

Cambridge Road Clevedon BS21 7DN

£865,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1882.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
2



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Driveway and Carports



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
F



**Construction**  
Standard



**Tenure**  
Freehold

A charming former coach house which has been sympathetically extended to create a beautiful family home. Tucked away at the head of a private driveway, the property enjoys a secluded position within the much-admired Cambridge Road – a leafy corner of Upper Clevedon.

The accommodation is both generous and versatile, perfectly designed for modern family living. On the ground floor, the home offers a welcoming entrance which opens to a superb kitchen at the heart of the house, complemented by an adjoining dining area and separate utility room. The two principal reception rooms include a cosy family room and a wonderful sitting room with feature fireplace, while a conservatory to the rear enjoys a glorious outlook over the gardens. Upstairs, the property provides four bedrooms, all of which are comfortable doubles, together with a family bathroom and master en-suite.

The gardens are a particular feature, with private areas to both the front and rear. To the front, a circular lawn is surrounded by mature borders and an established apple tree, creating a charming first impression. To the rear, the gardens have been landscaped with entertaining in mind, featuring patios, seating areas and low-maintenance planting. A substantial driveway provides off-road parking for several vehicles, further enhanced by a double carport and useful storage sheds.

Cambridge Road is one of Clevedon's most desirable addresses, ideally placed just a short walk from Ladye Bay, Clevedon Golf Club and the boutiques, bars and restaurants of Hill Road. Well-regarded primary and secondary schools are also within easy reach, making this a perfect setting for family buyers.







A sympathetically extended former coach house tucked away within secluded grounds on Cambridge Road, one of Upper Clevedon's most admired addresses.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

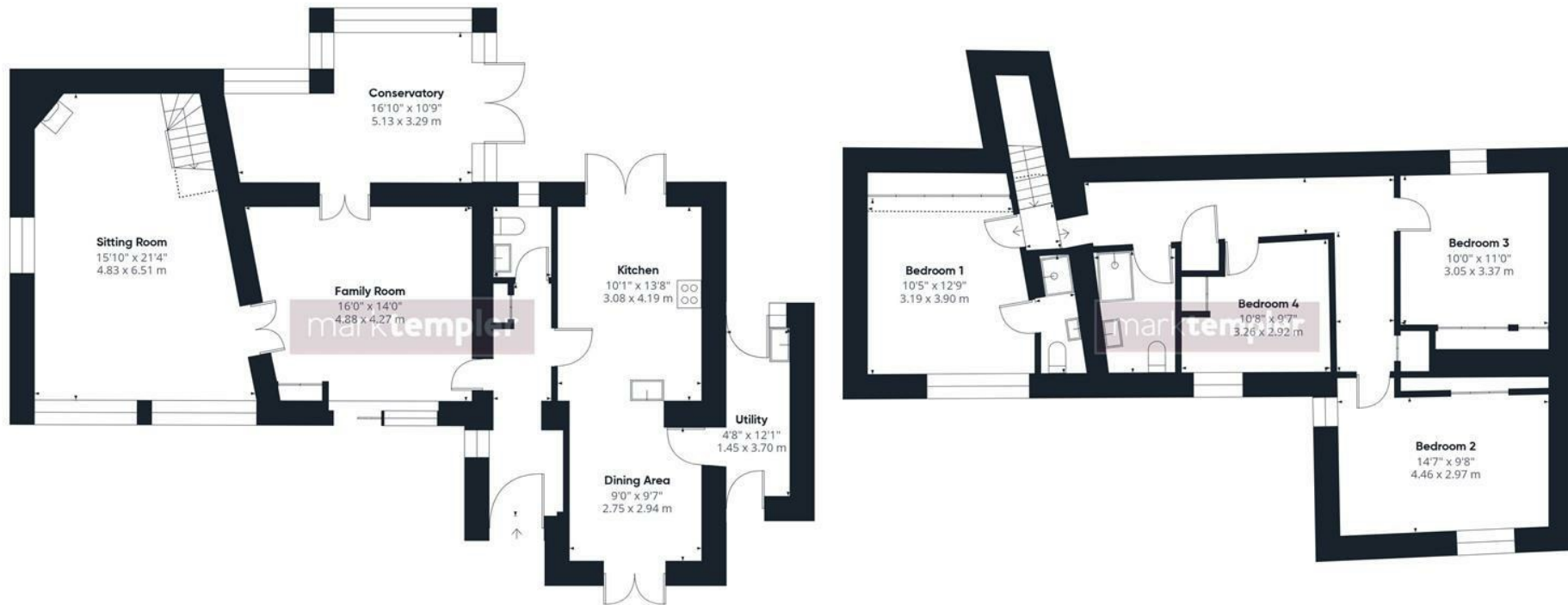
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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