# Walton Road Clevedon BS21 6AW

£649,950

marktempler
RESIDENTIAL SALES

**Property Type**
House - Detached

**How Big**
2189.00 sq ft

**Bedrooms**
4

**Reception Rooms**
3

**Bathrooms**
3

**Warmth**

**Parking**

**Outside**

**EPC Rating**
D

**Council Tax Band**
E

**Construction**

**Tenure**
Freehold

This substantial 1920s detached home offers a rare blend of character and scale in the highly regarded Swiss Valley. Over the years the property has been thoughtfully extended, creating a spacious family home that retains its original charm while offering generous and versatile living accommodation. Now requiring some modernisation, it presents an excellent opportunity for a buyer to update and personalise a home with an impressive footprint and huge potential. Its unusual layout, combined with dual-road access, provides a level of flexibility rarely found in the current market.

The ground floor is well suited to both entertaining and everyday family life, with a large living room, a formal dining room and a separate family room. The kitchen sits at the heart of the home and connects well with the adjoining breakfast room and living areas. On the first floor there are four well-proportioned bedrooms and three bathrooms, including a principal bedroom with en-suite. A particularly unique feature on this level is the integrated Swedish-style sauna, creating a private spa-like space within the home. The top floor provides a substantial games room with its own kitchenette area, making it ideal for a teenager's retreat, independent relative or even a dedicated home office suite.

Externally, the property is equally impressive. The mature rear gardens are a standout feature, enjoying a peaceful wooded backdrop. The grounds have been carefully arranged to include several patio areas, gazebos, a summerhouse, timber cabins and conservatories offering plenty of space to relax or entertain. Unusually, the property benefits from two separate driveways and a garage, with access from both Walton Road and Nortons Wood Lane. This dual access may also present scope for further development or the creation of a detached annex/dwelling, subject to the necessary consents.

Located in the ever-popular Swiss Valley, the property enjoys a highly desirable setting. The area is well served by respected primary and secondary schools, while local amenities are close by, including the Old Inn and an M&S Food for everyday convenience. All of this sits within the attractive natural surroundings that make Swiss Valley such a sought-after place to live.

Overall, this is a rare opportunity to acquire a home of real scale and character that is ready for its next phase. Whether you are a growing family looking for a property to modernise, or a buyer seeking a home with genuine development potential, this impressive 1920s residence offers a wealth of possibilities.

“An impressive 1920s home offering exceptional space, character and exciting potential in the heart of Swiss Valley.”

**HOW TO BUY THIS PROPERTY**

To proceed with a purchase, we require the following:

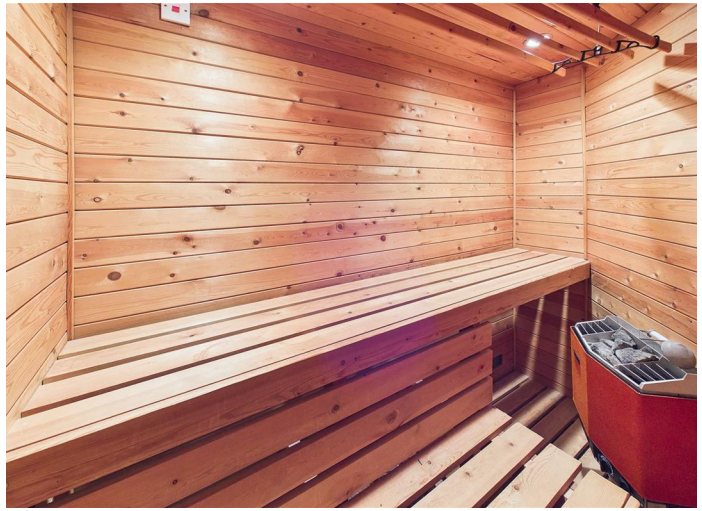
**Proof of Identification -** Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide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

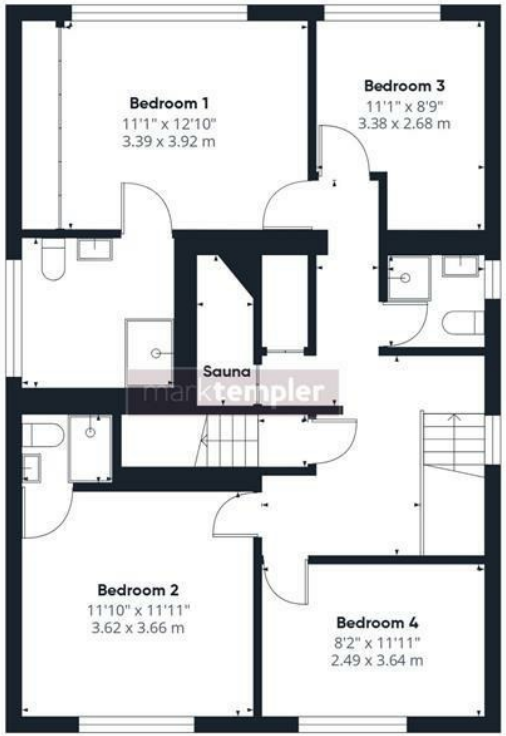
UTILITIES
Mains electric, gas, water and drainage.

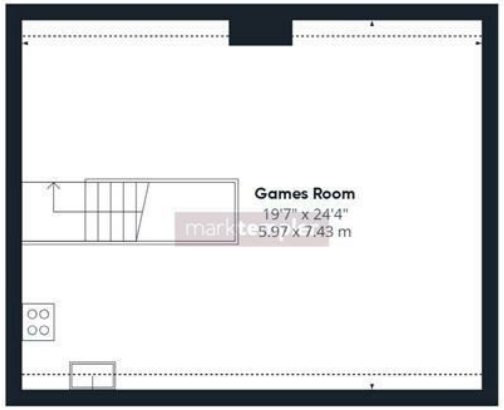
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube




E S N W

The Property Ombudsman

naea | propertymark PROTECTED

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.