



6 Channel Road
Clevedon, BS21 7DR

 **RUPERT
OLIVER**
property agents



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A modern, practical and energy efficient, south facing family home or downsize with a high spec finish, sunny walled garden, garage and off-street parking for multiple vehicles in a quiet and leafy Upper Clevedon location.

Detached, modern, south facing family home or downsize with comfortable proportions totalling 2238 sq ft and a high spec throughout | Bespoke, modern kitchen dining room with island, breakfast bar and bi fold doors onto the garden; separate utility | Underfloor heating throughout; air circulation system | Charming sitting room with marble gas fireplace | Sunroom with sliding doors onto the garden | Study / bedroom 4 and downstairs bedroom 3 served by a modern shower room | Principal suite with dressing room and a superb en suite bathroom | Bedroom two with dressing room and modern en suite bathroom | South facing, walled garden with level lawns, dining terrace, well stocked borders, raised beds and a wrap around patio with greenhouse | 1.5 width garage with electric door and off-street parking for multiple cars | Tranquil, quiet and leafy Upper Clevedon location | EPC: B

Situation

Lined with elegant period homes and attractive modern residences, Channel Road is a highly sought-after address combining peaceful, leafy surroundings with convenient access to Clevedon's abundant amenities.

Ideally located, Channel Road is a short walk from all the cafes and restaurants of Hill Road as well as the charming seafront, Clevedon Pier, Marine Lake and Salthouse Fields. Families will appreciate the proximity to excellent local schools, including the highly regarded Clevedon School (Ofsted Good) and a choice of well-rated primary schools – all within easy reach. Excellent private schools are also nearby with the Downs Preparatory School in Wraxall 7.8 miles distant and Sidcot School, Clifton College and numerous excellent Bristol schools circa 14 miles distant.

Weekends can be spent enjoying coastal walks or bike rides whilst Clevedon Cricket, Golf, Lawn Tennis and Sailing Clubs are all within proximity. The nearby, historic Curzon Cinema is an excellent institution for film and the arts.







Commuters are well-served with easy access to the M5 motorway, providing quick links to Bristol and the wider motorway network. Yatton Railway Station (5.5 miles) provides direct links to Bristol Temple Meads and London Paddington whilst Bristol airport is a mere 10 miles with flights to most of Europe.

For Sale Freehold

Formerly a bungalow, the property was demolished and completely rebuilt in 2018 by the current owners in a unique 'New England' style to create a modern, practical, energy efficient and high spec downsizer, offering low maintenance, turnkey living in a tranquil, leafy Upper Clevedon location with a light and sunny orientation. The home is exceptionally well insulated and as a result has an EPC B with underfloor heating throughout and modern air circulation system keeping the air flowing fresh.

The property is situated down a quiet lane off Channel Road and accessed via a well maintained, block paved, gated driveway with off street parking for multiple vehicles. The front door opens into a wide and spacious hall with engineered oak flooring and ample space for coats and boots.

Immediately to the left is a fantastic, open plan, Shaker style, designer kitchen dining room with a modern gas fireplace, quartz island with breakfast bar and bi fold doors leading straight onto the garden. The house has a wonderful, seamless flow between indoor and outdoor living.

There are ample timber wall and base units for storage with quartz worktops and upstand and two integrated sink units. The NEFF appliances are integrated and include an oven, steam oven, plate warmer, microwave oven, full height fridge, five ring induction hob with extractor and a dishwasher. The utility room adjacent is spacious with plumbing for white goods, another sink unit, further storage and access to the integral garage as well as the rear terrace.

Right off the hall is a generously proportioned, carpeted sitting room with a state-of-the-art gas fireplace, marble hearth and mantel. The room has a dual aspect affording it plenty of light with chandelier and spot lighting. The adjoining 'sunroom' is a perfect spot to relax and unwind with dual aspect sliding doors onto the south facing garden.

Completing the ground floor is a carpeted study / bedroom four with fitted shelving and a carpeted bedroom three which is a double. These rooms could easily be knock through to create a substantial, downstairs bedroom. There is also a modern, fully tiled Porcelanosa shower room with contemporary sanitaryware, illuminated vanity unit, towel radiator and a double walk in rain shower.

Upstairs, bedrooms one and two are both substantial doubles with dressing rooms and en suite bathrooms. Bedroom two is large with a dormer window offering views over the garden, a spacious walk-in





wardrobe and a modern, fully tiled bathroom with a corner bath, contemporary sanitaryware, integrated cabinetry, double width illuminated mirror and a walk-in rain shower.

Bedroom one is simply outstanding with exceptional proportions, bespoke, integrated, timber wardrobes, French doors onto a Juliette balcony and a walk-in wardrobe. The Porcelanosa en suite is phenomenal with a substantial footprint and porcelain tiled throughout with a deep, free-standing bathtub, quadruple rain shower corner with alcove, double width sink unit with cabinetry and illuminated mirror as well as a Velux window allowing for a dual aspect and ample natural light.

Outside

Externally, the walled garden is south facing with level lawn and a well-stocked border of shrubs and perennials providing scent and colour during the summer months. A large flagstone terrace provides ample space for al fresco dining and a block paved patio runs all the way around the property. To the side and rear of the property are a number of raised beds and a greenhouse, perfect for growing vegetables. The fence to the rear has been newly installed and there is ample space for storage. A plant room to the rear of the property houses a modern Worcester boiler and hot water tank with pressurised system.

The 1.5 width garage is integral with an electric door and there is ample further, gated off street parking for multiple vehicles.

No onward chain.

Services: All mains connected.

Local Authority: North Somerset Council: Tel: 01934 888888
Council Tax: Band F

Directions: Post Code BS21 7DR

Viewing: Strictly by appointment with Rupert Oliver Property Agents



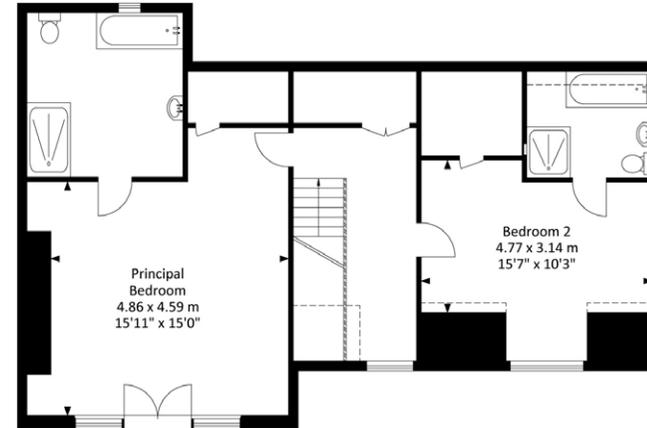
Channel Road, Clevedon, BS21 7DR

Approx. Gross Internal Area
2318.43 Sq.Ft - 215.39 Sq.M

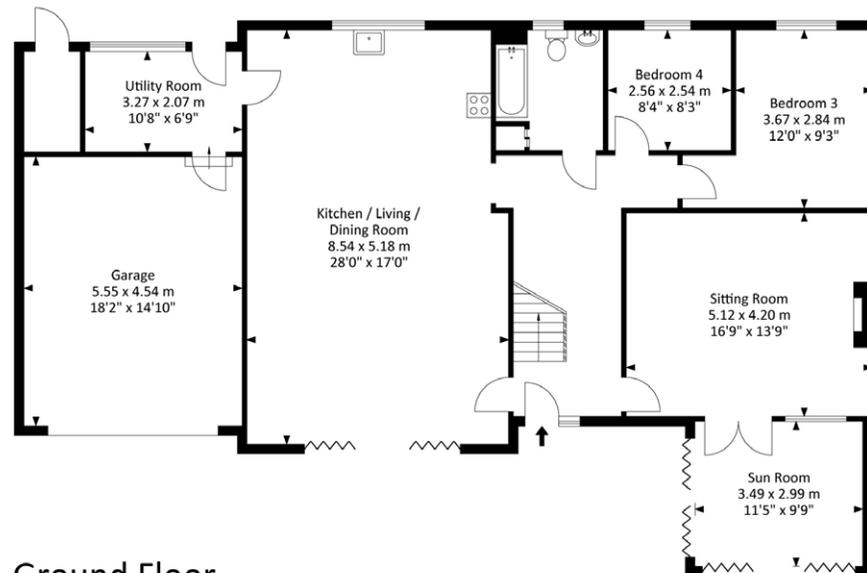
Garage Area
271.25 Sq.Ft - 25.20 Sq.M

Total Area
2589.68 Sq.Ft - 240.59 Sq.M

 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.