

EXCLUSIVELY PRESENTED BY



TIDAL REACH

UPPER CLEVEDON · SOMERSET

OFFERS IN EXCESS OF £1,750,000



— The view from Tidal Reach

A home of rare *calibre*

Tidal Reach is an exceptional home, and of a calibre that rarely comes to the open market. Built without compromise and ready for its next chapter, it is one of just three architecturally designed homes positioned on a private road in Upper Clevedon, and was shortlisted for the LABC Building Excellence Awards.

Every room has been arranged around the view. The house faces southwest across Ladye Bay and the Bristol Channel to Wales, so the light is at its best from morning through to sunset. Beneath the marble floors sits a structure built to last, with reinforced concrete floors, super-insulated walls and a full sprinkler system.

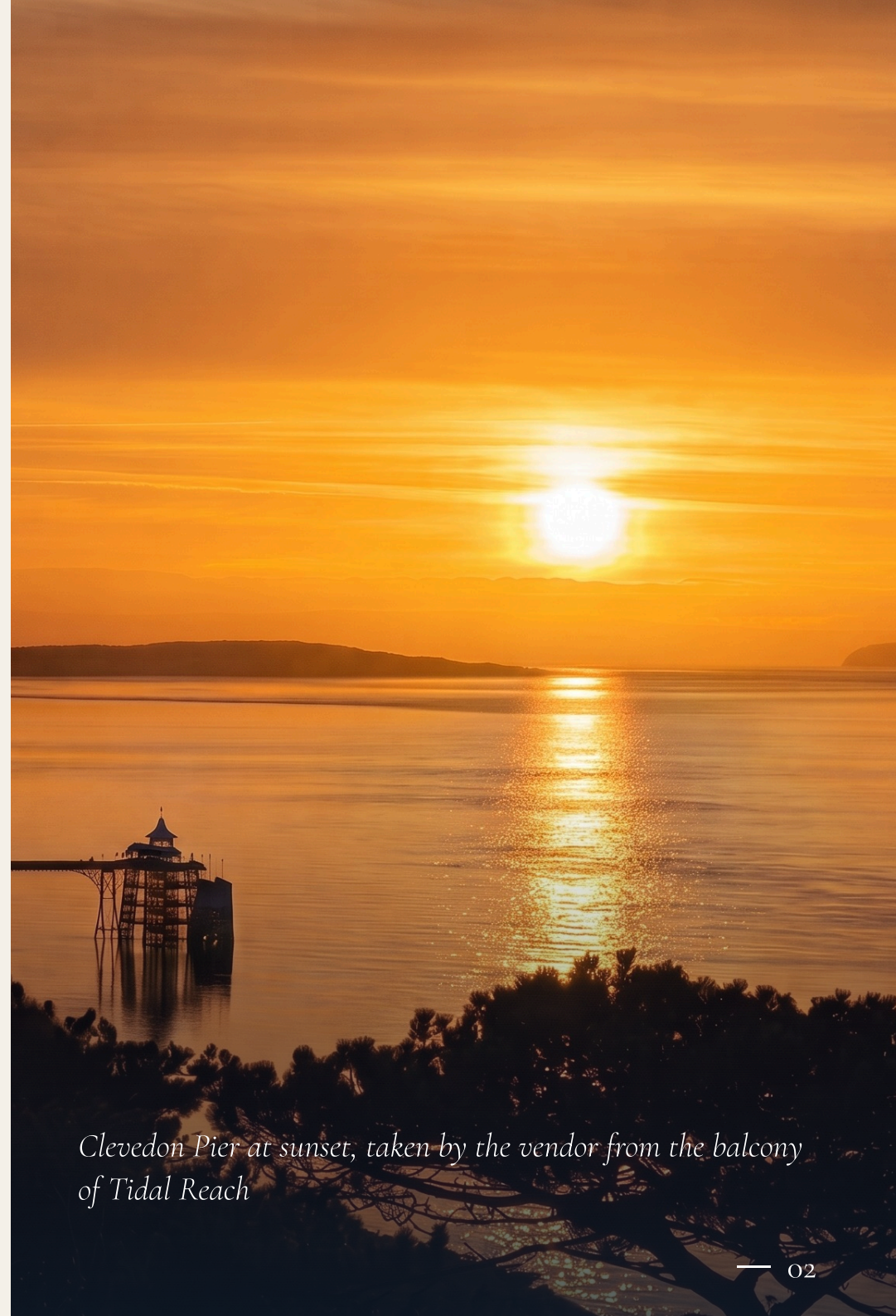
The current owners have recently installed a new John Lewis of Hungerford kitchen, upgraded the Sonos and lighting, and refreshed the terraces. It is turn key, rated EPC B and offered with no onward chain. I would be delighted to show you around.



William Swinburn

MANAGING DIRECTOR • BY DESIGN

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Clevedon Pier at sunset, taken by the vendor from the balcony of Tidal Reach



01 — THE RESIDENCE

Shortlisted for the *LABC Building Excellence Awards*

Built without compromise.

Natural stone clads the front elevation, cedar wood warms the top floor at the rear, and crisp white render completes a contemporary yet timeless façade.



4
BEDROOMS



4
BATHROOMS



2
RECEPTIONS



1
HOME OFFICE



Indoor
SWIMMING POOL



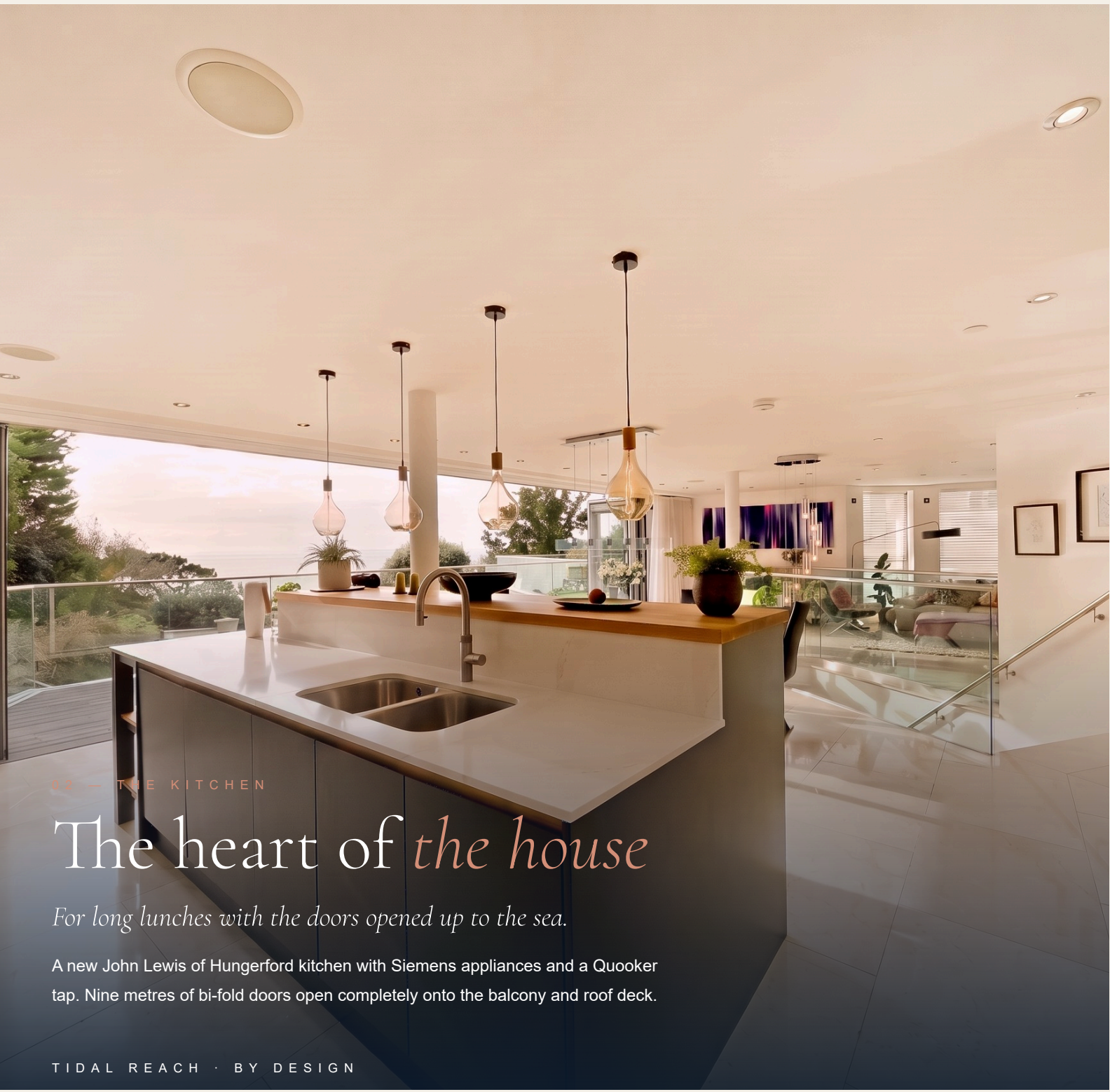
Double
GARAGE



4,016
SQUARE FEET



B
EPC RATING



02 — THE KITCHEN

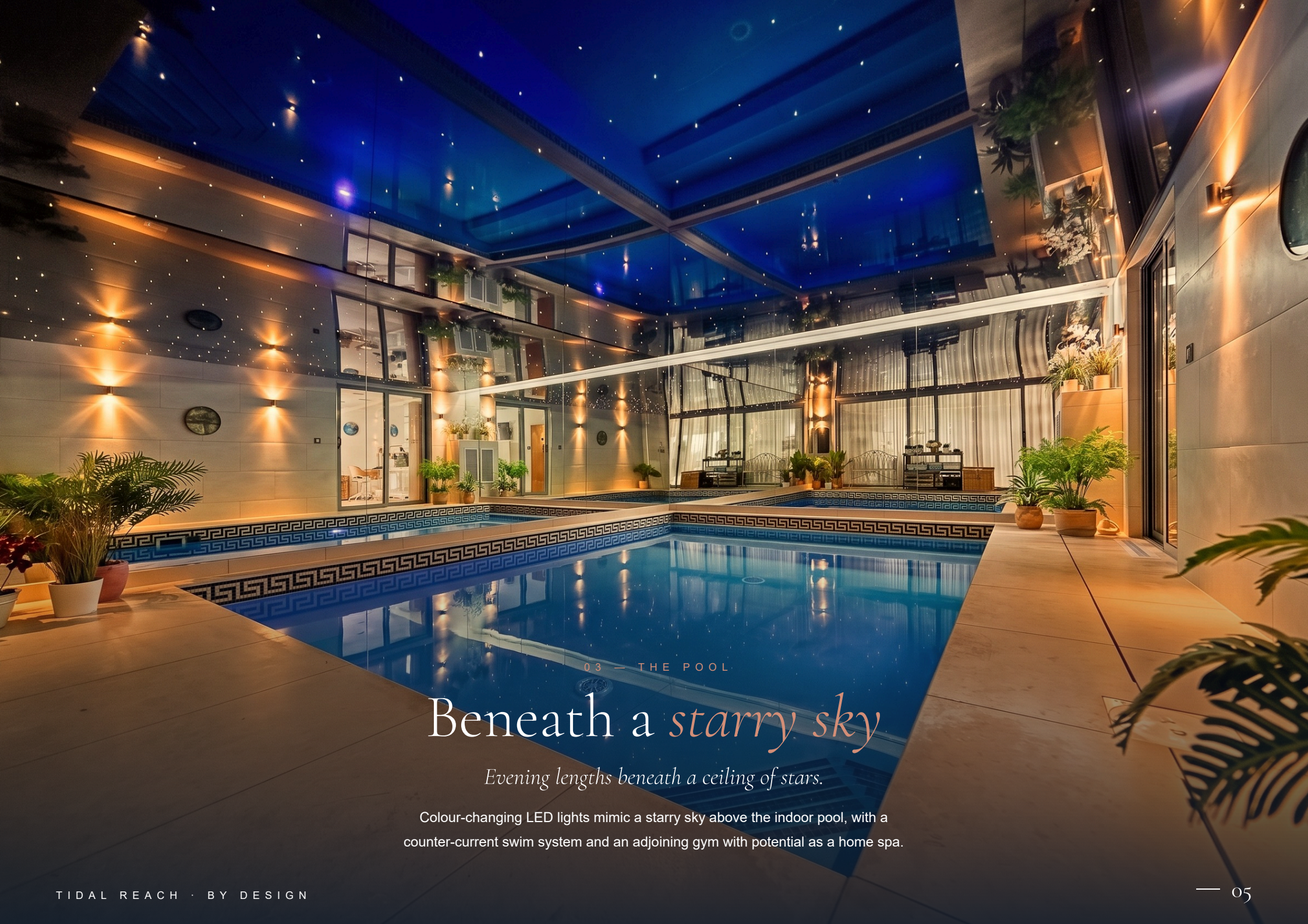
The heart of *the house*

For long lunches with the doors opened up to the sea.

A new John Lewis of Hungerford kitchen with Siemens appliances and a Quooker tap. Nine metres of bi-fold doors open completely onto the balcony and roof deck.

TIDAL REACH · BY DESIGN



A large, modern indoor swimming pool is the central feature. The ceiling is a deep blue with numerous small, white, star-like lights, creating a night sky effect. The pool's edge is decorated with a blue and white Greek key pattern. The surrounding walls are made of light-colored stone or concrete, with large glass windows and doors that look out onto a balcony with potted plants. The floor is made of large, light-colored tiles. The overall atmosphere is serene and luxurious.

03 — THE POOL

Beneath a *starry sky*

Evening lengths beneath a ceiling of stars.

Colour-changing LED lights mimic a starry sky above the indoor pool, with a counter-current swim system and an adjoining gym with potential as a home spa.

Wake to *the sea*

Every morning begins with the Bristol Channel.

The principal suite and a fire-lit second reception room each open through four metres of bi-fold doors onto the top balcony. Floor-to-ceiling marble surrounds a freestanding Victoria and Albert Stone bath.







At a *glance*

- Striking detached family home, shortlisted for the LABC Building Excellence Awards
- Direct views across Ladye Bay and the Bristol Channel to Wales and beyond
- Indoor swimming pool with star-effect ceiling, electric cover and counter-current swim system
- Brand new John Lewis of Hungerford kitchen with four ovens and oak breakfast bar
- Principal suite with dressing area and marble en suite with freestanding stone bath
- Three further double bedrooms, each with an en suite, plus a fitted study
- Marble flooring, underfloor heating and heat recovery ventilation throughout
- Two full width balconies, sun terrace and rear courtyard garden
- Gated drive for up to seven cars, double garage with secure electric doors
- Integrated home automation, Sonos sound and full sprinkler system



Upper *Clevedon*

The coast on your doorstep, Bristol within easy reach.

ON THE MAP		MILES	DRIVE
1	Ladye Bay	0.4 mi	2 min
2	Clevedon Golf Club	0.5 mi	3 min
4	Clevedon Pier	0.8 mi	3 min
3	Hill Road shops & restaurants	1.4 mi	4 min
5	Marine Lake	2.0 mi	6 min
6	Town centre & supermarkets	1.8 mi	6 min
FURTHER AFIELD		MILES	DRIVE
•	Clevedon School	2.2 mi	7 min
•	Yatton station, for London	5.4 mi	14 min
•	Bristol city centre	13.2 mi	27 min
•	Bristol Airport	11.7 mi	28 min

STRICTLY BY APPOINTMENT ONLY

Arrange a *private viewing*

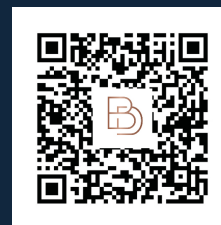


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*Scan here to watch our
video of Tidal Reach*

AS SEEN IN

MANSION GLOBAL

THE
LUXURY HOME
SHOW

THE  TIMES

THE WALL STREET JOURNAL

COUNTRY LIFE

CONDÉ NAST



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These particulars are a general guide only and do not form part of any offer or contract. Measurements, distances and travel times are approximate. Photographs show the property at the time of marketing.