



37 Kings Road, Clevedon, BS21 7EN
£950,000

Steven
Smith



Situated within the leafy surroundings of Upper Clevedon, Kings Road enjoys a reputation as one of the area's most desirable addresses. Peaceful and residential, yet moments from the vibrant atmosphere of Hill Road, this exceptional home places boutique shopping, independent cafés, acclaimed restaurants and everyday conveniences within easy reach, offering a lifestyle that effortlessly balances tranquillity with connectivity.

Dating from around 1928, this striking Art Deco residence is a home of remarkable character and enduring style. Its handsome façade and architectural detailing immediately capture the imagination, while inside, beautifully preserved period features create an atmosphere that is both elegant and welcoming. High ceilings, deep bay windows, original panelled doors, working fireplaces and stripped timber floors combine to celebrate the craftsmanship of a bygone era, while thoughtful extensions and contemporary finishes ensure the home is perfectly suited to modern family life. Surrounded by beautifully landscaped gardens, the property has been designed to make the most of its exceptional setting. A bespoke two tier decked terrace provides an enviable vantage point from which to enjoy panoramic Channel views, golden sunsets and long summer evenings spent dining outdoors with family and friends.

Stepping through the original covered porch and solid oak front door, the welcoming entrance hall sets the tone for the home, where heritage details blend seamlessly with modern comforts. The principal reception rooms offer elegant spaces for both

entertaining and relaxation. The sitting room overlooks the garden and centres around a charming carved wood and tiled fireplace, while the dining room enjoys a beautiful bay window adorned with original stained and leaded glass, creating a wonderful backdrop for gatherings and special occasions. At the heart of the home lies an impressive open plan kitchen and family space, filled with natural light from expansive glazing and skylights above. Thoughtfully designed for contemporary living, it combines sleek Quartz worktops, a substantial central island and integrated appliances with carefully considered details, including a Belfast sink, designer lighting and bespoke cabinetry. A stylish banquette dining area, complete with rich velvet seating, creates a warm and sociable setting where everyday family life and entertaining come together with ease. A generous utility and boot room, complete with a pet shower, adds practicality without compromising on style.

The first floor continues to impress with a bright and airy landing illuminated by a large picture window. A balcony overlooking the Channel offers the perfect place to begin the day with a morning coffee or unwind as the sun sets over the water. Three well proportioned bedrooms occupy this level, each enjoying a unique outlook and abundance of natural light. The second bedroom benefits from a stylish en-suite, while another enjoys views across the rear garden, complemented by an ornate fireplace and fitted wardrobes. A further room currently serves as a peaceful home office, perfectly suited to modern working patterns. The family bathroom has been beautifully appointed,

combining timeless design with contemporary luxury. A classic cast iron bath with rainfall shower creates a spa like atmosphere, enhanced by elegant tiling and carefully curated finishes. Occupying the entire top floor, the principal suite offers a private sanctuary away from the rest of the home. Bathed in natural light from multiple skylights, the bedroom enjoys French doors opening onto a Juliet balcony overlooking the garden. Bespoke storage has been thoughtfully integrated throughout, while the luxurious en suite provides a calming retreat. Framed by breathtaking Channel views, this is a space designed for relaxation, comfort and quiet reflection.

Outside, the rear garden extends to approximately 80 feet and provides a wonderful sense of privacy and seclusion. Expanses of lawn are bordered by mature trees, shrubs and planting, creating a peaceful environment for children to play, pets to roam and adults to relax. The terrace and patio areas invite outdoor living throughout the seasons, whether hosting friends, enjoying family meals or simply taking in the ever changing coastal views. Beyond, access to a tranquil woodland area offers an additional connection to nature, while practical features including storage sheds and a woodstore ensure the garden is as functional as it is beautiful. To the front, a well established garden enhances the property's attractive kerb appeal, while off street parking and useful side access complete this exceptional family home, where period elegance, contemporary comfort and an enviable coastal lifestyle come together in perfect harmony.

Accommodation (all measurements approximate)

GROUND FLOOR

Original 1930's door under a storm canopy opens to:

Impressive Hallway

An elegant space with stairs to first floor, stained glass window to front, picture rail, exposed floorboards, understairs cupboard.

Dining Room 14' 5" into bay x 14' 0" (4.39m into bay x 4.26m)

This room is currently being used as a dining room but would make a lovely sitting room with a curved bay window looking out onto Kings Road with feature stained glass tops, feature fireplace, exposed floorboards, picture rail.

Sitting Room 13' 7" x 13' 0" (4.14m x 3.96m)

A very elegant room with a window providing a lovely outlook over the stunning rear garden, feature open fireplace, exposed floorboards, picture rail.

Kitchen/Diner 21'1" max 11'8" min x 20'2"

A very impressive entertaining space, there is a comprehensive range of wall and base units with glass display cupboards with a Quartz worktop with a Belfast sink with drainer and mixer tap. Space for a Range cooker with concealed extractor hood. Integrated appliances to include dishwasher and fridge/freezer, tiled splashbacks, tiled floor, corner seating area, skylight and french doors connecting the space beautifully with the rear garden. Contemporary lighting, wine rack, centre island. Door opens to:

Inner Hall

With door to side and access to:

Cloakroom

Beautifully fitted with a WC, wall mounted washhand basin, towel radiator, partially tiled walls, wood floor, obscure window.

Utility 11' 3" x 10' 7" (3.43m x 3.22m)

A very useful space with plumbing for washing machine and space for tumble dryer with working surface above, access to the Worcester gas fired combination boiler, washing area for dogs with a shower and tiled surround, wooden floor, spotlights, window and door to side.

FIRST FLOOR

Landing. Window to side, stairs to second floor accommodation and window and door giving access to the balcony providing a lovely view over the Bristol Channel towards the Welsh coastline and towards the right hand side back up to Clevedon's golf club. Exposed floorboards, picture rail.

Guest Bedroom 14' 5" into bay x 14' 1" (4.39m into bay x 4.29m)

Measurements include the en-suite. A circular bay window with stained glass tops provides a lovely view up and down Kings Road and again taking in the Bristol Channel towards the Welsh coastline. Exposed wooden floor, picture rail.

En-Suite

Beautifully fitted with a three piece white suite of WC, wall mounted washhand basin, shower cubicle with mains shower, partially tiled walls and floor, chrome ladder radiator, obscure window to side, spotlights.

Bedroom 3 13' 7" x 12' 0" (4.14m x 3.65m)

Measurements include built in wardrobes. Pretty 1930's bedroom fireplace, exposed floorboards, picture rail and a window overlooking those impressive rear gardens.

Bedroom 4 10' 3" x 9' 4" (3.12m x 2.84m)

Measurements include built in wardrobes. Picture rail, exposed floorboards and window overlooking the rear garden.

Bathroom

Three piece white suite of WC, washhand basin, bath with shower and glass shower screen door, partially tiled walls, exposed floorboards, obscure window.

SECOND FLOOR

Small landing with obscure window and second window. Door opens to:

Master Bedroom 21' 1" x 13' 4" (6.42m x 4.06m)

NB. Measurements are floor space due to the some restricted head height because of the pitch of the roof. A simply magnificent front to back room. With a skylight to front providing an absolutely outstanding view across the roof tops of Walton St Mary taking in the Bristol Channel and the Welsh coastline. Two further skylights to side and a Juliet balcony with french doors overlooking the stunning rear garden. Exposed wooden floorboards, spotlights, access to eaves space and a cupboard.

En-Suite

Beautifully fitted with a suite of WC, washhand basin with storage below, walk in king size shower cubicle with mains shower, partially tiled walls, tiled floor, two windows providing incredible views and one looking over the properties of Dial Hill towards Sand Bay.

OUTSIDE

From Kings Road a pillared entrance gives access to the driveway which provides off road parking and leads to the garage. The pathway extends to the left hand side leading to a set of steps which rise and give access via the storm porch to the lovely front door. The front garden is laid to lawn with pretty established borders and access to the rear garden can be gained via either side of the property.

The Rear Garden

37 Kings Road certainly has an impressive rear garden and outside of the french doors from the kitchen/diner is a lovely Indian sandstone patio which opens to a deck with a pergola over. A set of steps then rise and give access to a beautifully maintained lawn with borders that are well stocked with established shrubs, small trees and perennials. This then leads to the first area of decking where there is a pretty swing seat with again beautifully established borders. To the left hand side there is then access to the garden shed and then there is further access to the main raised deck. This is a spectacular viewing point and a great place for bbqs etc. From here there are views right across the estuary to the Welsh coastline and of course a sun worshippers dream and perfect for taking in those incredible Clevedon's sun sets.







Kings Road, Clevedon BS21 7EN

Approx. Gross Internal Area
2060.30 Sq.Ft - 191.40 Sq.M

Shed Area
94.90 Sq.Ft - 8.80 Sq.M

Total Area
2155.20 Sq.Ft - 200.20 Sq.M



Ground Floor



First Floor



Second 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 House



Freehold



4



Garden



3



F



3

EPC

D



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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