

Cambridge Road Clevedon BS21 7HX

£1,195,000

marktempler

RESIDENTIAL SALES





	Property Type	House - Detached
	How Big	2030.00 sq ft
	Bedrooms	4
	Reception Rooms	3
	Bathrooms	2
	Warmth	Gas Central Heating
	Parking	Gated Driveway
	Outside	Front and Rear
	EPC Rating	D
	Council Tax Band	F
	Construction	Standard
	Tenure	Freehold

From the moment you arrive, this beautifully arranged home makes a lasting impression, offering a sense of balance, versatility and calm that perfectly complements modern family living. Thoughtfully planned and generously proportioned throughout, this is a home designed to be lived in, loved and enjoyed.

Step inside and you are welcomed by a central hallway that immediately sets the tone, drawing you effortlessly through the ground floor. To the front of the home, two elegant reception rooms provide refined yet comfortable spaces for both everyday living and entertaining. The living room, with its generous bay window, offers a peaceful retreat—ideal for unwinding at the end of the day—while the dining room creates a wonderful setting for hosting family and friends, bathed in natural light and suited to more formal occasions.

To the rear, the home truly comes into its own. A superb family room forms the social heart of the property, where daily life naturally gathers. Filled with light and opening directly onto the garden through double doors, this inviting space lends itself to relaxed mornings, lively evenings and seamless summer entertaining. Sitting alongside, the kitchen is perfectly positioned for connection and convenience, offering ample workspace and storage, while a separate utility room keeps practicalities neatly out of sight.

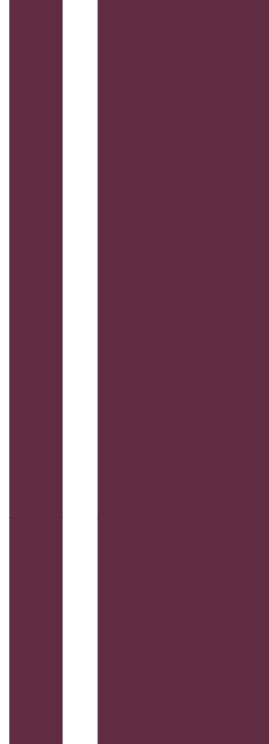
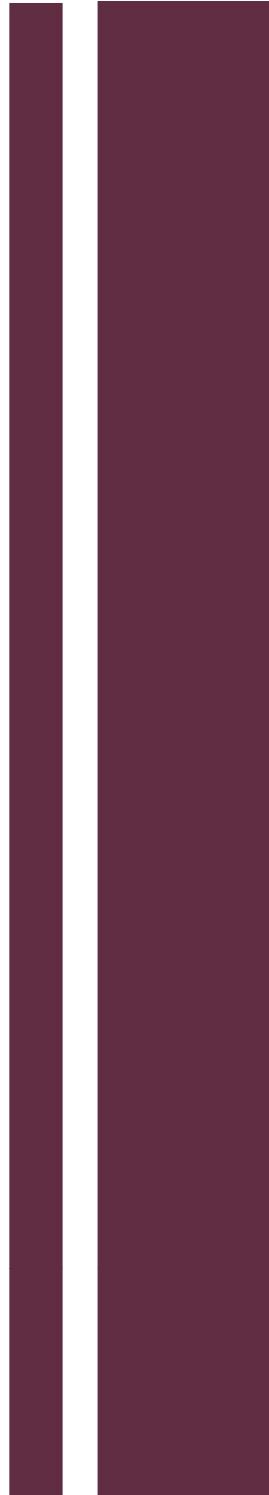
Upstairs, the first floor continues the theme of flexibility and comfort. Four well-proportioned bedrooms provide excellent accommodation for family members and guests alike, with two particularly generous rooms complemented by further bedrooms that adapt easily as children's rooms, guest accommodation or home offices. A contemporary four-piece family bathroom completes the floor.

Further enhancing the lifestyle appeal, the detached garage has been partially converted to create a home office to the rear—an invaluable addition, ideal for home working, creative pursuits or a quiet retreat from the main house.

The property stands proudly along the much admired Cambridge Road, set behind a low-level stone wall with a gated driveway creating an attractive approach. The gardens extend around the front, side and rear of the home, with the principal south-facing garden accessed directly from the family room. Here, a level lawn is complemented by various seating areas, while well-established flower beds add colour and maturity. The overall design offers a private yet easily manageable family garden, perfectly suited to everyday enjoyment.

Balancing function with warmth and character, this is a home that adapts effortlessly to every stage of life—offering inviting spaces that encourage connection, comfort and a truly enjoyable lifestyle.







Set on the sought-after Cambridge Road, this inviting family home offers flexible living and a lovely south-facing garden



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 1000 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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