



CLEVEDON ROAD, WRAXALL

BS48



CLEVEDON ROAD WRAXALL

A five-bedroom detached home in an elevated West Hill setting, with wide countryside views, landscaped gardens, double garage, air-source heat pump and solar panels, offered with no onward chain.



Local Authority: North Somerset Council

Council Tax band: F

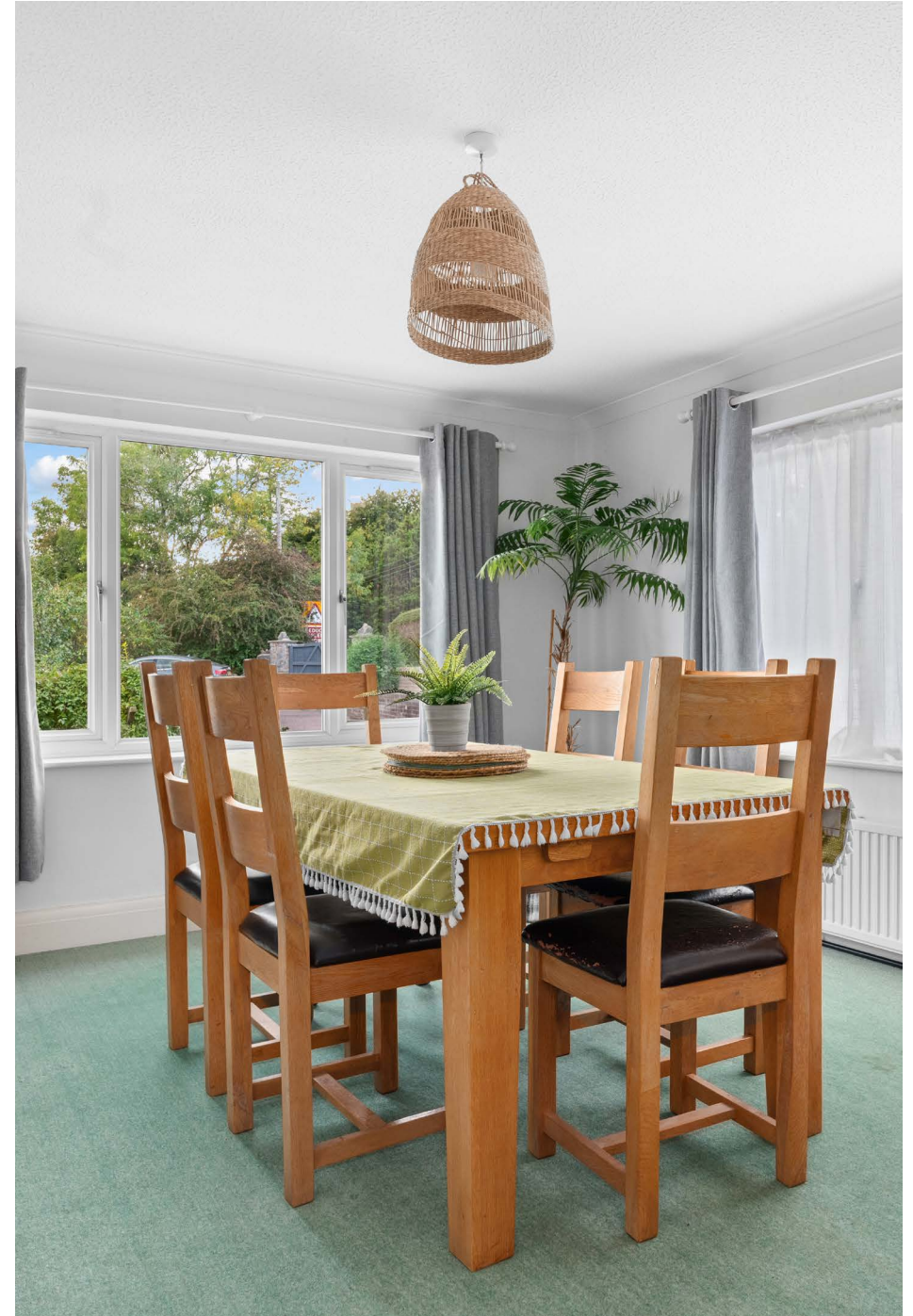
Tenure: Freehold

Guide Price: £1,050,000



The ground floor is arranged for both family living and entertaining, with four versatile reception rooms filled with natural light and views from multiple aspects. The kitchen is well planned with extensive storage and work space, linking to a practical utility and boot room.

The triple-aspect family room benefits from large picture windows framing the far-reaching views to the south and west, with two lightwells further enhancing the natural light. This space opens directly to a covered veranda and the gardens beyond.







The sitting room features a fireplace and solid wood flooring, while a separate dual-aspect dining room lies to the front of the house. Three well-proportioned ground-floor bedrooms are served by a family bath and shower room.

Upstairs are two additional bedrooms, including a generous principal suite with walk-in wardrobe and built-in storage. Both bedrooms are served by a spacious family bath and shower room with a free-standing roll-top bath.

Thoughtful upgrades by the current owners include a modern air-source heat pump and solar panels, bringing notable energy savings to this home.



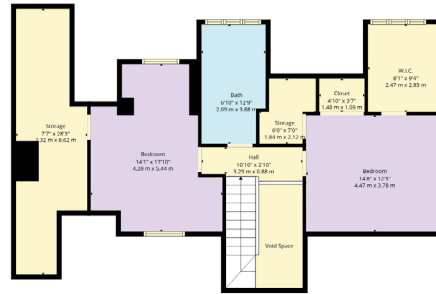
The property stands in a wide, mature plot with landscaped areas, lawn and established planting. A broad driveway leads to a double garage and offers extensive parking. The veranda and terrace take full advantage of the far-reaching views.

Wraxall is a sought-after North Somerset village surrounded by unspoilt countryside yet only six miles from Clifton. The village offers a primary school, church and pub, with everyday amenities and further schooling in nearby Nailsea and Backwell. Bristol's independent schools are within easy reach, with transport from the village. For commuters, junctions 19 and 20 of the M5 are close at hand, and Nailsea & Backwell station provides mainline rail services to Bristol Temple Meads and beyond.









Floor 2



Floor 1

TOTAL: 2534 sq. ft, 236 m2

FLOOR 1: 1872 sq. ft, 174 m2, FLOOR 2: 662 sq. ft, 62 m2

EXCLUDED AREAS: GARAGE: 369 sq. ft, 34 m2, PATIO: 420 sq. ft, 39 m2, BAY WINDOW: 11 sq. ft, 1 m2,

VOID SPACE: 53 sq. ft, 5 m2, STORAGE: 123 sq. ft, 11 m2, LOW CEILING: 84 sq. ft, 8 m2,

WALLS: 229 sq. ft, 22 m2



All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Robin Engley
0117 317 1996
robin.engley@knightfrank.com

Knight Frank Bristol
1 The Mall
Clifton

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.