



15 Cambridge Road, Clevedon, North Somerset



An impressive, detached Victorian house with established part walled garden situated in this much sought after location close to the coastal footpath and beaches.

### Accommodation

**Ground Floor** Entrance vestibule | Reception hall | Sitting room | Dining room  
Kitchen/breakfast room with Aga | Cloakroom | Utility room | Pantry/store room  
2 cloakrooms (one on half landing)

**First Floor** 5 bedrooms | Bathroom | Shower room

**Second Floor** 2 bedrooms | Third room/potential bath or shower room

**Outside** Established part walled garden | Detached double garage | Generous parking

### Distances

Bristol City Centre 13.4 miles. Cribbs Causeway Regional Shopping Centre 15.4 miles.  
Yatton Rail Station 5.6 miles. Bristol Airport 10.5 miles M5 (J20) 4.2 miles.  
(Distances are approximate).

### Situation

Cambridge Road is situated in the popular area of Walton St Mary, a few minutes from Clevedon golf course. It is within walking distance of Hill Road with its restaurants, bars and independent shops and is also a short walk from Clevedon seafront, the iconic Victorian pier and the secluded Ladye Bay. Cambridge Road is a leafy road of mature trees and at the seaward end there is a green park with a seated viewpoint across the Channel to the Welsh coast.



### The Property

This impressive house was built in 1897 and is of classical Victorian proportions with lovely ceiling cornices, dado rails, moulded skirting boards and architraves, bay windows, and a tessellated floor in the entrance vestibule. All the rooms are light and bright with elegant high ceilings and look out on either the lawn and mature trees in the front garden or the secluded, sunny southwest garden to the rear.

Since the current owners purchased the property in 1992, they have updated the house carefully and considerably, and all features appropriate to the period have been retained. The large entrance vestibule has double doors opening into the inviting reception hall which has a handsome staircase with turned balustrade leading to the half landing and first floor. The elegant sitting room has an open fire with period stone surround, a bay window and a fine ornate ceiling cornice. The dining room too has an ornate ceiling cornice and a fireplace fitted with a cast iron grate.

The superb bespoke breakfast kitchen, which once was two rooms, has a wood floor, and French doors open to the rear secluded garden. The kitchen is comprehensively fitted with painted wood units, and has a central island. Integrated appliances include hob, oven, gas fired Aga, dishwasher and cabinet fridge.

On the first floor there are five bedrooms, one of which is currently used as an office, all with a lovely open outlook, as well as an attractive well fitted bathroom and shower room. To access the second floor, there is a door to the stairway which can be closed off from the rest of the house if desired. On the second floor are two bedrooms, and a third room which has the potential of converting into a bath or shower room, subject to any necessary planning consent.





## Outside

The property is approached between timber gates mounted on stone piers, and opens to a turning area and drive, passing the house and leading to a detached double garage with up and over door. There is parking for a number of cars.

The front garden is surrounded by tall dense mixed hedgerow. There is a level lawn and planted borders of shrubs and flowering plants. A mature wisteria adorns part of the front elevation.

The attractive southwest facing, well established rear garden is private and quiet and is walled on two sides. There are deep beds planted with ornamental and flowering shrubs, timber archways, expanses of level lawn interspersed with a crabapple, an old apple tree, a yucca tree with a circular lavender bed, and pathways. French doors from the kitchen/breakfast room lead out to a paved area for outdoor dining and entertaining.

## Property information

**Local Authority:** North Somerset Council : 01934 333 333

**Services:** All main services connected to the property. Gas fire central heating to all floors. Solar panels on the garage and the south facing roof. Broadband currently provided by Virgin Media.

**Tenure:** Freehold

**EPC:** C

**Council Tax Band:** G

**Guide price:** £1,495,000

**Directions (BS21 7HX):** When approaching Cambridge Road from the seaward end turn left into Cambridge Road. Drive along passing the junction with Edward Road. Continue, and the entrance to No 15 is seen along on the right-hand side.

**Viewings:** By appointment through sole selling agent Knight Frank

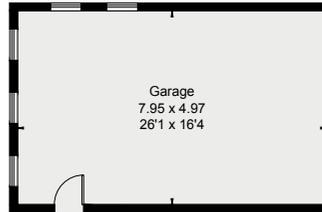
### Approximate Gross Internal Floor Area

The House = 309.7 sq m / 3,334 sq ft

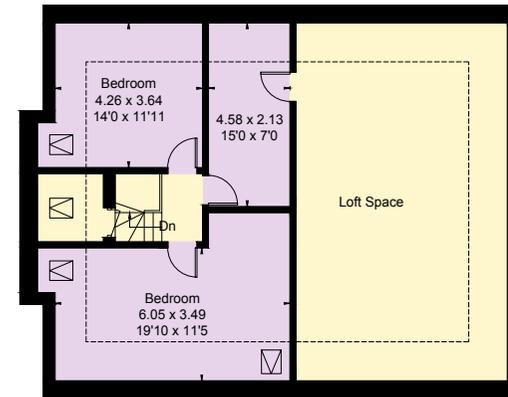
Garage = 39.3 sq m / 423 sq ft

Total Area = 349 sq m / 3,757 sq ft

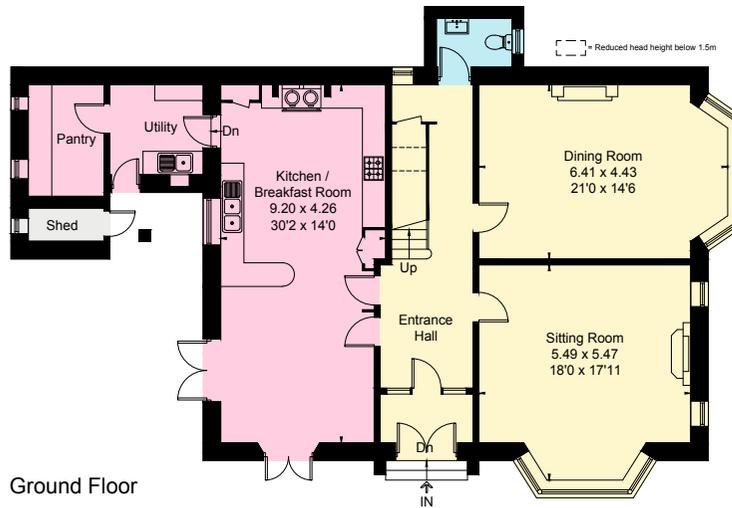
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



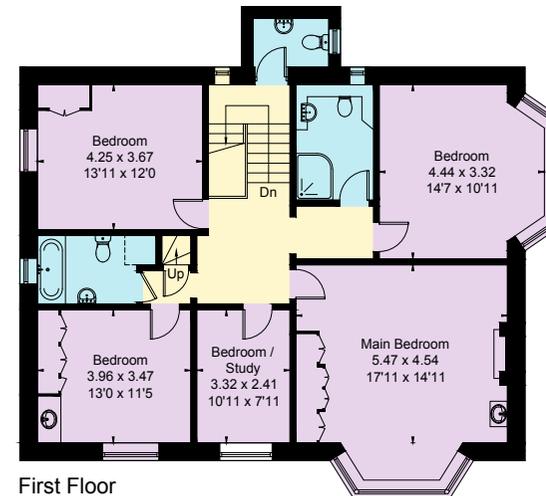
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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