



# Clarence Court, 31 Kent Road

Congresbury, Bristol

A magnificent Grade II listed 6/7 bedroom Georgian detached home, with 4,672 sq ft of flexible family accommodation, nestled in a central village location in the heart of a popular North Somerset village. It features lovely mature gardens, a double garage, ample driveway parking, and easy access to Bristol and beyond.

Council Tax band: H

Tenure: Freehold

Services: mains water, electricity, drainage, oil heating

EPC: TBC

- APPROX 4,672 SQ FT OF FLEXIBLE ACCOMMODATION
- 6/7 BEDROOMS AND 4 BATHROOMS (2 EN-SUITE)
- 6 RECEPTION ROOMS
- BEAUTIFUL GEORGIAN DETAILING
- FLEXIBLE GROUND FLOOR SPACE WHICH IS IDEAL FOR ENTERTAINING
- WONDERFUL WRAPAROUND GARDEN
- IDEALLY SUITED TO ACCOMMODATE A DEPENDANT RELATIVE OR HOME BUSINESS
- CENTRAL VILLAGE LOCATION
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- EASY ACCESS TO M5, MAINLINE RAILWAY SERVICES, BRISTOL AIRPORT AND BRISTOL CITY CENTRE







## Clarence Court, 31 Kent Road, Congresbury

Clarence Court is a wonderful family home set in a central village location within a plot approaching 2/3 of an acre. With timeless elegant Georgian features blending seamlessly with modern practical finishes, it is a graceful yet comfortable family home that is spacious and offers flexible accommodation, giving the purchaser an array of options.

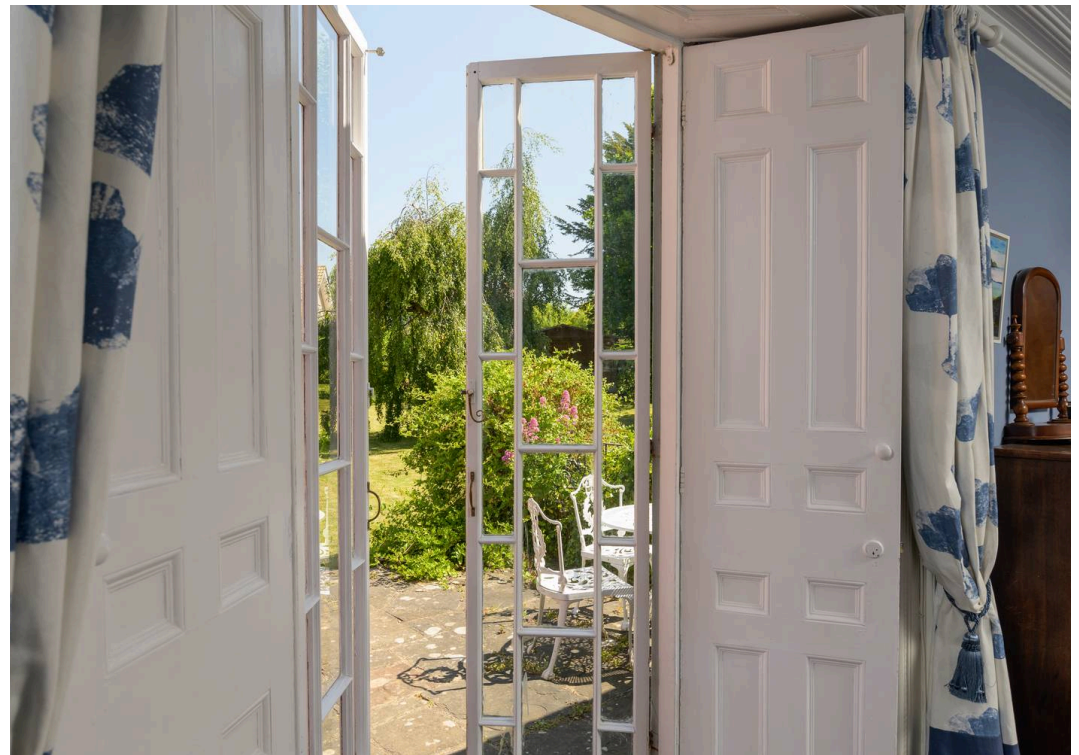
Entry into the grand reception hall with sweeping staircase to the galleried first floor landing immediately gives one a sense of the scale of this property. Also evident is the character within this home with a number of working shutters, parquet flooring and beautiful cornicing and coving on the ceilings and walls. To the left, the dining room is spacious and elegant. It features a cosy open fireplace with bespoke cabinetry and shelving in the alcove. Period detailing is evident on the refined plasterwork ceiling and gorgeous tracery windows with views to the front garden.

To the rear of the property is the kitchen with a warming AGA and delightful whitewashed stone walls. Fitted with a solid oak units and granite worktops, it has an integrated dishwasher, electric hob and oven, as well as space for an American style fridge freezer. It also has a breakfast bar, ample space for a dining table, and its situation at the heart of the home makes it a great space for family gatherings or entertaining. Storage here is plentiful, with both a convenient utility room and characterful vaulted store with stained glass window.

Returning to the reception hall, to the right is the elegantly proportioned Drawing Room, which features a Jetmaster open fire and lovely dual aspect windows with pretty window seats, offering views over the front and back gardens.

Doors from the drawing room lead through to two further reception rooms, a generous study and a gorgeous light filled garden room.

Completing the ground floor accommodation are two rooms currently arranged as a bedroom and kitchen/sitting room with a nearby shower room, which thanks to independent access, could easily be a self-contained annexe or a work from home space.





A grand staircase rises to the first-floor light and bright galleried landing, from which there is access to 6 bedrooms. Each one is unique, but all have lovely wooden floors creating a real flow to the upstairs. The principal bedroom is particularly generous and French doors opening out to a patio and the garden beyond, make this attractive room bright and airy. The principal suite also has a dressing room and en-suite bathroom with magnificent freestanding claw footed bath, together with a separate shower. There are also 4 double bedrooms with fitted wardrobes, one single currently arranged as an office, two further bathrooms and unusually, a practical upstairs laundry room. Completing the upstairs accommodation is a delightful roof terrace, the perfect place to enjoy a morning coffee.

### **Outside**

Clarence Court sits fairly centrally in a plot of 0.6 of an acre. The gardens are very versatile, with a large lawned area which is ideal for family games, together with good privacy provided by the many mature trees including magnolia and yews and pretty, mature borders planted with shrubs. There is a summer house with decked area and patios are dotted throughout so one can take advantage of sun or shade at different times of the day. A dining terrace immediately to the rear provides the perfect spot for al fresco dining. There is also a small vegetable garden and a very attractive double garage with arched windows and ample driveway parking.



# 31 Kent Road

Congresbury, Bristol

## Location

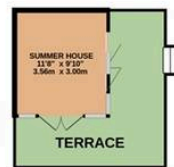
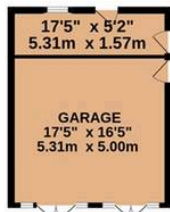
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just two miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form and also Wells Cathedral School, Millfield and Sidcot schools are within easy reach.



GROUND FLOOR



GARAGE & SUMMER HOUSE



1ST FLOOR



TOTAL FLOOR AREA : 4672sq.ft. (434.0 sq.m.) approx.

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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