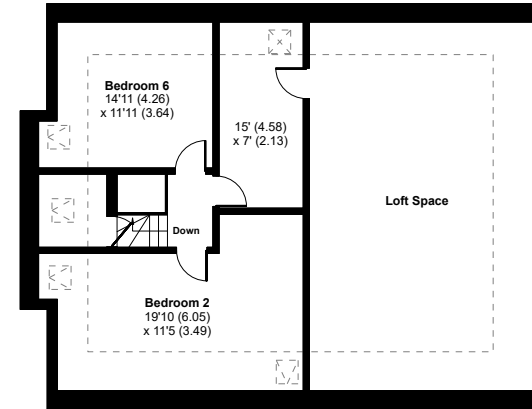
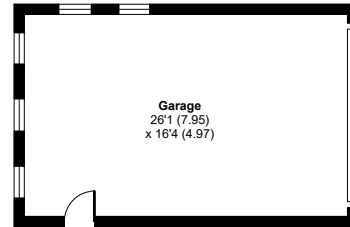
Approximate Area = 3517 sq ft / 326.7 sq m (excludes shed)

Limited Use Area(s) = 384 sq ft / 35.6 sq m

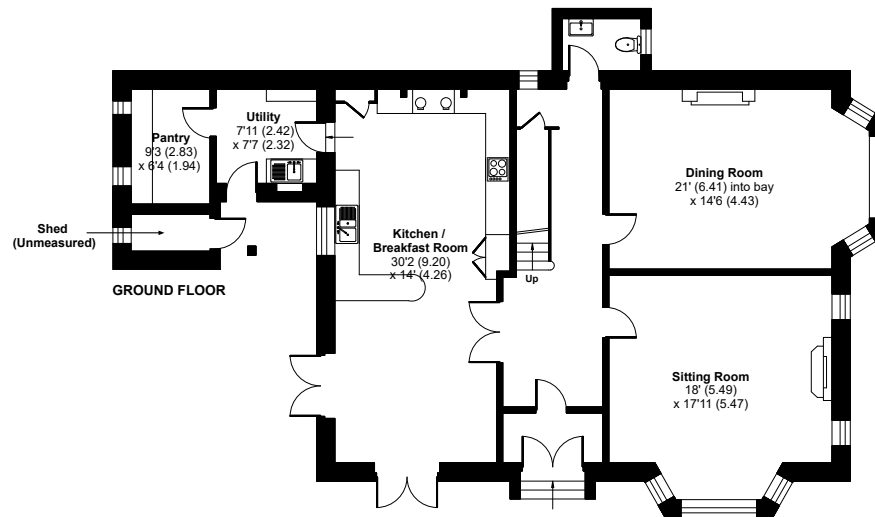
Garage = 425 sq ft / 39.4 sq m

Total = 4326 sq ft / 401.7 sq m

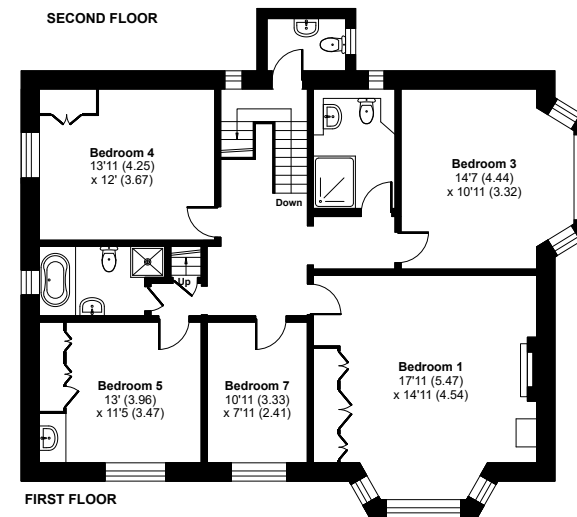
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Rupert Oliver Property Agents. REF: 1340248