

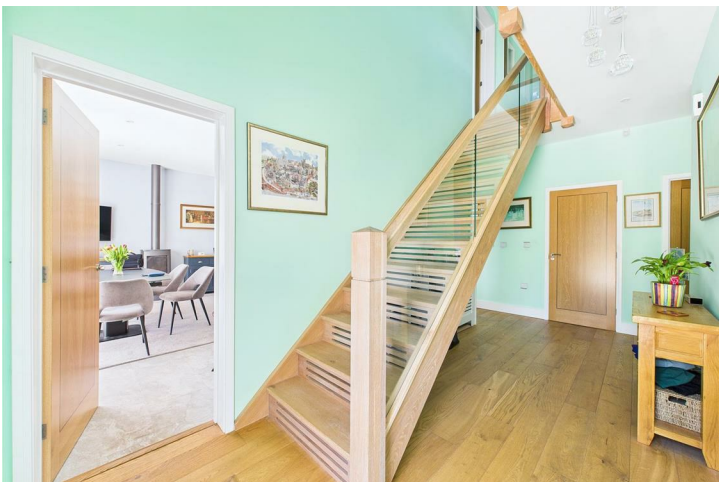
Channel Road Clevedon BS21 7DR

£1,150,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
2238.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
3



Warmth
Gas Under Floor



Parking
Driveway & Garage



Outside
Front & Rear Gardens



EPC Rating
B



Council Tax Band
F



Construction
Timber Framed



Tenure
Freehold

Set in an enviably secluded position in Upper Clevedon, this architecturally designed individual build offers over 2,200 sq ft of flexible and beautifully appointed accommodation. Designed with both style and functionality in mind, this detached home combines impressive modern features with thoughtful attention to detail throughout.

A welcoming central hall sets the tone, leading to spacious living areas that are flooded with natural light. At the heart of the home lies a stunning open-plan kitchen/living space, complete with a central island, quartz worktops, and a range of integrated appliances including two ovens, an induction hob, large fridge, and dishwasher. Bi-fold doors open seamlessly onto a sunny patio, creating an effortless flow between indoor and outdoor living—perfect for entertaining or relaxing.

The layout provides superb flexibility, with four generously sized bedrooms—two located on the ground floor and two on the first. The luxurious principal bedroom features a high-spec en suite and a full wall of Sharps fitted wardrobes. All bathrooms have been exceptionally styled by Westwave Bathrooms, offering a refined and contemporary finish.

Additional highlights include a separate utility room with extra storage, a water softening unit, and an MVHR system for efficient air circulation. Underfloor heating is provided in every room, ensuring year-round comfort.

Outside, the home continues to impress with a lawned front garden enclosed by a charming stone wall, and a thoughtfully landscaped rear patio area complete with a greenhouse and space for growing vegetables. A driveway provides parking for three vehicles and leads to a larger-than-average garage.

Located within easy reach of Clevedon Golf Club, Clevedon Secondary School, and boasting excellent transport links to Bristol city centre, this is a rare opportunity to secure a unique, high-spec home in one of the town's most desirable settings.







Architect-designed detached home in Upper Clevedon offering over 2,200 sq ft, luxury finishes, flexible layout, stunning kitchen, and secluded gardens with excellent transport links to Bristol.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is limited to likely.

CONSTRUCTION

Timber frames with Marley Cedral Fibre Cement Cladding

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



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