

25 Princes Road

Clevedon



An impressive period detached house situated in the heart of Clevedon within close proximity to the beach, local shops and restaurants.

Bristol City Centre 13.2 miles, Cribbs Causeway Regional Shopping Centre 13.9 miles, Yatton Rail Station 4.2 miles, Bristol Airport 9.5 miles, M5 (J20) 1 mile (Distances and times approximate).



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Summary of accommodation

Main House

Lower Ground Floor: Gym | Games room | Wine cellar.

Ground Floor: Entrance hall | Sitting room | Cinema room | Kitchen | Dining room | Study | Utility room | Cloak room

First Floor: Principal bedroom with dressing room and en suite bath/shower room

Bedroom with en suite shower room and a further one bedroom.

Second Floor: 4 bedrooms | Shower room | Family bathroom.

Outside

Summer house | Garden | Double garage | Parking



Situation

Princes Road is ideally situated, close to many amenities including sports clubs, parks and shops. A stone's throw away from Clevedon Lawn Tennis club and Herbert Gardens, the property is also within walking distance of Hill Road with its restaurants, bars and independent shops. Princes Road is also a short walk from Clevedon seafront, particularly the iconic Victorian pier.



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This spectacular detached house on Princes Road, Clevedon offers over 6,000 sq ft of spacious living with modern comforts. The ground floor welcomes you with a large entrance hall featuring a stained-glass doorway, leading to a generous sitting room with an adjacent study. The formal dining room has the opportunity of seamlessly opening into the sitting area. The house features a large cinema room, perfect for movie nights. Furthermore, the utility room and cloakroom on the ground floor adds practicality and convenience.

The heart of the home is the large open-plan kitchen, equipped with quartz counter tops and modern lighting throughout. The kitchen also features integrated appliances throughout, including a 5-in-1 tap that can produce filtered cold water, boiling water and sparkling water alongside the standard hot and cold. Bi-folding doors from the bar open to the garden, perfect for summer gatherings. Upstairs, a laundry room on the half landing provides convenient storage for appliances.

The first floor comprises a principal bedroom, featuring a dressing room and en-suite bath/shower room. Two additional large bedrooms are situated on this floor, with one including an en-suite shower room. The second floor offers a further four sizeable bedrooms, a shower room, and an additional family bathroom, ensuring ample space for family and guests.



Outside

Externally, the property boasts a double garage equipped with solar panels with 10-kilowatt battery and ample parking to the front of the property. Electric gates at the front of the property ensure security and privacy. The expansive private garden includes a summer house, a water feature and outdoor seating areas, ideal for relaxation and entertainment. Fully renovated to a high standard, this home combines elegance with functionality, making it an ideal choice for discerning buyers.

Property Information

Tenure: Freehold

Services: All mains' services connected to the property. Gas central heating. Solar panels on the garage

Local Authority: North Somerset Council

Council Tax: Band H

EPC: D

Guide Price: £1,650,000

Directions (BS21 7SY): When approaching Princes Road from Chapel Hill, turn left into Princes Road. Continue down the road until you reach a crossroads. From here, cross over and continue down Princes Road. The entrance to the property will be seen on the right-hand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House = 521 sq m / 5608 sq ft

Outbuildings = 45.7 sq m / 492 sq ft

Total Areas = 566.7 sq m / 6100 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.



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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 May 2025. Photographs and videos dated May 2025.

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