



Kingston, 77 Dial Hill Road, Clevedon, BS21 7HL

**£925,000**

Steven  
*Smith*



'Kingston' is a unique detached property which can be found in one of Clevedon's premier roads. The spacious hallway connects beautifully with all of the downstairs accommodation. The sitting room has a set of French doors leading to the the stunning rear garden. For those who love to entertain there is an impressive kitchen diner with lots of storage and a breakfast bar. The master bedroom has its own en suite and the second bedroom has a lovely view over the rear garden. There is also a modern bathroom. Upstairs you will find two further double bedrooms and one even has a dressing room. From Dial Hill Road the property sits proudly in its grounds. There is a block paved drive providing ample parking and a single garage. To the rear is the hidden gem. The gardens are simply stunning with a level lawn and a patio with a pergola and a raised pond. They are well stocked with an array of established shrubs, tree and perennials. There is even a monkey puzzle tree. At the bottom of the garden a gate gives access to Wellington Terrace leading to beautiful coastal walks and Hill Road with its boutiques and fine dining.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Grand Reception Hall**

A lovely space with picture rail, obscure window, stairs to first floor and connecting beautiful with the following accommodation:

#### **Sitting Room 15' 0" x 14' 0" (4.57m x 4.26m)**

French doors with windows either side open to the stunning rear garden, a fireplace, picture rail.

#### **Kitchen/Diner**

#### **Kitchen 18' 4" x 9' 0" (5.58m x 2.74m)**

Beautifully fitted with a comprehensive range of high gloss wall and base units with working surfaces, ceramic sink with mixer tap, plumbing for washing machine and dishwasher. Double electric oven, built in microwave, five ring gas hob with contemporary extractor hood, window to side, stable door giving access to the rear garden. Oak floor flows through into:

#### **Dining Area 14' 8" x 14' 6" (4.47m x 4.42m)**

A circular bay window looks out onto the front drive, picture rail.

#### **Bedroom 1 16' 0" x 14' 1" (4.87m x 4.29m)**

An impressive double bedroom with window to front, picture rail.

#### **En-Suite**

Three piece white suite of WC, washhand basin set into vanity unit with storage below, king size shower cubicle with mains shower, partially tiled walls, obscure window.

#### **Bedroom 2 13' 6" x 13' 5" (4.11m x 4.09m)**

Window looking out over the rear garden, picture rail, spotlights.

#### **Bathroom**

Beautifully fitted with a four piece white suite of WC, washhand basin, corner shower cubicle with mains shower and separate bath. Partially tiled walls, tiled floor, ladder radiator., obscure window, spotlight.

#### **FIRST FLOOR**

**Landing.** With two light domes, access to eaves space.

#### **Bedroom 3 18'0" x 15'7" max 8'4" min**

A light and airy room with a window looking out onto Dial Hill and reaching across the rooftops of the properties in Walton St Mary. Measurements exclude access to the airing cupboard housing the hot water cylinder. Second cupboard housing the gas boiler. Door opens to:

#### **Dressing Room 12' 7" x 8' 1" (3.83m x 2.46m)**

Measurements include a run of built in wardrobes. Two velux windows.

### **Bedroom 4 15' 7" x 13' 8" (4.75m x 4.16m)**

A fourth double bedroom, Juliet balcony with French doors overlooking the immaculate rear garden. Access to eave space.

### **Shower Room**

Three piece white suite of WC, washhand basin, king size shower cubicle with mains shower, partially tiled walls, velux window, chrome ladder radiator.

### **OUTSIDE**

From Dial Hill Road a five bar pillared gate opens to the block paved driveway providing off road parking for numerous cars. To the front and right hand side is a

red brick wall and there are established shrubs and trees to the borders with a small area of lawn to the front of the

property. There is also access to the single garage. The block paved pathway continues to the side of the property giving access under a storm porch to the front door and the stable door of the kitchen.

### **Rear Garden**

Kingston certainly has an impressive and secluded rear garden. Immediately outside of the french doors from the sitting room is a patio and then an area of level lawn with hedging to the right hand side and beautifully stocked borders to the left with perennials, small trees and shrubs. There is a retractable awning over the patio area. Access to a garden shed. The block paved pathway extends down the garden giving access to a stunning pergola covering a second patio and a raised pond with further impressive shrubs.

The path then gives access at the rear of the garden which has been left to nature with beautifully established trees and steps descend to a lockable gate giving access onto Wellington Terrace, which leads to beautiful coastal walks and to the shops and fine eating on Hill Road. There is also a personal door to the garage.

### **Garage 19' 1" x 7' 4" (5.81m x 2.23m)**

With up and over door, power and light.

NB. The property has a water harvester located in the rear garden. There are also solar panels on the roof of the main property which heat the water.



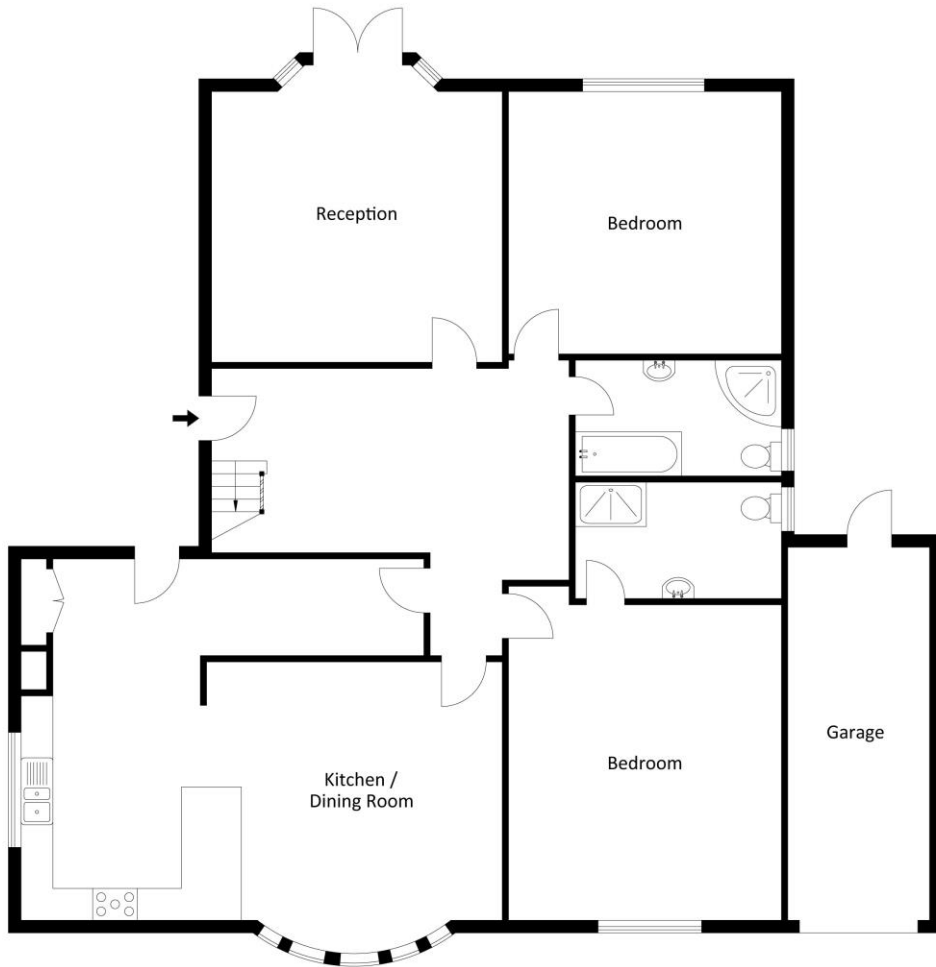






**77 Dial Hill Road, Clevedon**

Approx. Area 146.6 Sq.Ft - 1577.8 Sq.M  
(Total area includes garage)



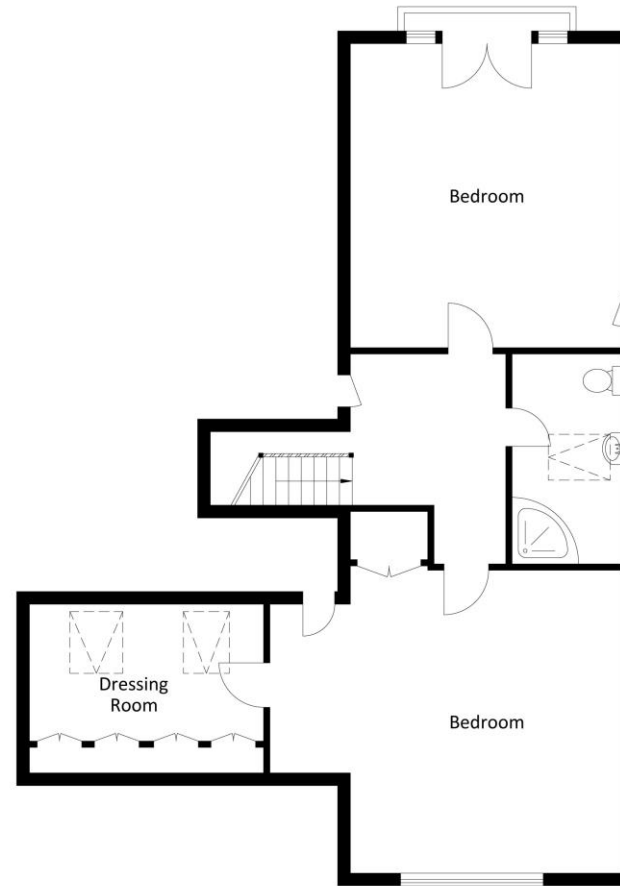
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

**77 Dial Hill Road, Clevedon**

Approx. Area 761.1 Sq.Ft - 70.7 Sq.M



First Floor

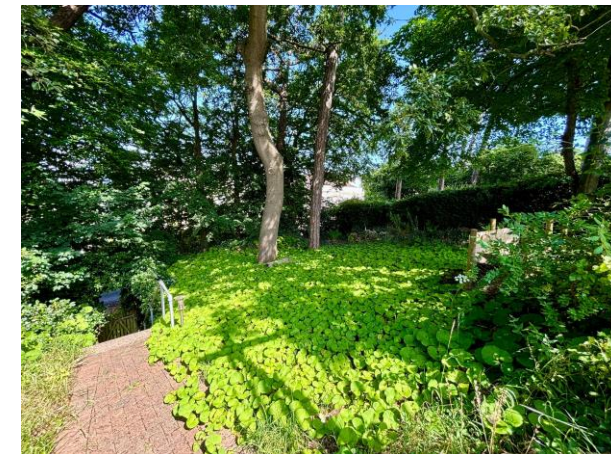
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**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

