



Aston Lodge, 5 Highdale Road, Clevedon, BS21 7LW  
**£1,150,000**

Steven  
*Smuth*

Set within an elevated position opposite Christchurch, Aston Lodge is an exceptional Grade II listed Regency home which enjoys an enviable position with far reaching views across Princes Road Bowling Club, the Bristol Channel, Sand Point and Steep Holm Island. Beautifully renovated by the current owners to an exacting standard and retaining many original features including fireplaces to all main rooms, ornate cornices, ceiling roses, panelled doors and bell pulls, the property effortlessly blends historic character with refined contemporary living, creating a home of remarkable style, comfort and lifestyle appeal.

Approached beneath a classic portico, the front door opens into a striking and beautifully proportioned hallway that sets the tone for the accommodation beyond. The drawing room is a magnificent space, centred around a bay window that frames the breathtaking outlook. Period detailing is complemented by stripped floorboards, two fireplaces and a wood burning stove, creating both grandeur and warmth. The kitchen diner is truly outstanding, designed to the highest specification for modern living and entertaining. An electric Aga sits alongside sleek quartz worktops and integrated Neff appliances, combining practicality with understated luxury. A utility room/WC completes the ground floor.

Upstairs, four generous double bedrooms provide elegant and flexible accommodation. The principal bathroom is exquisitely appointed, featuring a

freestanding bath, while a second lavish bathroom offers both a bath and a king size shower. A useful cellar adds further practicality and storage.

Outside, the gardens are as impressive as the interior. The south facing front garden has been professionally landscaped to create a tranquil and visually striking setting, with a square lawn, immaculate borders, a waterfall feeding a pond and a terrace immediately outside the house, all perfectly positioned to take in the sweeping coastal and open views. The rear garden, also professionally landscaped, is laid to patio and designed for effortless entertaining. A beautiful stone wall encloses the property, enhancing both privacy and character, while a parking space at the rear, accessed via Park Road, provides valuable convenience.

The location offers an exceptional lifestyle, combining coastal beauty, green open spaces and architectural heritage. With Christchurch on the doorstep, the bowling club opposite and panoramic views stretching across the channel, this is a setting that feels both peaceful and inspiring. Nearby amenities, independent shops and cafés on Hill Road, and access to scenic walks along the coastline create a relaxed yet vibrant atmosphere, making this a home perfectly suited to those seeking elegance, character and a truly special place to live.





## Accommodation (all measurements approximate)

### GROUND FLOOR

Beautiful arch stained glass door opens to:

#### The Hallway

Impressive tiled floor, stairs to first floor accommodation, access to the cellar and a door giving access to the rear garden.

#### Drawing Room 29'2" into bay x 13'6" max 11'0" min

A simply magnificent room. The bay window with window seats and french doors provide a pleasant outlook over the stunning front garden and to the right hand side Channel glimpses towards Sand Point and the island of Steep Holm. A woodburning stove takes centre stage and is set into a marble surround and tiled hearth. Solid oak floors flow through the room. The room is front to back with a second window to rear with working shutters and a second fireplace with built in original glass display cupboards with storage either side.

#### Kitchen/Diner

#### Dining Area 17' 9" x 13' 4" (5.41m x 4.06m)

A mirror image of the bay from the drawing room with window seats and french doors to the terrace. With an engineered wooden floor, beautiful

fireplace incorporating a gas coal effect fire with a marble surround and granite hearth, ornate ceiling coving, central ceiling rose and opening to:

#### Kitchen Area 22'0" x 13'6" max 12'8" min

Fitted with a comprehensive range of wall and base units with Quartz work surface with a stunning electric AGA taking centre stage, double Belfast sink with Quooker mixer tap with instant hot water with filtered cold and sparkling water. Four ring NEFF induction hob with a NEFF oven, NEFF oven microwave combination and a plate warmer. NEFF integrated dishwasher and recycling bin storage. With tiled splashbacks, spotlights, contemporary lighting, separate integrated larder fridge and freezer, coffee making area, breakfast bar and a tiled floor. There is a clear glass roof providing lots of natural light.

#### Utility/WC 8' 0" x 6' 11" (2.44m x 2.11m)

Fitted with the same range of wall and base units as the kitchen and Quartz work surfaces incorporating a Belfast sink with mixer tap. Cupboard housing plumbing for washing machine and space above for tumble dryer. WC with concealed cistern, extractor fan, window to rear, spotlights, tiled splashbacks, tiled floor.

## FIRST FLOOR Half Landing

#### Family Bathroom

Simply stunning. With a four piece suite of WC with concealed cistern, washhand basin with drawer storage below, king size shower cubicle with a ledge for shower gels etc with a mains shower and a contemporary glass shower screen door. Beautiful bath with hand held shower attachment, partially tiled walls, tiled floor, two contemporary ladder radiators, window and a skylight. Access to the airing cupboard housing the Vaillant gas boiler, pressurised hot water cylinder and the water softener.

#### Bedroom 1 13' 7" x 11' 5" (4.14m x 3.48m)

A sash window provides an outstanding view over the incredible front gardens, the local Church, Clevedon's bowling ground and in the distance the Bristol Channel, Sand Point and the islands of Flat Holm and Steep Holm. Pretty bedroom fireplace, ceiling coving, central ceiling rose.

#### Bedroom 2 13' 6" x 11' 10" (4.11m x 3.60m)

Window providing the same view as bedroom 1. Bedroom fireplace, ceiling coving, central ceiling rose.

#### Bedroom 3 13' 0" x 10' 11" (3.96m x 3.32m)

Measurements include a built in cupboard. Bedroom fireplace, window overlooking the rear garden, exposed floorboards.

**Bedroom 4 11' 5" x 10' 10" (3.48m x 3.30m)**

A fourth double bedroom, window to rear. Bedroom fireplace, central ceiling rose, access to loft space.

**Bathroom 9' 11" x 7' 1" (3.02m x 2.16m)**

Exquisitely fitted with a suite of WC with concealed cistern, washhand basin with storage below, freestanding contemporary bath with hand held shower attachment, wood effect floor, window to front and whilst in the bath you can enjoy views towards the sea.

**Cellar 23' 2" x 12' 9" (7.06m x 3.88m)**

Overall measurement of cellar. Steps descend to the cellar. A very useable cellar with flagstone floor and a step rises and gives access to the:

**Second part of the Cellar**

Ideal for household tools etc.

**OUTSIDE**

From Highdale Road a stunning pillared entrance with double wooden gates opens to the front of Aston Lodge with a set of steps rising to the front of the property where there is a square lawn with a walkway around and a few more steps rise to the main terrace giving access to the front door.

**Rear Garden**

The current owners have hard landscaped the rear garden and made it a fabulous entertaining area. There are two patios ideal for bbqs etc and a stone wall giving that real sense of privacy. From Park Road a lockable bi-folding wooden door gives access to the parking space where there is an EV charge point. Steps from this area descend and give access to the rear door of the property.







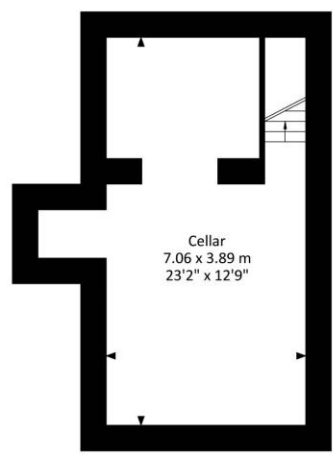


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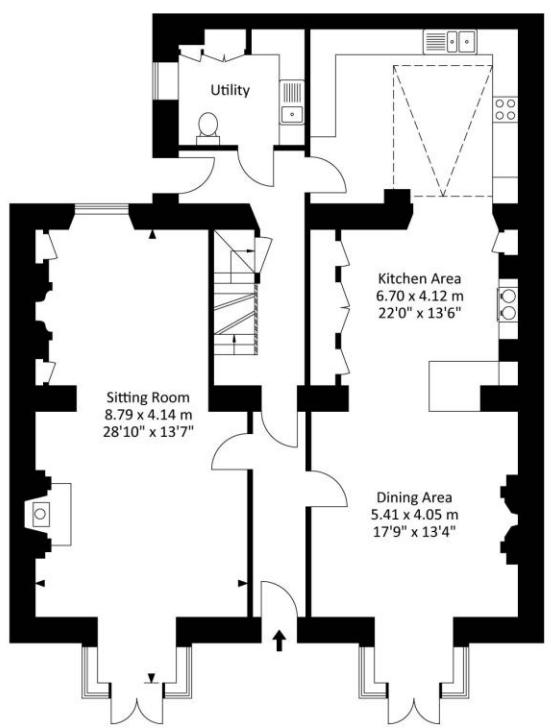
Approx. Gross Internal Area  
2023.40 Sq.Ft - 187.98 Sq.M

Cellar  
330.55 Sq.Ft - 30.71 Sq.M

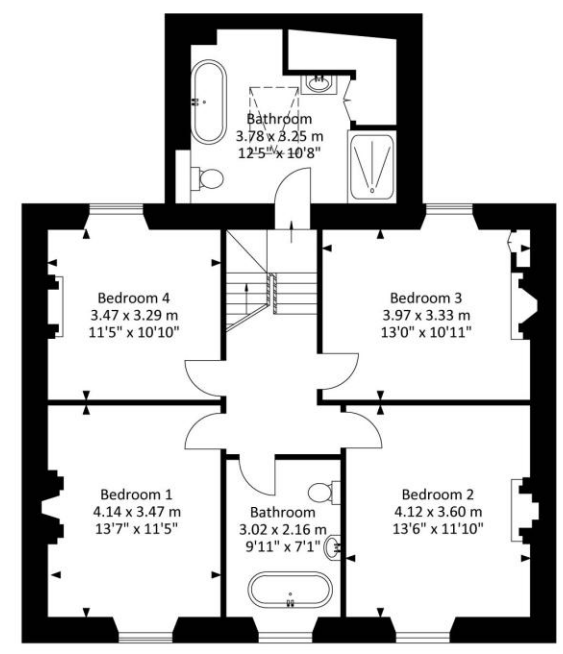
Total Area  
2353.95 Sq.Ft - 218.69 Sq.M



Basement



Ground Floor



First Floor

 Detached House

 Freehold

 4

 Garden

 2

 G

 2

**EPC** D

 Gas Central Heating

 Parking

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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