



25 Princes Road, Clevedon, BS21 7SY  
**£1,595,000**

Steven  
*Smith*



Situated on one of Clevedon's most sought after roads, this remarkable Victorian home offers 6,100 sq ft of beautifully renovated accommodation and a lifestyle that blends grandeur with warmth.

Behind its handsome façade, the house unfolds with elegance and ease, beginning with a wide and welcoming hallway that sets the tone for the rooms beyond. The sitting room is a space made for gatherings, with high ceilings and generous proportions, while the cinema room offers a more intimate place to unwind. There is a formal dining room for special occasions, a quiet study for working from home, and at the heart of it all, an outstanding kitchen and dining space. With bi-fold doors opening straight

onto the garden, this is a room that naturally draws people together, perfect for everyday living as well as entertaining. There is also a utility with a door to the garden.

Upstairs, the first floor is dedicated to comfort and retreat. The master suite is a sanctuary, complete with a sizeable dressing room and a luxurious en suite, while the guest bedroom also enjoys its own en suite. A further double bedroom and luxury bathroom adds flexibility to this level. The second floor continues the sense of scale, offering four more double bedrooms along with a family bathroom and shower room, ensuring space for everyone.

The lower ground floor transforms the home into something truly special, with a gym, games room, wine cellar and generous storage all designed to enrich the way you live and entertain.

Outside, automatic gates open to an impressive driveway and a detached double garage. To the rear, the garden feels like a hidden haven, cleverly landscaped to create a variety of spaces to relax, dine and play.

For those who love an active lifestyle, Clevedon's tennis club sits right next door, adding yet another dimension to the home's appeal. This is more than a house, it is a statement of style, space and lifestyle, offering the rare chance to enjoy both period character and contemporary living in one of Clevedon's most prestigious settings.



# 25 Princes Road

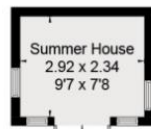
## Clevedon BS21 7SY

Gross Internal Area (Approx.)

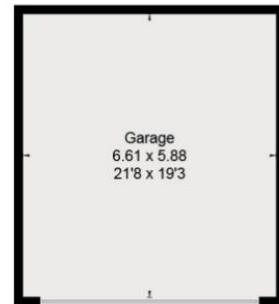
Main House = 521 sq m / 5608 sq ft

Outbuildings = 45.7 sq m / 492 sq ft

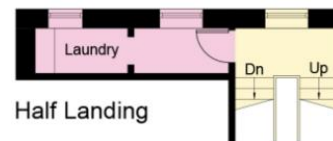
Total Areas = 566.7 sq m / 6100 sq ft  
(Including Garage)



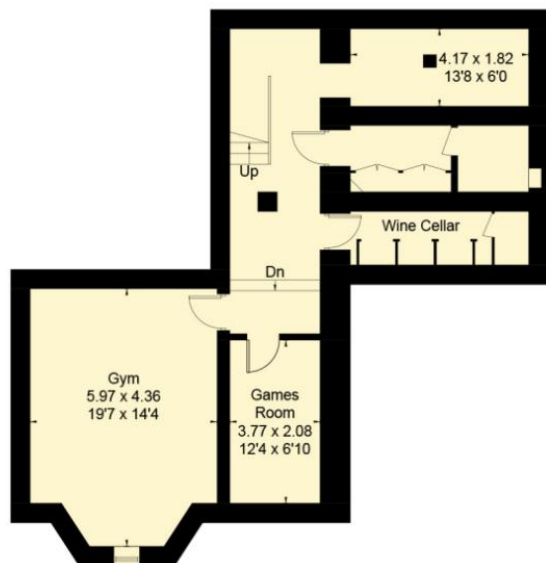
(Not Shown In Actual  
Location / Orientation)



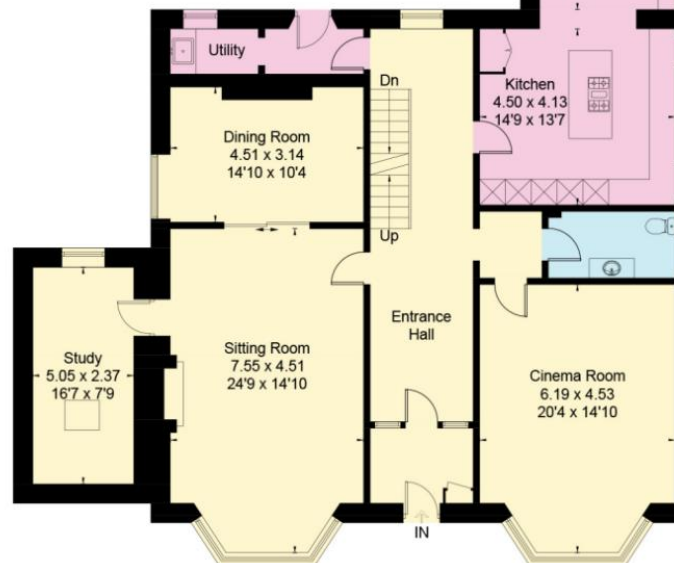
(Not Shown In Actual Location / Orientation)



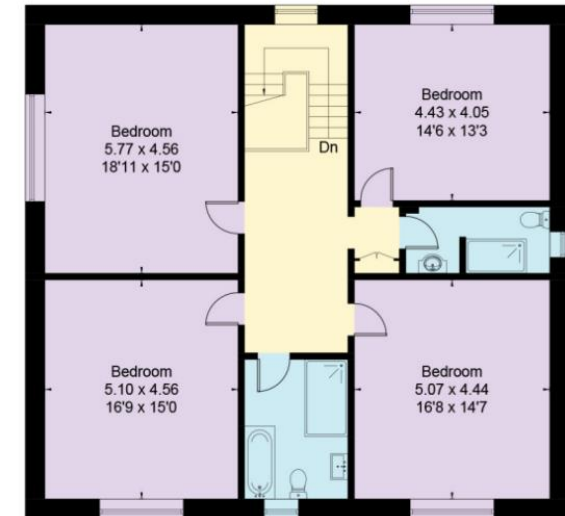
Half Landing



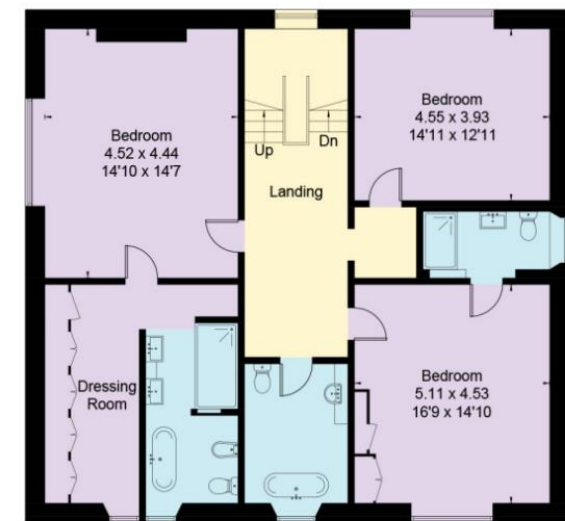
Lower Ground Floor



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90748

















 Detached House

 Freehold

 7

 Garden

 5

 H

 5

**EPC** D

 Gas Central Heating

 Garage







#### 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 particulars, 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](https://www.facebook.com/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

