



1 Cambridge Grove, Clevedon, BS21 7BW
£1,225,000

Steven
Smith

A decorative horizontal bar at the bottom of the page consisting of a series of colored rectangles in various shades including red, blue, green, yellow, and grey.

This stunning four bedroom detached house is situated in the highly sought after area of Upper Clevedon, offering an exceptional living experience. Beautifully designed and immaculately presented, the property boasts incredible gardens that provide a serene and picturesque setting. The bespoke kitchen is a true highlight, featuring high end appliances, sleek finishes, and a spacious layout perfect for both everyday living and entertaining. The generously sized bedrooms offer comfort and elegance, while the well appointed living spaces exude warmth and sophistication. A double garage provides ample parking and storage, adding to the convenience of this remarkable home. With its prime location and outstanding features, this property is a rare gem that combines luxury, style, and practicality.

Accommodation (all measurements approximate)

GROUND FLOOR

An arched open porch with quarry tiled floor gives access to the solid wood front door. Door opens to:

Hallway

With Karndean floor, stairs to first floor and opening to the incredible open plan living space.

Living Room 15' 10" x 12' 0" (4.82m x 3.65m)

Such an elegant room with a window looking out over the impressive front gardens and french doors with windows either side giving access to the rear garden. The original solid oak parquet floor is a real feature and there is even a traditional open fireplace.

Open Plan Living 27'6" max 19'1" min x 17'11" max 11'4" min

It is very rare that we see a room of this sheer quality. The kitchen takes centre stage and is complimented by the high end appliances. In the centre of the kitchen is an incredible island with a quartz work surface incorporating a double sink with drainer and boiling water tap. Opposite the island, a four ring gas hob incorporates a downdraft extractor, two electric ovens with warming drawers below. Integrated separate larder fridge and freezer and a stunning oak cladded pantry, integrated dishwasher and plenty of storage. Two atrium style skylights. A semi circle bench is a great place to enjoy the wall mounted television and the contemporary woodburning stove. This flows through into a second seating area where a set of bi-folding doors and a set of french doors connect the space beautifully with the rear garden. The Karndean floor flows through the entire area and even leads to the home bar.

The measurements in this area exclude an understairs cupboard which doubles as a utility with plumbing for washing machine and space for tumble dryer and from the kitchen there is then access to:

From the kitchen there is then access to:

Shower Room

Exquisitely fitted with a three piece suite of WC, wall mounted washhand basin with storage below, king size shower cubicle with mains shower, chrome ladder radiator, spotlights, extractor fan.

From this space double doors open into:

Dining Room 13' 1" x 12' 0" (3.98m x 3.65m)

A dual aspect room with both windows looking out over the front drive, Karndean floor, feature fireplace (ornamental only), book storage. Glazed door opens to:

Home Office 11' 11" x 8' 5" (3.63m x 2.56m)

Window looking out over the front drive, Karndean floor and measurements exclude a cupboard for shoes and coats. Access to boiler room.

FIRST FLOOR

Landing. Window to rear, access to loft space and a storage cupboard. Airing cupboard.



Master Bedroom 11' 11" x 10' 8" (3.63m x 3.25m)

A very elegant room with a window looking out over the front gardens with plantation shutters.

En-Suite

Four piece white suite of wall hung WC, contemporary washhand basin, corner bath and separate king size shower cubicle. Fully tiled floor, tiled effect floor, window to rear with plantation shutters, spotlights, extractor fan, chrome ladder radiator.

Bedroom 2 12' 1" x 9' 7" (3.68m x 2.92m)

A pretty room and dual aspect with both windows looking out to front and the main window providing at certain times of the year channel glimpses towards the Welsh coastline. Laminate floor.

Bedroom 3 15' 1" x 8' 9" (4.59m x 2.66m)

A front to back room with window overlooking the front driveway and second window to rear.

Bedroom 4 9' 9" x 8' 9" (2.97m x 2.66m)

The current owners are using this as a walk in wardrobe. Wood effect floor, window to rear.

Family Bathroom

Beautifully fitted with a three piece white suite of WC with concealed cistern, contemporary washhand basin, spa

shower bath with electric shower and glass shower screen door. Fully tiled walls and floor. Obscure window with plantation shutters, spotlights, extractor fan.

Separate WC

White suite of WC, washhand basin, partially tiled walls, tiled floor, chrome ladder radiator, obscure window. Two separate storage cupboards.

OUTSIDE

1 Cambridge Grove certainly has an impressive entrance, a five bar gate opens to an extensive area of block paved drive which leads to the detached double garage. The front garden is immaculate and laid to lawn with beautifully established shrubs and trees to borders and the garden is bound by predominantly concrete pillared panelled fencing. The approach to the front door is impressive. A lockable side gate gives access to:

The Rear Garden

The rear garden is a particular gem and immediately outside of the property is a patio which the current owners use for outdoor entertaining. Steps then rise to a second patio where there is a feature Magnolia tree and this area sweeps around to a lawn where there is then access to a small summer house and again in this area there are beautifully

established trees to borders. The gardens have been incredibly planted and offer plenty of colour and interest during the Spring, Summer and Autumn months. From the patio outside of the bi-fold doors from the open plan living area a second set of steps rise to a second patio, again a great place for outdoor entertaining which leads to the:

Spa Room 15' 10" x 12' 7" (4.82m x 3.83m)

This room has been enjoyed by the current owners and has been used for a sizable hot tub, there is a sink with water and a set of french doors and two windows and two skylights. This room could also be used for those working from home that want to be separate to the main property.

The Garage 18' 11" x 18' 2" (5.76m x 5.53m)

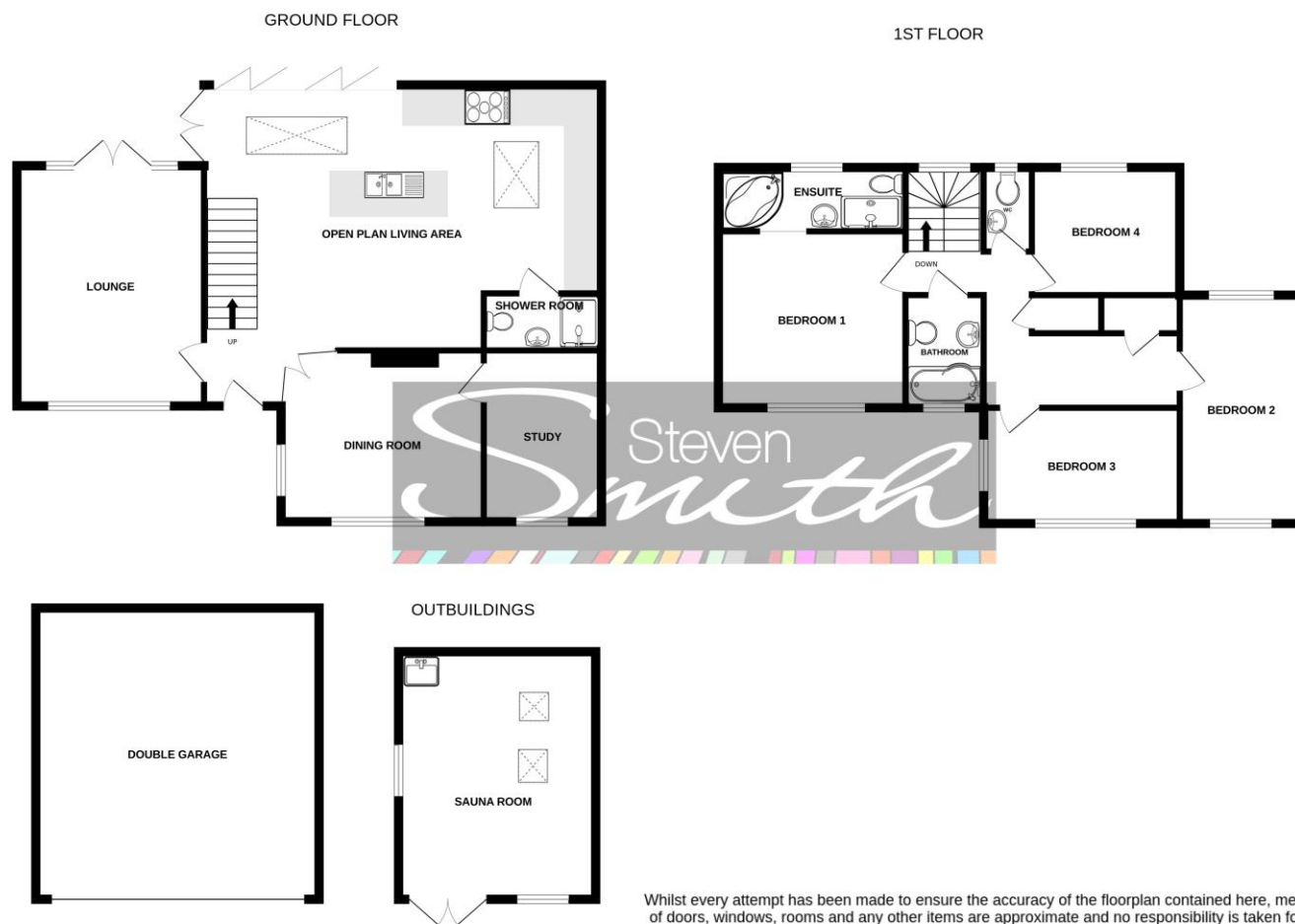
With automatic up and over door, power, light and water supply.











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Detached House



Freehold



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Garden



3



E



3

EPC

D



Gas Central Heating



Double Garage



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Please Note

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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

