

8 Salisbury Grove, Clevedon, BS21 7GA

£685,000

Steven Smith

Located within the prestigious Spitfire Homes development, this contemporary residence offers far more than just a place to live, it provides a gateway to a refined, effortless lifestyle. Set against the majestic, historic backdrop of the Clevedon Hall estate, the property makes an immediate statement with its crisp architectural lines and an oversized garage that cleverly integrates a discreet utility. Upon entering, the home reveals its sophisticated character through a striking glass walled hallway, a design masterstroke that bathes the ground floor in natural light and offers a tantalising glimpse of the culinary heart that lies beyond. The interior is a masterclass in modern open plan living, where a sleek, high specification kitchen flows seamlessly into an expansive lounge and dining area. This is a space designed for the rhythms of a social life, where the boundaries between indoors and out are elegantly blurred by floor to ceiling bi-fold doors. These open onto a meticulously landscaped sanctuary featuring a sun drenched patio which is the perfect stage for sunset cocktails or long, alfresco summer lunches. Retreating upstairs, the sense of space and light remains constant across three beautifully appointed double bedrooms. The principal suite serves as a private sanctuary, complete with a boutique style en suite and a glass fronted balcony. It is the ultimate spot for a quiet morning espresso while soaking in the tranquil atmosphere of this exclusive enclave. Beyond the front door, the charming coastal town of Clevedon beckons. Residents can enjoy a curated lifestyle of independent boutique shopping, artisan cafes, and sophisticated dining, all just a stroll away from the iconic Victorian pier and the invigorating sea air of the promenade. With the vibrant energy of Bristol within easy reach and exceptional local schooling on your doorstep, this home is a rare find that perfectly balances rural serenity with coastal chic and urban convenience.

Accommodation (all measurements approximate)

GROUND FLOOR
Front door opens to:

Hallway
Cupboard, spotlights.

Cloakroom
White suite of wall hung WC with concealed cistern, washhand basin with storage below, partially tiled walls, tiled floor, spotlights, extractor fan.

Lounge/Diner 23'7" max 6'2" min x 20'5" max 14'7" min
Measurements include stairs to first floor. Engineered oak floor, skylight, bi-fold doors connecting the space beautifully with the rear garden, window, door to integral garage/utility.

Kitchen/Breakfast Room 11' 9" x 7' 2" (3.58m x 2.18m)
Beautifully fitted with a range of wall and base units with working surfaces incorporating a sink, drainer and mixer tap. Double electric oven with microwave combination, four ring induction hob with concealed extractor hood. Integrated appliances to include a larder fridge, separate under counter freezer and dishwasher. Breakfast bar, tiled floor, window looking out onto Salisbury Grove. Access to the Worcester gas fired boiler.

FIRST FLOOR
Landing. Access to a cupboard for bed linen etc.

Bedroom 1 19'6" x 12'4" max 6'0" min
Measurements include mirror fronted built in wardrobes. French doors with window to side giving access to the private balcony looking back out onto Salisbury Grove. Spotlights.

En-Suite
Beautifully fitted with a three piece suite of wall mounted WC and washhand basin, king size shower cubicle with main shower, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights, extractor fan.

Bedroom 2 13'4" max 11'1" min x 9'8"
Measurements include mirror fronted built in wardrobes. Window overlooking the rear garden, access to loft space.

Bedroom 3 14' 7" x 9' 1" (4.44m x 2.77m)
A third double bedroom. Measurements include a built in wardrobe. Window looking out onto Salisbury Grove.

Bathroom
Beautifully fitted with a four piece suite of wall hung WC and washhand basin, bath with handheld shower attachment and shower cubicle with mains shower. Partially tiled walls, tiled floor, chrome ladder radiator, extractor fan, spotlights.

OUTSIDE
From Salisbury Grove a block paved driveway provides off road parking and leads to the garage. A second block paved path leads to the front door, to the right hand side there is an area of artificial lawn with established borders.

The Rear Garden
The rear garden can be accessed via the bi-folding doors from the lounge/diner or the garage. Immediately outside of the property there is a patio which opens to a level lawn and stepping stones lead to a raised deck area at the rear of the garden. The borders are beautifully stocked with a range of trees, shrubs and perennials and the garden is bound by close feather-board fencing. Outside power, water tap. The gardens also have the added advantage of being southerly facing.

Garage/Utility 23' 2" x 11' 7" (7.06m x 3.53m)
With up and over door, power and light. Door to rear garden.

Utility Area
Fitted with a range of wall and base units with working surfaces, sink with mixer tap, plumbing for washing machine, space for tumble dryer.

NB. There is a service charge payable which is currently £796.66 per annum.







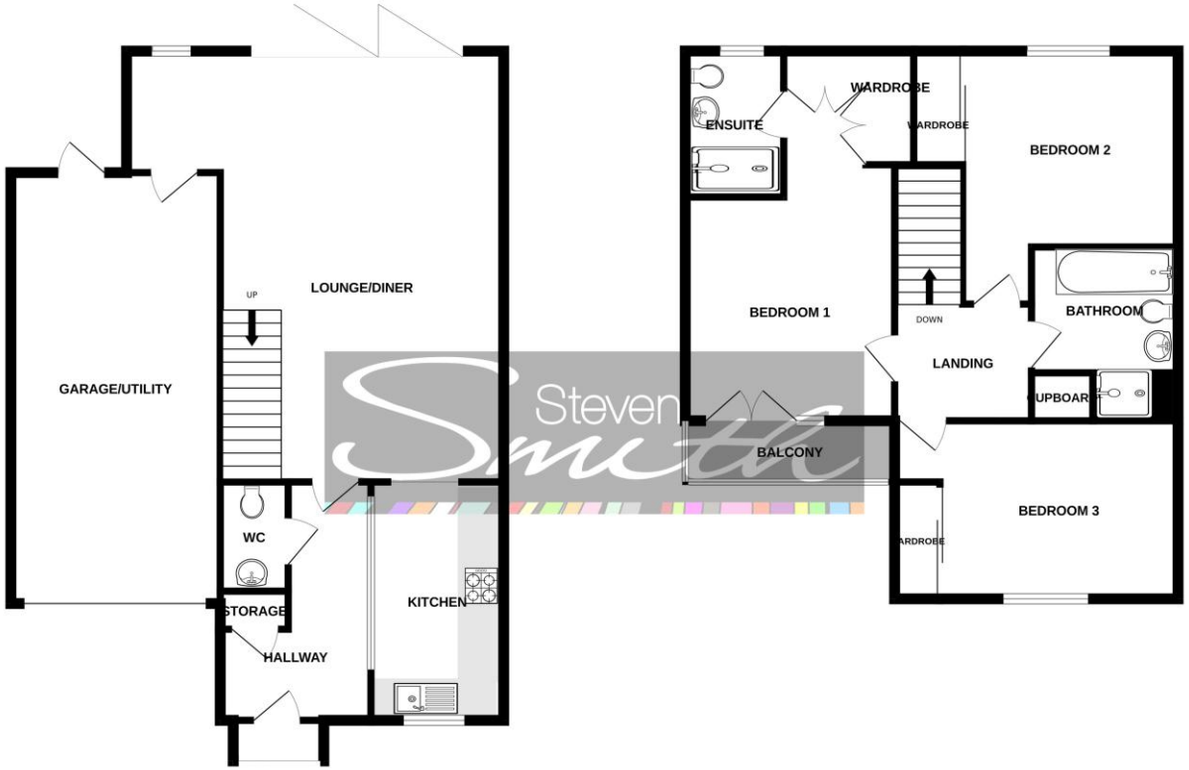






GROUND FLOOR

1ST FLOOR



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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Terrace House

Freehold

3

Garden

2

D

1

EPC B

Gas Central Heating

Garage and Parking











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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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