

Walton Street Walton-In-Gordano BS21 7AP

£1,025,000

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RESIDENTIAL SALES





**Property Type**  
Bungalow - Detached



**How Big**  
2074.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
2



**Bathrooms**  
4



**Warmth**  
Ground Source Heat Pump  
Under Floor Heating



**Parking**  
Driveway and  
Double Garage



**Outside**  
Beautiful Gardens



**EPC Rating**  
C



**Council Tax Band**  
G



**Construction**  
Standard



**Tenure**  
Freehold

Set within the idyllic Walton Valley and adjoining Clevedon Golf Course, Taggart House is an exceptional contemporary eco home that was almost entirely rebuilt in 2013 to create a beautifully balanced blend of modern design, sustainability and flexible living.

Designed with both lifestyle and efficiency in mind, the property offers generous, light-filled accommodation arranged around four well-proportioned en-suite bedrooms, each finished to a high standard with quality bathrooms or shower rooms. The layout flows effortlessly, providing adaptable spaces that work equally well for family living, entertaining or hosting guests.

At the heart of the home lies a striking bespoke, hand-painted kitchen, complete with a full suite of fitted and cleverly concealed appliances. This space opens seamlessly into the main living areas, where dramatic vaulted ceilings and extensive glazing create a wonderful sense of volume and light. Large swathes of glass blur the boundaries between inside and out, ensuring that the principal rooms all enjoy delightful views across the beautifully landscaped gardens.

The home's eco credentials are equally impressive. A ground source heat pump provides underfloor heating throughout along with efficient hot water heating, complemented by solar panels dedicated to hot water supply. These features combine to deliver a comfortable, energy-efficient living environment year-round.

Practicality has not been overlooked, with a useful utility room, guest cloakroom and a range of fitted cupboards and wardrobes enhancing everyday convenience.

Outside, Taggart House occupies a secluded and peaceful position, approached via a gated driveway that provides ample parking and leads to a detached double garage. The south-west facing gardens are a particular highlight, extending to the front and side of the property and offering a haven for nature lovers and keen gardeners alike. Thoughtfully landscaped, they feature a variety of mature trees, shrubs and established planting, including an enclosed vegetable garden, while a natural pond and stream gently flows through the garden, adding to its beauty and tranquillity.

Further enhancing the outdoor space are several charming outbuildings, including a summerhouse, home office and a distinctive shepherd's hut, which benefits from its own shower room—ideal for guests, home working or creative pursuits.

In all, Taggart House is a rare opportunity to acquire a thoughtfully designed, contemporary eco home in one of North Somerset's most picturesque and sought-after settings.





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Idyllic Walton Valley setting adjoining Clevedon Golf Course, offering a rare blend of seclusion, countryside views, and close to Clevedon's coastal charm and everyday amenities.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

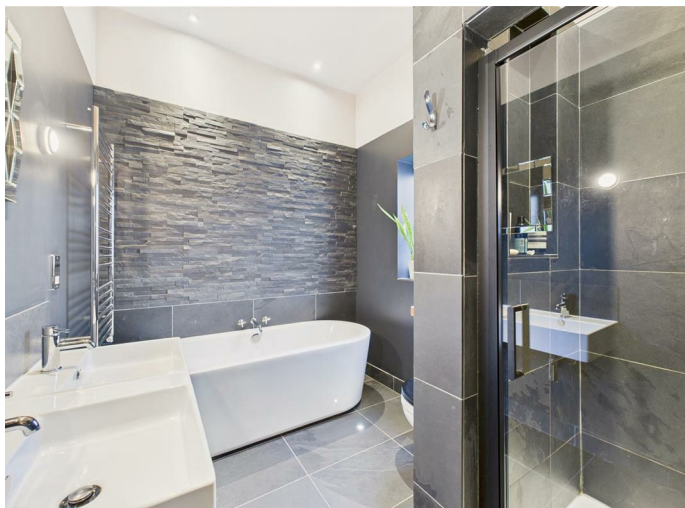
### UTILITIES

Mains electric, water and sewage treatment plant.  
Ground source heat pump and solar water heating panels

### BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 3 Mbps and highest available upload speed 1 Mbps.  
Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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