

Goodman & Lilley

22 EDWARD ROAD SOUTH, CLEVEDON, BS21 7HZ

GUIDE PRICE £1,100,000



22 EDWARD ROAD SOUTH
CLEVEDON, BS21 7HZ

- Modern turnkey property
- Substantial open plan living area
- Off street parking & garage
- Sought after upper Clevedon location
- Five bedrooms
- Modern & sleek finish



LOCATION

Set within the prestigious, leafy enclave of Upper Clevedon, Edward Road South offers an enviable blend of peaceful residential seclusion and effortless access to the very best of coastal living. Renowned for its substantial detached family residences and tranquil, tree lined streetscape, this sought after address provides a calm sanctuary away from the bustle, yet sits moments from the vibrant heart of the town.

Just a short stroll away, the neighbouring thoroughfares of Hill Road and Alexandra Road form the social and cultural hub of Upper Clevedon. Here, an eclectic array of independent boutique shops, artisan homeware stores, delicatessens, and acclaimed eateries creates a distinctly village like atmosphere. Whether enjoying a morning coffee at a pavement café, browsing local galleries, or dining out at one of the area's popular bistros, everything required for a sophisticated daily lifestyle is right on the doorstep. Further down the hill, Clevedon town centre offers a broader selection of everyday amenities, supermarkets, and leisure facilities.

The property is ideally positioned for families, with a variety of well-regarded local nurseries and primary schools nearby, alongside Clevedon Secondary School within walking distance. The location also offers convenient access to Gordano School in Portishead, as well as a selection of highly regarded independent schools in Bristol, making it an excellent choice for those seeking a range of educational opportunities.

Embracing the true spirit of a refined coastal home, the dramatic North Somerset coastline lies within easy reach. Residents can enjoy bracing walks along the Victorian promenade, take in the sweeping vistas across the Bristol Channel toward the Welsh hills, or visit the iconic Grade I listed Clevedon Pier. Nearby Marine Lake provides a haven for wild swimmers and paddleboarders, while the scenic woodland trails of Poet's Walk and Ladye Bay offer idyllic weekend escapes.

Despite its serene coastal setting, Edward Road South is exceptionally well connected for commuters and travellers alike. Junction 20 of the M5 motorway is only a few minutes' drive away, providing swift road links north to Bristol, the M4 corridor, and the Midlands, or south into Somerset and Devon. For rail travel, nearby Yatton station lies approximately four and a half miles away and offers regular direct services to Bristol Temple Meads in around twenty minutes, alongside direct trains to London Paddington in under two hours. Bristol International Airport is also easily accessible within roughly twenty five minutes by car, making national and international travel remarkably straightforward























SUMMARY

Extended up & out from the original bungalow in 2024, this impressive and thoughtfully designed home occupies a set-back position from the road, providing a generous frontage with a substantial driveway offering parking for up to four vehicles, alongside a sizeable garage.

The front door opens into a welcoming entrance hall, where natural light floods in through one of the property's many Velux windows, a feature cleverly incorporated throughout to maximise brightness. To the front of the property, the sitting room provides a cosy and comfortable retreat, complete with thick carpeting, a full-length vertical radiator and a wood-burning stove which takes centre stage. Adjoining this is a versatile home office, equally suited to use as a snug or playroom. Both rooms occupying the original footprint of the bungalow that previously stood on the site.

Undoubtedly, the heart of the home is the impressive open-plan kitchen, dining and living space, designed with modern family life and entertaining in mind. The bespoke kitchen cabinetry, complemented by a substantial central island, provides ample storage and preparation space, alongside a comprehensive range of integrated appliances including a full-size fridge, wine cooler, dishwasher and gas hob.

The kitchen flows seamlessly into the dining and living areas, creating a wonderful sense of space and connectivity. Across the full width of the rear of the property, expansive glass sliding doors frame the garden and invite the outside in, creating a fantastic setting for both everyday living and entertaining. Opening onto a south-east-facing balcony, the elevated position offers a wonderful, almost treehouse-like outlook across the garden. It provides an ideal spot for alfresco dining, summer gatherings or simply enjoying the sunshine throughout the day. Conveniently positioned just off the kitchen, the separate utility room keeps everyday practicalities neatly tucked away. Finished with bespoke cabinetry to match the kitchen, it incorporates a full-size integrated freezer, a useful cloakroom W/C and a side access door, ideal for muddy boots, pets and everyday family comings and goings.

Upstairs, the property continues to impress with its intelligent use of space, making excellent use of the eaves while retaining generous hight ceilings and valuable storage. The principal bedroom enjoys a large south-east-facing window overlooking the garden, two built-in wardrobes and a contemporary en-suite shower room, complete with a rainfall shower and electric-opening Velux window. The second bedroom also benefits from its own en-suite, similarly appointed with a rainfall shower and electric Velux window, alongside a south-east-facing aspect which welcomes plenty of natural light. Positioned centrally off the landing, the family bathroom is particularly well appointed, featuring a beautiful freestanding double-ended bath, perfect for unwinding, alongside a generous rainfall shower. This serves the remaining three bedrooms, offering excellent flexibility for growing families, guests or those requiring additional home-working space.

A particularly notable feature of the property's design is the generous proportions of all five bedrooms. Bedrooms three and four comfortably accommodate king-size beds, with a combination of traditional casement and Velux windows ensuring plenty of natural light. Bedroom five is also a genuine double bedroom, offering space for a double bed and avoiding the limitations often associated with a traditional box room.

Throughout, considerable thought has gone into the layout, proportions and allocation of space, resulting in a home that combines contemporary design with genuine practicality. With five well-proportioned bedrooms, three bathrooms, versatile reception space and an impressive open-plan living area, this is a home exceptionally well suited to modern family life.

The south-east-facing garden enjoys a wonderfully private setting, tucked away in a lower position which creates a secluded feel away from the surrounding properties. Benefitting from a sunny aspect, it provides a lovely outdoor space for relaxing, entertaining and enjoying the warmer months. To the rear of the garage, a particularly useful additional shed offers convenient storage and is accessed directly from the garden.

ADDITIONAL INFORMATION

Tenure; Freehold
Council tax band; D
EPC; C (valid until 2036)
Services; Gas, electric, mains water & drainage











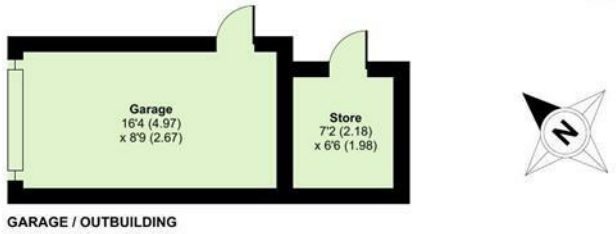


22 EDWARD ROAD SOUTH

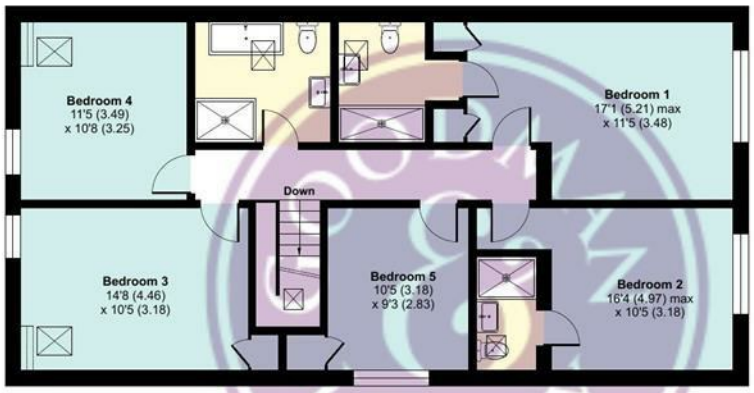
CLEVEDON
BS21 7HZ

Edward Road South, Clevedon, BS21

Approximate Area = 2072 sq ft / 192.4 sq m
Limited Use Area(s) = 3 sq ft / 0.2 sq m
Garage = 143 sq ft / 13.2 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 2264 sq ft / 210 sq m
For identification only - Not to scale



GARAGE / OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Goodman and Lilley Ltd. REF: 1542435

FLOORPLAN

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

TOTAL SQUARE FOOTAGE
2264.00 SQ FT

COUNCIL TAX BAND : D

RECEPTION ROOM : 2

BEDROOMS: 5

BATHROOMS : 4

FREEHOLD

Goodman & Lilley

Henleaze
156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk
0117 213 0777

Portishead
36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk
01275 430 440

Shirehampton
9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk
0117 213 0333

Lettings
lettings@goodmanlilley.co.uk
01275 299 010
0117 213 0101

Land & New Homes
156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk
0117 213 0151

Clevedon
28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk
01275 403 660

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