



69, Clevedon Road, Bristol, BS8 3UL

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Agencies

David Ball Luxury is delighted to offer for sale this outstanding 4 bedrooms 4 bathrooms contemporary detached, new build home with an impressive 4,000 approximate square footage, complete with its own home cinema, gymnasium, sauna, and steam room. Externally there is a Landscaped garden, a gated driveway, and a heated swimming pool. This impressive home has been designed by the award-winning CAD Design from Cornwall and has been thoughtfully constructed to incorporate, luxury and comfort.

## Guide Price £2,000,000 Freehold

### Key Features

- Aprox 4,000 internal sqft
- Located 5 Miles From Bristol City Centre
- High End Bespoke Kitchens & Appliances
- Wellness Room, Sauna, Steam Room and Hot Tub
- Smart Home Automation
- Opportunity To Be-Spoke Interiors
- Architecturally Designed By Award Winning Architects
- Heated Outdoor Swimming Pool
- Secure garage For Two Cars
- 10 Year New Homes Warranty

Situated just 4.5 miles from the cultural and lively hub of the City of Bristol is the idyllic village of Failand with its sought-after Clevedon Road making it the perfect location for this luxury home. The prestigious Bristol Golf Club and the beautiful Tyntesfield Estate, a Victorian Gothic National Trust home are both within a mile of the property.

Number 69 has been designed and built for 21st century living with an emphasis on luxury and comfort. The vendor is happy to work with the purchaser to customize the home with a combination of Italian marble flooring, bespoke designed kitchen with quality appliances. There is an option to incorporate full smart home automation throughout collaborating with economic heating and security systems, making this the ideal opportunity to turn this into your perfect modern family home.

Accessed via the lobby, the ground floor opens into a dramatic entrance hall that filters into the impressive kitchen and lounge/diner which benefits from large glazed windows to the whole rear elevation. A terrace leads up to the pool, leisure centre, and gardens beyond. The ground floor also plays host to a useful home office/gym, fourth bedroom, cloakroom and utility along with access to the secure double garage.

To the first floor, there are two double bedrooms which are both complemented by en-suite shower rooms and south-facing views. The luxurious principal suite incorporating his and her dressing rooms, en-suite bathroom and walk-in shower, free-standing bath and vanity units with double basins.

The property has been meticulously designed and built to enable the owners to enjoy a luxurious and stylish lifestyle with enhanced smart technology. Remote controlled blinds and curtains, lighting, heating and security. Category 6 wiring will be installed throughout the property.

No 69 Clevedon Road provides a unique opportunity to own and create a modern, spacious contemporary family home built to a high specification in any idyllic location.

### Agents Notes

\*Buyers alterations and amendments are subject to build time and allowance - The following services can be found at the property: mains gas, electricity, water and drainage. However, we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.



N°69



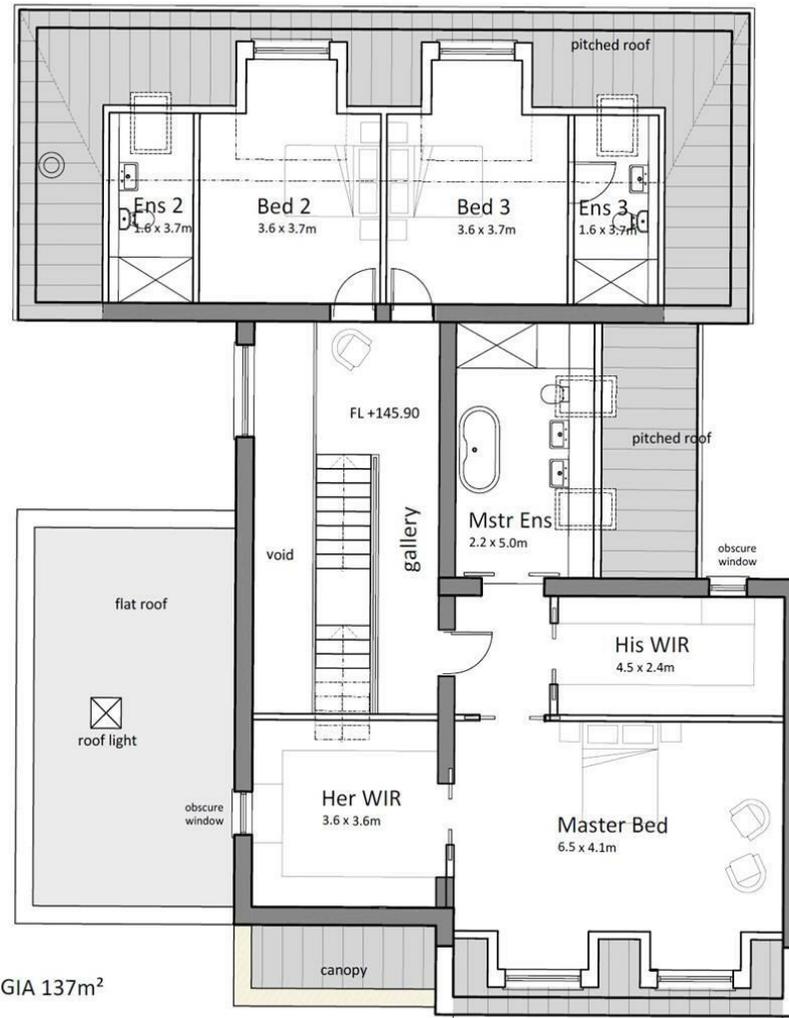
First Floor

N°69



Ground Floor





FF GIA 137m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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