



Waverley, 27 Edgehill Road, Clevedon, BS21 7BZ
£1,275,000

Steven
Smith

Situated in the sought after upper Clevedon area, this stunning semi detached Victorian home seamlessly blends period charm with modern living. Boasting an elegant façade with original architectural details, this property offers a perfect family retreat and even has views of the Bristol Channel towards the Welsh coastline. There are four spacious and light filled bedrooms, with high ceilings and sash windows. The master bedroom also has an en suite. A formal drawing room with original cornicing and a feature bay window is complemented by an impressive dining room, ideal for family gatherings. The kitchen breakfast room has been updated with quartz countertops and a white Aga. A rare feature, the private outdoor swimming pool is set in a beautifully landscaped secret garden, perfect for entertaining or relaxing during summer days. The gardens offer a delightful mix of patio, lawn, and mature planting, with ample space for outdoor dining and recreation. Located in one of Clevedon's most desirable residential areas, this home provides easy access to highly regarded schools, local amenities and excellent transport links. Ideal for those seeking a combination of historic charm and modern convenience, this property is a must see.

Accommodation (all measurements approximate)

GROUND FLOOR

Original front door opens to entrance vestibule with mosaic tiled floor, high moulded skirting, obscure window. Door opens to:

The Grand Hallway

Such an impressive space with a dog leg staircase to first floor, high moulded skirtings, dado rail, ornate ceiling cornice, understairs storage.

Cloakroom

White suite of WC, washhand basin, partially tiled walls, obscure window.

Drawing Room 25' 9" into bay x 15' 11" (7.84m into bay x 4.85m)

A spectacular room with a bay window providing a pleasant outlook over the front gardens and to the right hand side the Bristol Channel towards the Welsh coastline. A beautiful open fireplace takes centre stage, high moulded skirtings, picture rail, ornate ceiling cornice, central ceiling rose.

Kitchen/Breakfast Room 14' 8" x 13' 10" (4.47m x 4.21m)

Beautifully fitted with a range of base units with quartz work surfaces incorporating a double Belfast sink, fabulous AGA. Built in

appliances to include dishwasher and fridge/freezer, pretty fireplace, picture rail, window to rear. Door opens to:

Utility Room 12' 1" x 7' 1" (3.68m x 2.16m)

Fitted with base units and work surface to match the kitchen with Belfast sink, built in fridge, plumbing for washing machine, space for tumble dryer, tiled floor, window and stable door to rear garden. Door opens to:

WC

White suite of WC, washhand basin, tiled floor, obscure window.

Dining Room 20' 0" x 15' 9" (6.09m x 4.80m)

A second spectacular entertaining room with an attractive fireplace with built in storage either side, high moulded skirtings, picture rail, ornate ceiling cornice, central ceiling rose, window overlooking the front garden and views over Walton St Mary.

Study 12' 10" x 10' 10" (3.91m x 3.30m)

A lovely place to work from home with a beautiful fireplace with built in book shelves either side, window overlooking the rear garden, picture rail, ceiling cornice, central ceiling rose. Door opens to:

Butlers Pantry

A very useful walk in storage area with window to rear.

FIRST FLOOR

Landing Skylight, built in double cupboard, skirting boards, dado rail, picture rail, ceiling cornice, access to the airing cupboard.

Bedroom 1 22' 5" into bay x 15' 0" (6.83m into bay x 4.57m)

Measurements include built in wardrobes and a dressing table. Bay window providing an absolutely stunning view in a southerly direction across Walton St Mary towards the Bristol Channel and the Welsh coastline in the far distance. Picture rail.

En-Suite 13' 10" x 9' 1" (4.21m x 2.77m)

A five piece white suite of WC, washhand basin, bidet, bath and corner shower cubicle with mains shower, partially tiled walls, obscure window, picture rail. Door giving access to the airing cupboard.

Bedroom 2 19' 11" x 15' 11" (6.07m x 4.85m)

Measurements include a built in wardrobe. Window providing that outstanding view, picture rail.

Bedroom 3 14' 9" x 14' 1" (4.49m x 4.29m)

Measurements include a built in cupboard. Pretty fireplace, picture rail, window overlooking the stunning rear garden. NB. This room is currently being used as a home office.

Bedroom 4 12' 10" x 11' 9" (3.91m x 3.58m)

A fourth double bedroom with window overlooking the rear garden, picture rail.

Family Bathroom

White suite of WC, washhand basin, bath with hand held shower attachment, partially tiled walls, obscure window, picture rail, access to loft space.

OUTSIDE

From Edgehill Road a pillared entrance with double wrought iron gates open to an extensive driveway which splits two areas of lawn with established shrubs and trees to borders, stretching up to the right hand side of the property and leading to the front door and tandem garage. A lockable gate gives access to:

The Rear Garden

Waverley certainly has an impressive rear garden. Immediately outside of the property is a generous patio and access to a walk in storage area giving further access to the gas fired boiler. Water tap. There is also a gardeners storage area and a side door giving access to the garage. A few steps then rise to the main garden. The current owners have certainly enjoyed these gardens and a pathway leads up passing an area of lawn to the right hand side and an area of established shrubs, trees and perennials to the left. As the path continues the lawn

extends on the right hand side and then there is an area of lawn to the left hand side, again with established trees. There is a greenhouse, water tap and at the top of the garden a further patio area which is a great place to sit and look back down and enjoy the garden. The garden is bound by the original stone walling, from here there is a gate which gives access to an area of woodland extending to approximately ½ acre which has been left to nature and is also owned by Waverley. The hidden surprise is an arched gate which gives access to:

The Secret Garden and Pool

A pretty pathway leads to a large area of level lawn with fantastic established borders and a great place for kids to kick a ball etc. At the far end is the swimming pool which is used by the current owners and there is also a summer house overlooking the pool. This area is so private and sunny and great for family entertaining. The trees and wildlife around are in abundance. NB Please note the Secret Garden area is protected by a Covenant which restricts building on the site









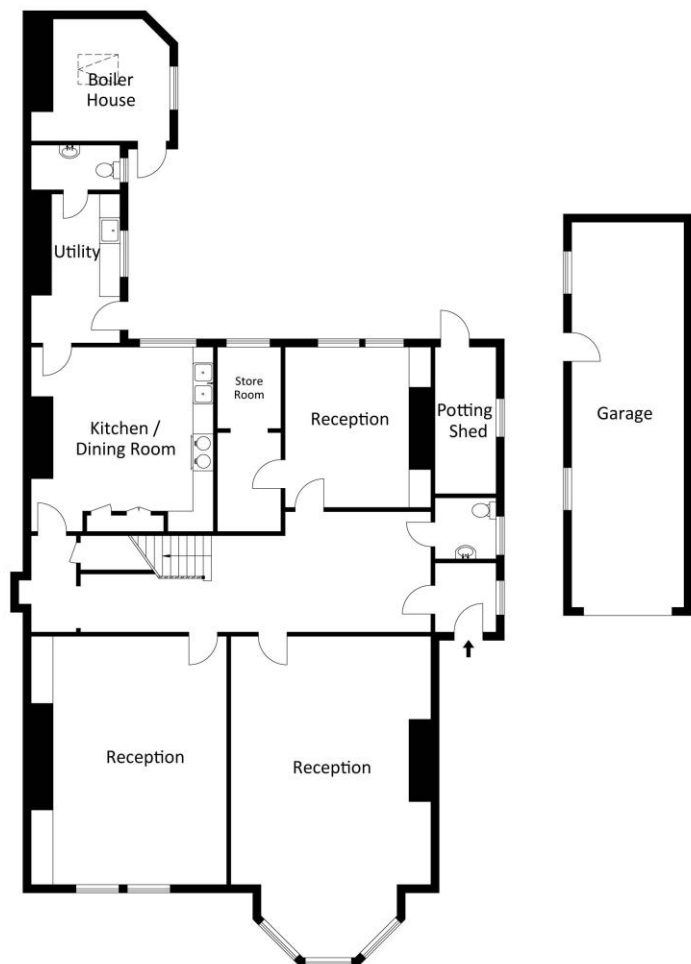




27 Edgehill Road, Clevedon

Approx. Area 2053.0 Sq.Ft - 190.7 Sq.M

(Total area includes garage/potting shed/boiler house)



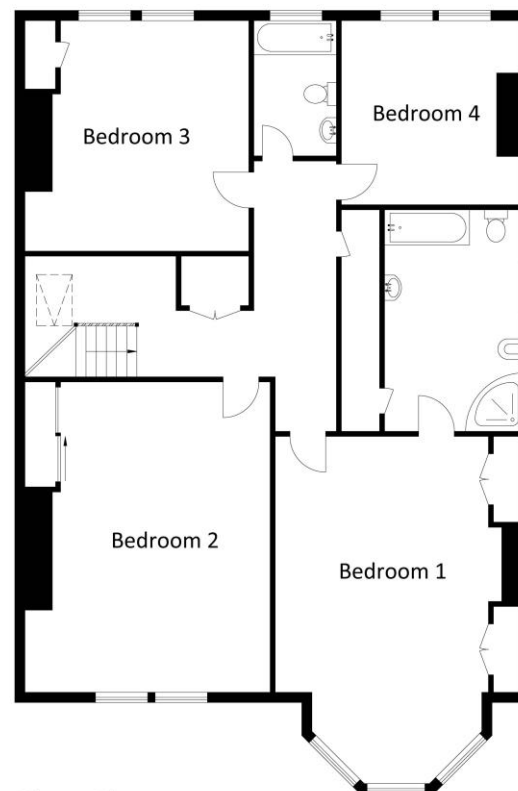
Ground Floor

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.

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Approx. Area 1439.4 Sq.Ft - 133.7 Sq.M



First Floor

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Semi Detached House



Freehold



4



Gardens



2



G



3

EPC

E



Garage and Heating



Garage and Parking



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

E: 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

