



CLEVEDON ROAD, WRAXALL

BS48



CLEVEDON ROAD WRAXALL

A five-bedroom detached home in an elevated West Hill setting, with wide countryside views, landscaped gardens, double garage, air-source heat pump and solar panels, offered with no onward chain.



Local Authority: North Somerset Council

Council Tax band: F

Tenure: Freehold

Guide Price: £1,075,000



The ground floor is arranged for both family living and entertaining, with four versatile reception rooms filled with natural light and views from multiple aspects. The kitchen is well planned with extensive storage and work space, linking to a practical utility and boot room.

The triple-aspect family room benefits from large picture windows framing the far-reaching views to the south and west, with two lightwells further enhancing the natural light. This space opens directly to a covered veranda and the gardens beyond.







The sitting room features a fireplace and solid wood flooring, while a separate dual-aspect dining room lies to the front of the house. Three well-proportioned ground-floor bedrooms are served by a family bath and shower room.

Upstairs are two additional bedrooms, including a generous principal suite with walk-in wardrobe and built-in storage. Both bedrooms are served by a spacious family bath and shower room with a free-standing roll-top bath.

Thoughtful upgrades by the current owners include a modern air-source heat pump and solar panels, bringing notable energy savings to this home.



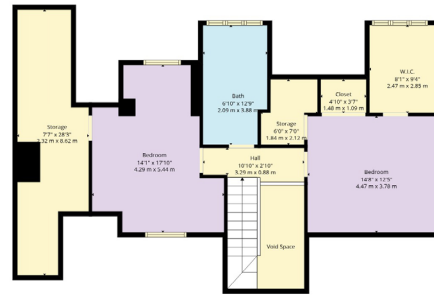
The property stands in a wide, mature plot with landscaped areas, lawn and established planting. A broad driveway leads to a double garage and offers extensive parking. The veranda and terrace take full advantage of the far-reaching views.

Wraxall is a sought-after North Somerset village surrounded by unspoilt countryside yet only six miles from Clifton. The village offers a primary school, church and pub, with everyday amenities and further schooling in nearby Nailsea and Backwell. Bristol's independent schools are within easy reach, with transport from the village. For commuters, junctions 19 and 20 of the M5 are close at hand, and Nailsea & Backwell station provides mainline rail services to Bristol Temple Meads and beyond.









Floor 2



Floor 1

TOTAL: 2534 sq. ft, 236 m2

FLOOR 1: 1872 sq. ft, 174 m2, FLOOR 2: 662 sq. ft, 62 m2

EXCLUDED AREAS: GARAGE: 369 sq. ft, 34 m2, PATIO: 420 sq. ft, 39 m2, BAY WINDOW: 11 sq. ft, 1 m2,

VOID SPACE: 53 sq. ft, 5 m2, STORAGE: 123 sq. ft, 11 m2, LOW CEILING: 84 sq. ft, 8 m2,

WALLS: 229 sq. ft, 22 m2



All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Robin Engley
0117 317 1996
robin.engley@knightfrank.com

Knight Frank Bristol
1 The Mall
Clifton

knightfrank.co.uk

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