



CLEVEDON, NORTH SOMERSET

BS21



WAVERLEY, 27 EDGEHILL ROAD, CLEVEDON, SOMERSET, BS21 7BZ

An impressive Victorian semi-detached south facing house in a peaceful elevated position in Walton St Mary with Channel views, established secluded gardens, woodland adjoining Clevedon golf club, and a secret garden with swimming pool.



Local Authority: North Somerset

Council Tax band: G

Tenure: Freehold

All services connected, gas fired central heating, electric AGA, broadband by Virgin Media.

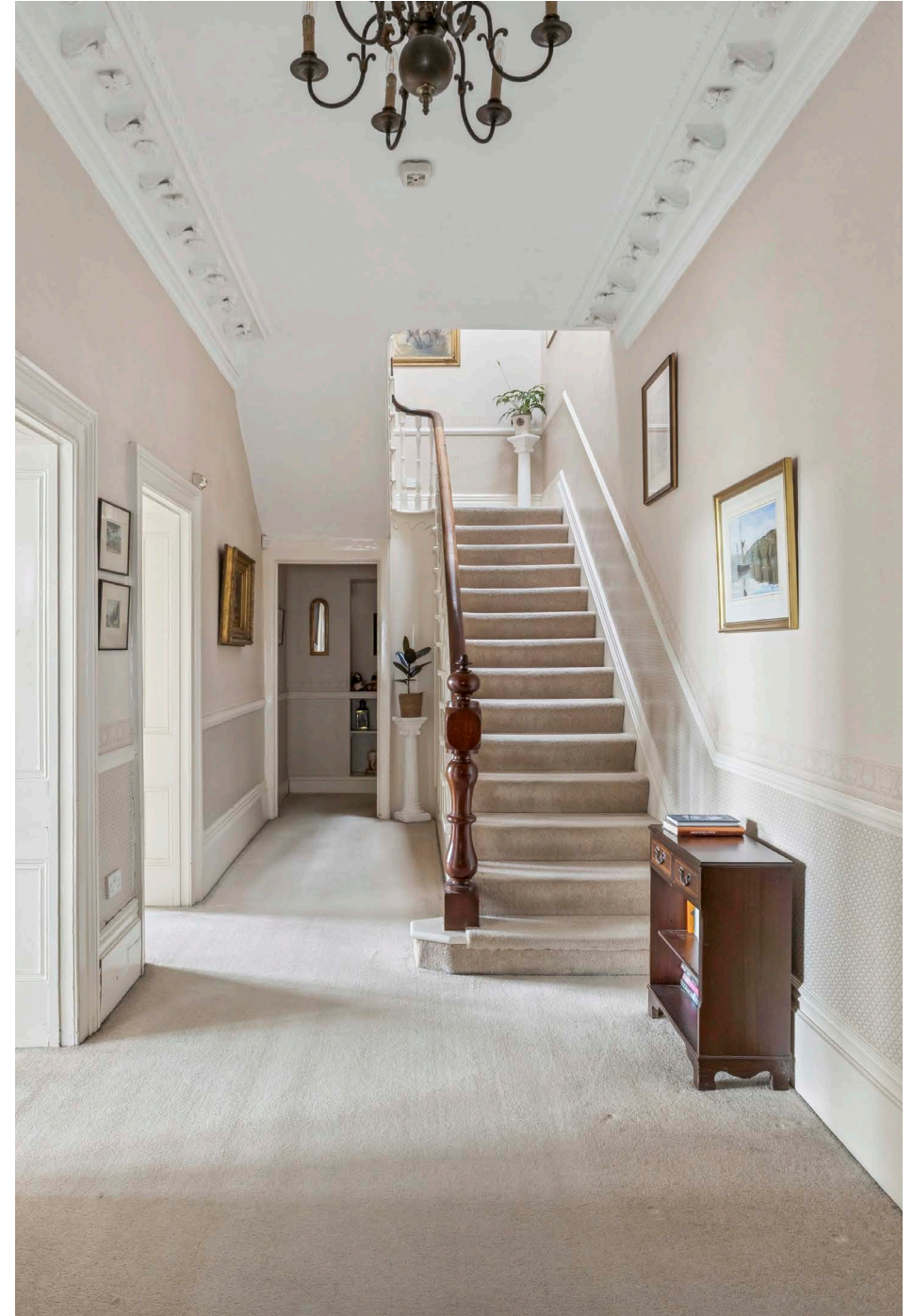
Mileages: Bristol 14 miles, Yatton Rail Station 5 miles, Bristol Airport 11 miles, M5 (J20) 3 miles, Cribbs Causeway Shopping Centre 14 miles.

Guide price: £1,195,000



THE PROPERTY

The present owners purchased the property in 1995 when it required some updating. It was replumbed with a new central heating system installed. The kitchen breakfast room was replaced in 2015 with a bespoke painted kitchen together with an electric Aga and integrated appliances. The utility room was upgraded with matching units. Waverley is a classic Victorian house where all features appropriate to the period have been retained. The entrance vestibule has a tessellated floor. There are ornate ceiling cornices, picture and dado rails, deep moulded skirting boards and architraves, attractive fireplaces in the three reception rooms, and in the kitchen breakfast room.





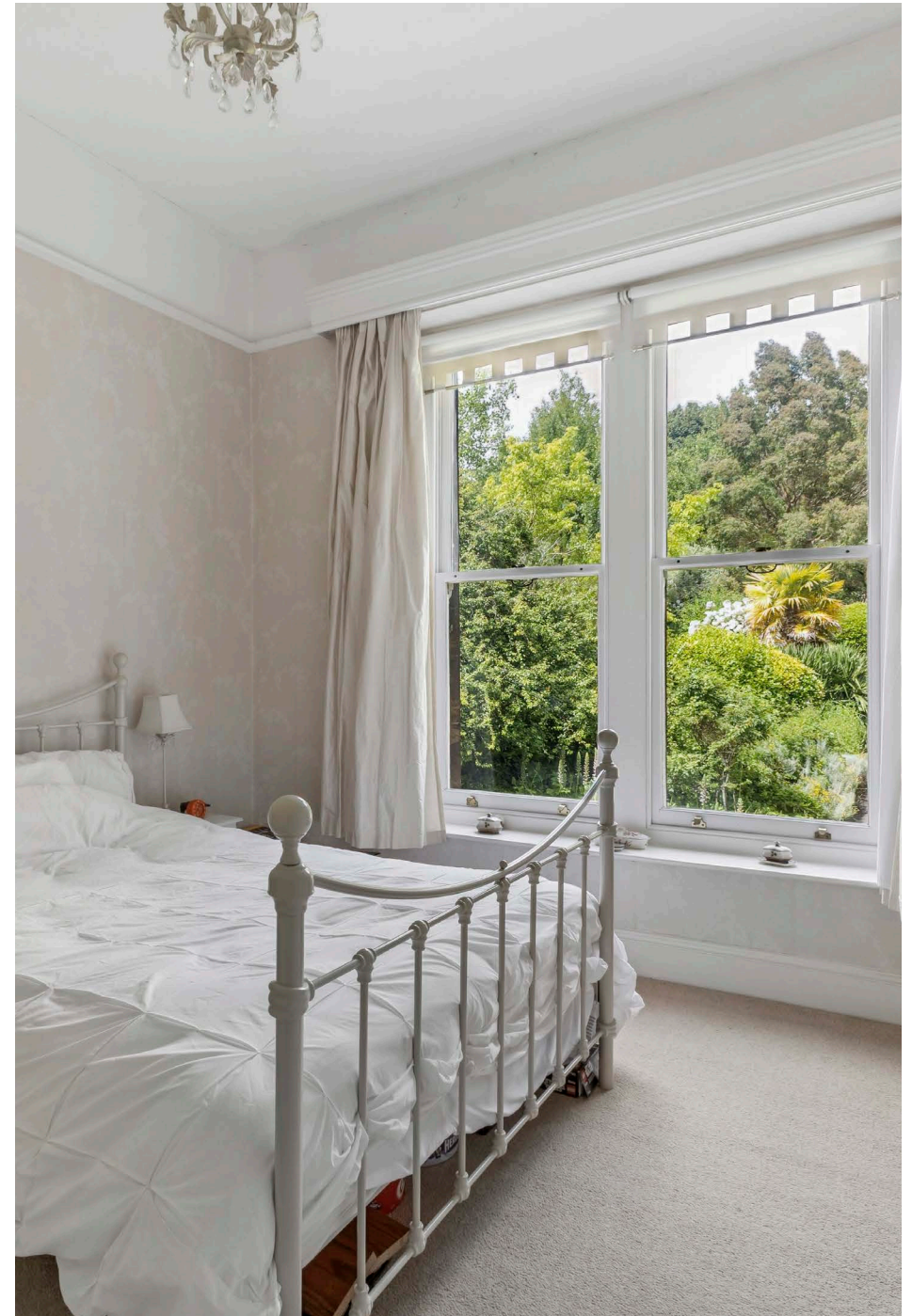




The sitting room with bay window and the dining room are lovely light rooms with views over Clevedon. The snug looks over the rear garden, as does the kitchen breakfast room.

From the large reception hall a fine staircase rises to the first floor gallery landing. The principal bedroom suite has a wonderful view over Clevedon, across the Channel to the Welsh coast, as does the second south facing bedroom.

The two rear double bedrooms have a lovely outlook over the garden to its woodland. There is a further family bathroom.







OUTSIDE

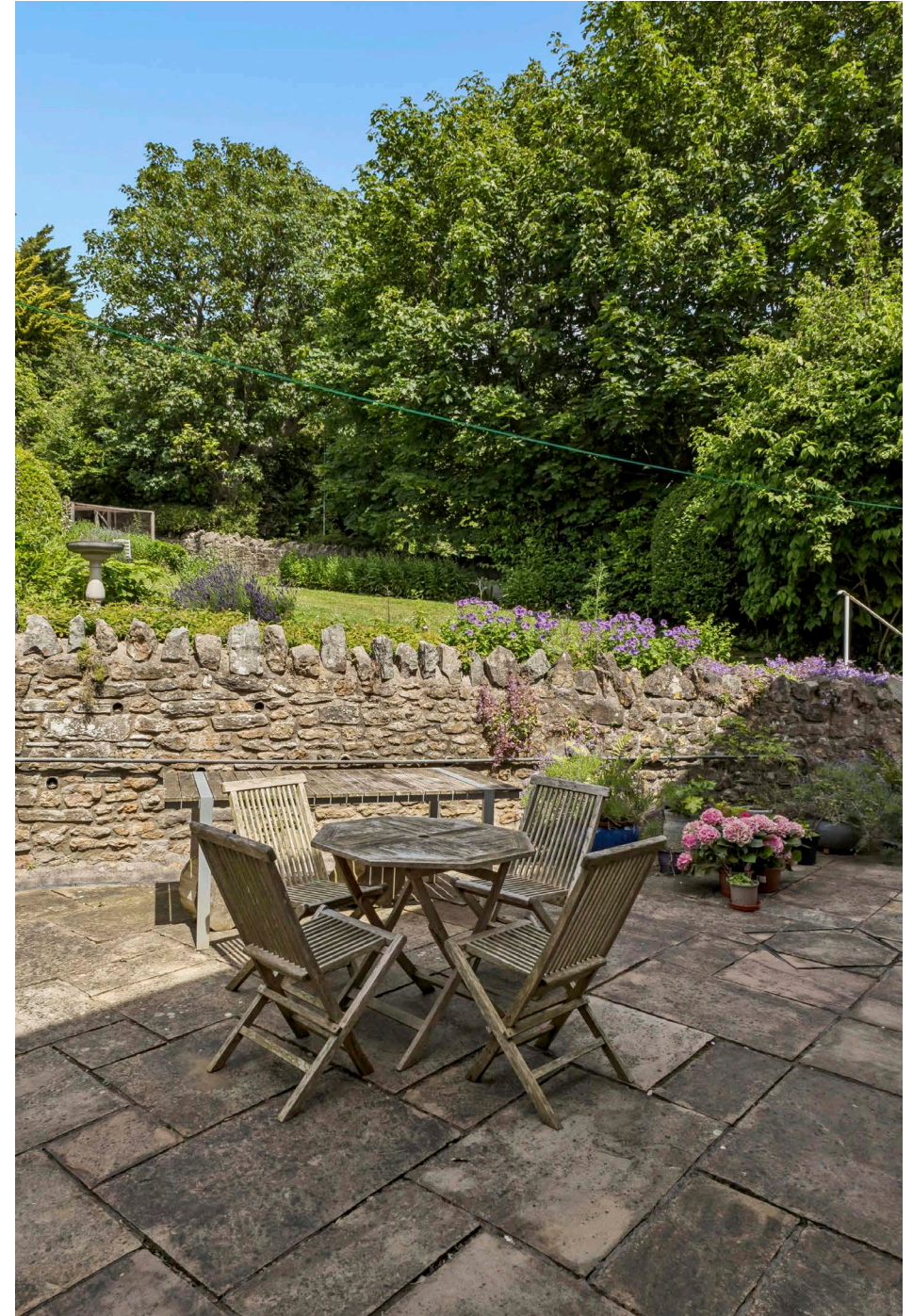
Waverley is approached through a gated entrance and over a long drive leading to a tandem double garage. There are expanses of lawn either side of the driveway with borders planted with a variety of established plants and shrubs. Immediately behind the house is a generous patio and a lean-to brick and tile garden store and a stone and block tiled store/boiler room. The rear garden is part walled, very secluded and enclosed. Its design follows a natural theme with separate lawns interspersed with ornamental and mature trees. There are a number of borders planted with a diverse selection of flowers, herbs and shrubs. An arched door set in the wall opens to the private and secluded very attractive “secret garden” with lawn, swimming pool (not heated) and summer house which lies to the east, facing south. It is well screened by mature trees and bushes and adjoins the woodland. At the top of the garden is a paved area designed to capture the setting sun. A stone wall runs along this boundary with a gate opening into mixed woodland, with bluebells and adjoins Clevedon Golf Club. The whole garden is a haven for birds and wildlife.





SITUATION

Waverley is situated in a most attractive and elevated quiet setting, against a backdrop of its own woodland, with south facing wooded views over Clevedon from the ground floor, and from the first floor, views across the Channel of Flat Holm and Steep Holm islands to the Welsh Coast. Edgehill Road lies within the sought after Walton St Mary area and just east of the fashionable Hill Road where there are a number of independent shops, cafes, restaurants, supermarket and boutiques. There is a choice of primary schools in Clevedon. Clevedon Academy is Ofsted rated as good, and outstanding for personal development. Private schooling is available at The Downs Preparatory School in Wraxall, and there is an excellent choice of schools in Bristol. There are coastal walks in the vicinity notably Poet's Walk and the Victorian seafront promenade and pier.

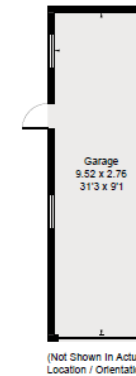
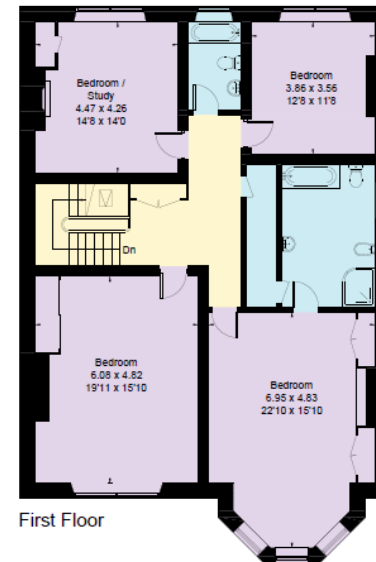






Waverley, 27 Edgehill Road Cleveland, BS21 7BZ

Gross Internal Area (Approx.)
 Main House = 302.5 sq m / 3256 sq ft
 Outbuildings = 43.3 sq m / 466 sq ft
 Total Areas = 345.8 sq m / 3722 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110512

Approximate Gross Internal Area = 345.8 sq m / 3374 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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