



19 Brackenwood Road, Clevedon, BS21 7AB
£845,000

Steven
Smith

Tucked away in the desirable heights of Upper Clevedon, this striking detached four bedroom bungalow perfectly balances contemporary comfort with timeless charm, all framed by breathtaking views down to the picturesque Swiss Valley. Inside you will find a light filled modern kitchen diner designed for both everyday living and effortless entertaining. The spacious sitting room offers a welcoming place to unwind, while the show stopping extension creates a sense of luxury and calm. Here, the master suite feels more like a private retreat, complete with elegant built in wardrobes, a sleek en suite and French doors that open directly onto the garden, the ideal spot for morning coffee. The additional bedrooms are thoughtfully arranged, with the fourth currently serving as a stylish fitness room and a beautifully finished modern bathroom completes the interior. Outside, the property makes just as much of an impression. To the front, there's generous off road parking, complemented by an exquisite oak framed car port and a handsome timber garage. The rear garden is where this home truly shines with an inviting blend of contemporary design and established greenery, perfectly positioned to soak in those sweeping valley views. At the garden's edge, "The Garden Room" awaits, a delightful hideaway complete with its own wood burning stove, offering a cosy spot to curl

up and enjoy the peace of this stunning setting.

Accommodation (all measurements approximate)

Front door opens to porch, door opens to:

Hallway

Access to loft space, cupboard for shoes and coats.

Sitting Room 16' 7" x 13' 0" (5.05m x 3.96m)

A contemporary woodburning stove takes centre stage, window overlooking the front garden, TV media wall, picture rail.

Kitchen/Diner 23' 2" x 10' 0" (7.06m x 3.05m)

Beautifully fitted with a two tone high gloss range of wall and base units with working surfaces, sink with mixer tap, integrated appliances to include dishwasher, fridge/freezer, two ovens of which one is a microwave combination, plate warmer, breakfast bar, window overlooking the rear garden, sliding patio door giving access to the decking area. Space for a dining table, spotlights, electric four ring induction hob with contemporary extractor hood.

The Master Suite 22'8" max 15'0" min x 14'6"

Wow! This incredible addition to the property must be seen to fully appreciate all it has to offer, from the hallway a door opens into an inner hall with his and hers

wardrobes either side with two steps descending to the bedroom itself. The bed is placed in the centre of the room with a cladded backdrop with bedroom lights either side. There is a dressing table area with feature windows, a set of french doors connecting this space beautifully to the rear garden, wood effect floor and two steps rise to a lovely seating area with a feature window providing views over the garden towards the Swiss Valley in the far distance.

En-Suite

Exquisitely fitted with a three piece suite of WC with concealed cistern, washhand basin with drawer storage below, king size shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, skylights, obscure window.

Bedroom 2 11' 11" x 11' 0" (3.63m x 3.35m)

Two windows looking out onto the front drive.

Bedroom 3 11' 10" x 9' 10" (3.60m x 2.99m)

Two windows to front.

Bathroom

Beautifully fitted with a four piece white suite of WC with concealed cistern, washhand basin, bath and shower cubicle with mains shower. Tiled effect floor, obscure window, spotlights, chrome ladder radiator.

From the hallway a door opens to:

Utility Room 7' 6" x 5' 8" (2.28m x 1.73m)

Fitted with units and working surface, plumbing for washing machine, space for fridge/freezer, door giving access to the car port.

Fitness Room/Bedroom 4 11' 10" x 7' 2" (3.60m x 2.18m)

Currently being used as a fitness room with two obscure windows, spotlights, loft hatch.

OUTSIDE

From Brackenwood Road a tarmac driveway descends down to the property providing parking for numerous cars and eventually leads to the front door. The front gardens have been laid to stone shingle with established shrubs and trees. To the right hand side an impressive oak car port provides further parking and there is also access via a lockable door to the utility room. Double doors give access to:

Garage/Workshop 19' 4" x 10' 7" (5.89m x 3.22m)

A very useful space of timber construction with power and light. A lockable side gate then gives access to:

The Rear Garden

These gardens are so impressive and immediately outside of the sliding door from the kitchen/diner is an impressive raised deck with a covered pergola

adorned by a Whisteria. This then steps down to a contemporary patio giving access via the french doors to the incredible master suite which is clad in birch wood. A lawn descends down through multiple areas of established shrubs, trees and perennials with the backdrop of the woods in the distance taking in all of our seasons. The bottom of the garden there is access to the garden room which is a great place for entertaining and of brick and stone construction with a tiled roof and a woodburning stove. This is certainly a lovely place to look back up towards that impressive extension.

Potential Separate Home Office 13'11" x 8'2" max 4'0" min

This place is separate to the property and is accessed via a UPVC double glazed door with a skylight and power and could be adapted further to make a great home office.

NB. Planning permission has been granted for a front extension.

<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RABRXXLPKPV00>



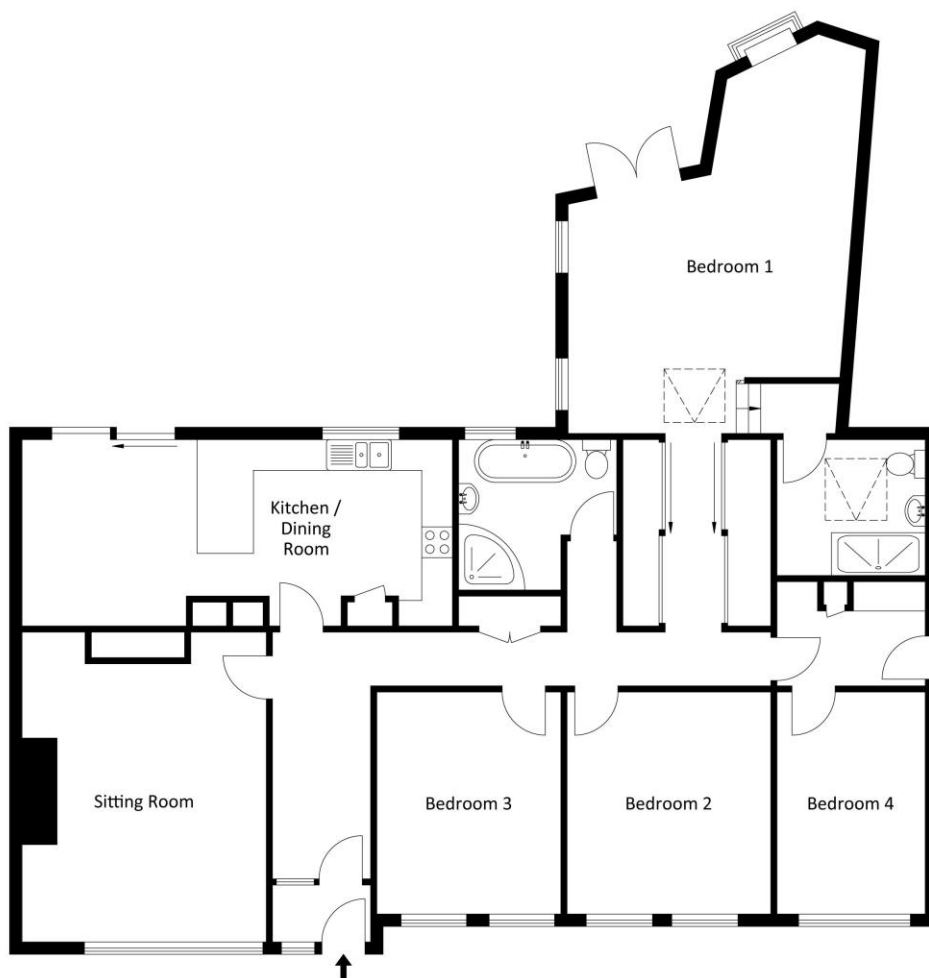






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Approx. Area 1507.90 Sq.Ft - 140.10 Sq.M



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.



Detached Bungalow



Freehold



4



Garden



2



F



1

EPC

C



Gas Central 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.

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