



A more individual split level 4 bedroom home found in a premier location in Walton St. Mary, Clevedon with views towards the Golf Course and Castle Hill





# 11 Brackenwood Road, Clevedon, North Somerset BS21 7AB

## Guide Price £550,000 - £575,000 Freehold

A contemporary split level 4 bedroom property enjoying an established setting with a stunning outlook towards woodland and Clevedon golf course. Brackenwood Road occupies a prime elevated position within the highly desirable Walton St Mary area of Upper Clevedon.

The position of the property offers so many advantages with Swiss Valley and Ladye Bay close by together with excellent schools including Clevedon's highly rated (last OFSTED report was outstanding) secondary school, Hill Road and The Beach, the sea front with its Victorian Pier, are just about a mile away and the town centre is 1.3 miles.

For the commuter Bristol is 12.5 miles away and Clevedon offers easy access to the M5 motorway via junction 20. There is also a railway station in nearby Yatton or at Nailsea with direct trains to London – Paddington.

### The House:

The house offers fantastic living space overlooking the nearby woodland and many an hour can be passed delighting in the vantage point of the living room that has an amazing outlook from the huge picture window.

The property is approached from the drive via a vestibule porch with uPVC double doors and a further door opening to the reception hall that has light hardwood flooring, a theme that continues through to the living room, a staircase leading to the lower ground floor and a cloakroom off.





The spectacular living room has a fireplace with a wood burner inset and is light and airy, a feeling that is enhanced by the feature hardwood flooring, while a wide double doorway leads through to the dining room creating a lovely flowing arrangement.

The dining rooms also takes advantage of the view with a double aspect including French doors that lead out to a superb deck area that allows for al fresco dining, perfect to enjoy on a sunny day or warm evening. A peninsular breakfast bar separates the dining room from the kitchen making this a very sociable open plan space.

The kitchen offers plenty of fitted storage cupboards including glazed display cabinets. There are roll edge granite effect laminated work surfaces with an inset stainless steel sink bowl and mixer tap over, an inset ceramic hob, a fitted illuminated chimney hood, a built in eye level stainless steel oven-grill and matching microwave, an integrated dishwasher and fridge, ceramic tiled surrounds, concealed over work top lighting, a deep built in storage cupboard and a door to the rear porch and access beyond to the deck.

The fourth bedroom is on the ground floor with an outlook to the front and though the room works as a double bedroom it is equally suited to other uses such as an office at home or playroom – family room.

On the lower ground floor there are three further bedrooms and a shower room. The bedrooms are all well-proportioned and they are arranged to overlook the gardens. The principal bedroom has a dressing area with built in wardrobes and a generously sized en suite bathroom with corner bath. There are French doors that open out from the bedroom to a paved patio area and allow views beyond the garden to the wooded hillsides.

The shower room has been designed to be accessed from the lower hall and from the gardens which is particularly useful if you are entertaining outside.





## Outside:

A driveway at the front provides parking and leads to the attached **GARAGE** with an up and over door, personnel door to the rear, lighting, power and a range of fitted wall and floor cupboards.

A path and gate at the side of the property lead to the balcony sun deck that overlooks the rear gardens and woodland beyond while a series of steps on the opposite side of the house lead down to the level lawned rear garden with a paved patio area and ranch rail fencing dividing the lawn from the lower portion of the garden that is accessed via an arbour and gate. The lower portion of the garden follows the natural contours of the hillside with a variety of specimen trees, shrubs and bushes.

## Services:

All mains services are connected. Gas fired central heating through radiators. uPVC double glazing. High speed broadband is available together with super-fast cable broadband TV and telephone services.

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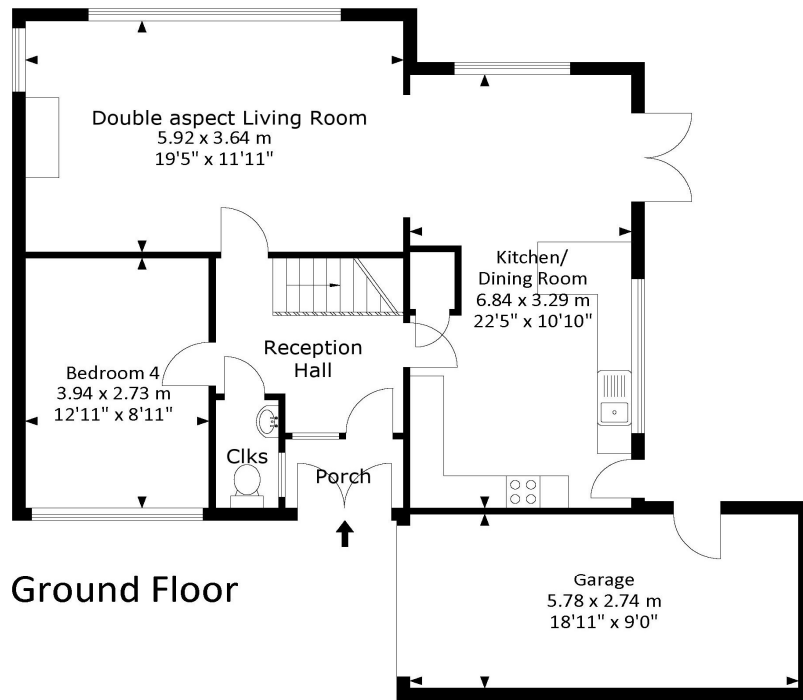
**Energy Performance:** An energy performance certificate has been ordered and details will be available in due course on request at [info@hbe.co.uk](mailto:info@hbe.co.uk)

## VIEWING:

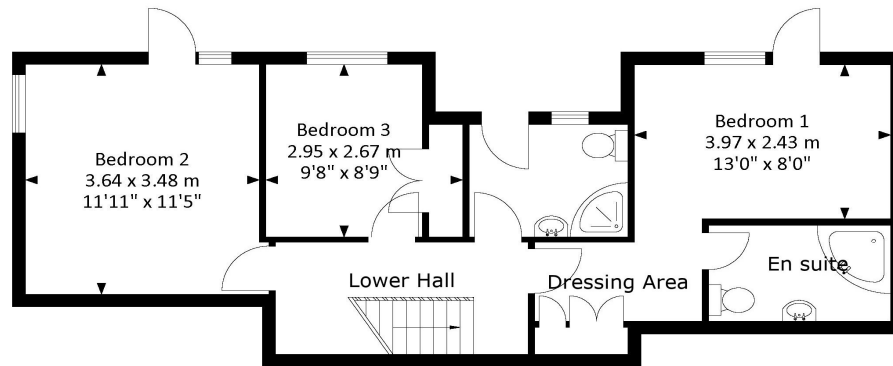
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Ground Floor



Lower Ground Floor

## COVID-19:

Though Covid-19 restrictions have been lifted, as this is someone's home for the safety of all concerned we can only admit prospective buyers to the house when wearing adequate P.P.E. including a face mask or suitable alternative and we request that hand sanitizer is used immediately before entering.

Gloves not required. We do not provide facemasks so that there is no possibility of our infecting you that way. Social distancing guidelines should be observed at all times. We cannot admit young children who will need to be supervised in the garden by an accompanying adult. Please bring an umbrella if rain is threatening. **If you have any Coronavirus symptoms such as sore throat, temperature, repetitive cough or loss of taste or smell please do not view as you may be responsible for affecting the health and well being of the owners of the property and a member/members of our team.** We will limit the numbers of people entering the property together to avoid virus loading the air within the house. That can only be people from two households, the accompanying estate agent counts as one household. Please avoid touching any surfaces while at the property and we will see that main room doors are already open and that lights are on. We do thank you for your cooperation.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. An aerial photograph are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2021



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