



GREENWOOD NORTONS WOOD LANE

CLEVEDON BS21 7AE



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- Secluded Swiss Valley location
- Turnkey property
- EPC B
- Modern & immaculate detached property
- Dressing room & ensuite to master bedroom
- Garage & off street parking

SUMMARY

Approached via a generous frontage providing ample off-road parking for several vehicles, bordered by attractively landscaped raised shingle flower beds, this exceptional home immediately impresses. A contemporary composite entrance door with glazed sidelights opens into a striking reception hall, where a dramatic vaulted ceiling and full-height feature window flood the space with natural light. Premium oak-effect LVT flooring extends throughout, complemented by inset spotlights and an elegant oak staircase with sleek glass balustrading.

Double oak doors open into the beautifully proportioned 19ft lounge, an inviting reception room featuring a large front-aspect window and a charming solid fuel burner set upon a slate hearth.

To the rear of the property lies the heart of the home: a superb open-plan kitchen and dining room designed for modern family living and entertaining. Flooded with natural light from a roof lantern, rear window and sliding patio doors opening onto the garden, the space centres around a bespoke kitchen with a substantial island, an extensive range of contemporary wall and base units, an inset one-and-a-half bowl sink, and integrated appliances including twin ovens, a five-ring hob with extractor hood, fridge/freezer and dishwasher. Oak-effect LVT flooring continues seamlessly throughout.

Providing excellent versatility, the ground floor also offers a spacious third bedroom, currently arranged as a snug, making it equally suited as a guest bedroom, home office or additional reception room. A stylish cloakroom serves this level, while a practical utility lobby with plumbing for a washing machine provides internal access to the garage, complete with an electric roller door, power, lighting and a wall-mounted Vaillant boiler.

The oak staircase rises to a bright galleried landing, where a magnificent full-height window enhances the sense of space and architectural design.

The luxurious principal suite enjoys a vaulted ceiling with inset lighting, a front-aspect window and television point, flowing into a generous walk-in wardrobe with a Velux window before leading into the beautifully appointed ensuite shower room featuring a walk-in shower, vanity wash hand basin, low-level W.C. and chrome heated towel rail.

A second spacious double bedroom also benefits from a vaulted ceiling, built-in storage and front-aspect views, and is served by a stylish family bathroom fitted with a panelled bath with mains-fed shower over, vanity wash hand basin, low-level W.C., chrome heated towel rail and elegant tiled flooring.

Outside, the private rear garden has been thoughtfully landscaped to provide an idyllic setting for both relaxation and entertaining. Predominantly laid to lawn, it is complemented by raised decking, paved seating areas and decorative shingle borders, while an outside tap and discreet side storage area add further practicality to this beautifully maintained outdoor space.





AT A GLANCE

2041.00 SQ.FT
COUNCIL TAX BAND: E
RECEPTION ROOMS: 2
BEDROOMS: 3
BATHROOMS: 2
FREEHOLD



DESCRIPTION CONTINUED

LOCATION

Norton's Wood Lane offers an enviable lifestyle, perfectly positioned for those who seek the quintessential charm of a Victorian seaside town without sacrificing convenience or natural beauty. Tucked away in a tranquil, semi-rural pocket of Clevedon, the location provides a wonderful sense of seclusion while remaining intimately connected to the heart of the community. Within a short distance, residents can immerse themselves in the town's rich character, defined by its historic Grade I listed pier, elegant ornamental gardens, and the vibrant local scene centred around the iconic Victorian Clock Tower, Hill Road, and the Triangle. The nearby coastline, with its pebbled beaches and the historic Marine Lake, offers a timeless backdrop for weekend leisure and refreshing sea air, ensuring the restorative benefits of the coast are always within easy reach.

For those with a penchant for the outdoors, the setting is nothing short of exceptional. The immediate vicinity is home to the stunning Clevedon Court Woods and the wider tapestry of the North Somerset countryside, where an extensive network of footpaths and bridleways awaits exploration. Whether you are seeking a peaceful woodland stroll through the historic estate trails or a longer trek toward the sweeping views of the Gordano Valley, the area is a haven for hikers, cyclists, and equestrian enthusiasts alike. The natural landscape provides a lush, verdant escape, offering a peaceful sanctuary that feels far removed from the pace of modern life.

Beyond the immediate charm and rural beauty, the location is a masterclass in connectivity. Benefiting from superb access to Junction 20 of the M5, the property serves as the perfect gateway for travel, offering effortless connections to the wider South West. The motorway provides direct routes to Bristol for city amenities and cultural attractions, as well as easy links to the coastal town of Portishead. For those who frequently travel further afield, the convenience of the road network makes the stunning landscapes of Devon and Cornwall remarkably accessible, turning long-distance travel into a manageable and enjoyable part of the lifestyle. This unique combination of high-end seclusion, exceptional natural surroundings, and peerless transport links makes this one of the most desirable addresses in the region.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC: B (Valid until 2031)

Council tax band: E (North Somerset council)

Services: Mains electric, gas, water & drainage





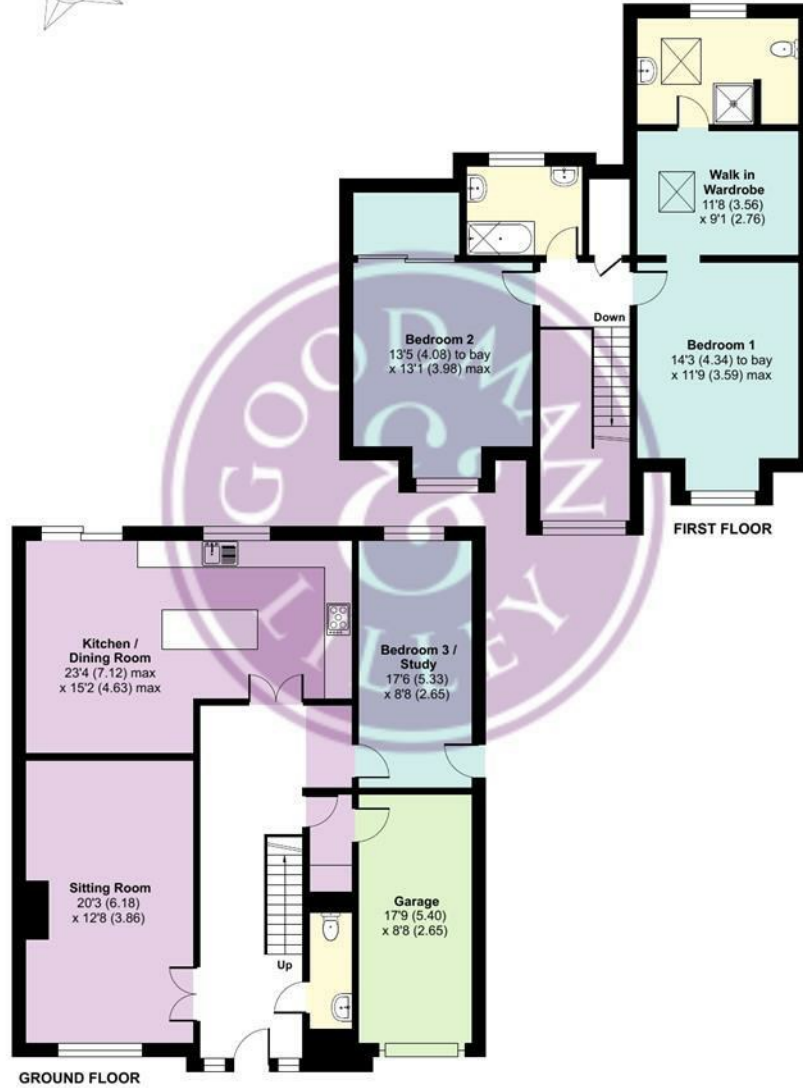
Greenwood, Nortons Wood Lane, Clevedon, BS21

Approximate Area = 1874 sq ft / 174 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 2023 sq ft / 187.9 sq m

For identification only - Not to scale



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CLEVEDON
BS21 7AE

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
2041.00 SQ FT

COUNCIL TAX BAND : E


RECEPTION ROOMS : 2

BEDROOMS : 3

BATHROOMS : 2

FREEHOLD



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Goodman and Lilley Ltd. REF: 1486932



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