



**Ben Gairn**

**7 Ash Grove, Clevedon, North Somerset, BS21 7JS**

**Robin King** | Estate Agents

## BEN GAIRN, 7 ASH GROVE, CLEVEDON, NORTH SOMERSET, BS21 7JS

A superb 4 double bedroom detached family home with landscaped garden, garage and driveway parking situated in a desirable cul-de-sac position in Upper Clevedon.

**Approx 1,808 sq ft of flexible accommodation • 4 double bedrooms • 2 bathrooms (1 en-suite) • Low maintenance landscaped garden • Within catchment for well regarded schools • Access to M5 within 1.5 miles at Jct 20 • Bristol airport 11.6 miles • Central Bristol 12 miles • Mainline railway services within 4.7 miles at Yatton – London Paddington from 114 minutes (all distances/times approx)**

Ben Gairn is a beautifully maintained and wonderfully located family home just 10 minutes walk from Hill Road which has a well earned reputation as one of the finest shopping and dining destinations in the South West.

It offers spacious practically laid out accommodation arranged over two floors with flexibility to suit many lifestyles and needs.

The front door opens to an entrance hall with beautiful solid oak flooring and access to the primary accommodation in this beautifully maintained property. To the left is the smart fully fitted kitchen with views to the front garden. This well appointed space has a number of integrated appliances including a NEFF dual oven, integrated dishwasher and 5 ring gas hob together with useful pull out larder storage.

Adjacent is the utility room which provides space for a washing machine an American style fridge/freezer which opens out to an internal hallway to the dining room. This light and open space perfect for entertaining, has French doors to the garden and a paved terrace beyond; the perfect place to enjoy some alfresco dining or a BBQ with friends.

The reception accommodation is completed with a generous sized sitting room where a handsome Minster style fireplace with log burner takes centre stage and oversize French doors lead to the beautiful back garden.

Also found on the ground floor level are three double bedrooms two of which have lovely aspects overlooking the back garden together with a spacious bathroom with both walk-in shower and a corner bath.

Returning to the inner hall a staircase ascends to the principal suite comprising of a large bedroom, fantastic walk-in wardrobe and a stylish en-suite bathroom.





**Outside** – the predominately south facing established gardens are landscaped to be fairly low maintenance with a large patio and a further tier of level lawn framed by attractively planted borders. There are two sheds, ideal for storing garden equipment and a greenhouse for those with green fingers. At the front, there is ample parking space and access to a single garage with electric up and over door. An attractive mature hedge provides an attractive entrance together with ensuring privacy.

**Location** – the Victorian town of Clevedon is mentioned in the Domesday Book and is situated on the North Somerset coast about 12 miles west of Bristol, about 1.5 miles from junction 20 of the M5 and around 11.6 miles north west of Bristol International Airport. Yatton Rail Station is 4.5 within miles, providing high-speed services to London Paddington from 114 minutes. Clevedon is a thriving small town with excellent shopping facilities. The fashionable unspoilt area of Hill Road with its Victorian houses, boutiques and restaurants is about 0.5 mile as is the restored Victorian pier. There is also close proximity to Cadbury House in Congresbury with its award-winning health club, spa and hotel.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



**DIRECTIONS** – on leaving the Robin King office in Congresbury turn right at the traffic lights, turn left at the next set of traffic lights, continue through Yatton towards Clevedon on the B3133 and continue for 5.5 miles. Turn left onto Chapel Hill, then right onto Park Road, right onto Thackery Road, right onto Thackery Avenue and Ash Grove will be the next left. Ben Gairn is about 100 yards on the right.

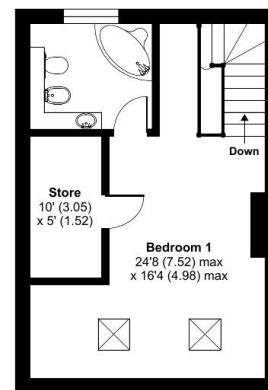
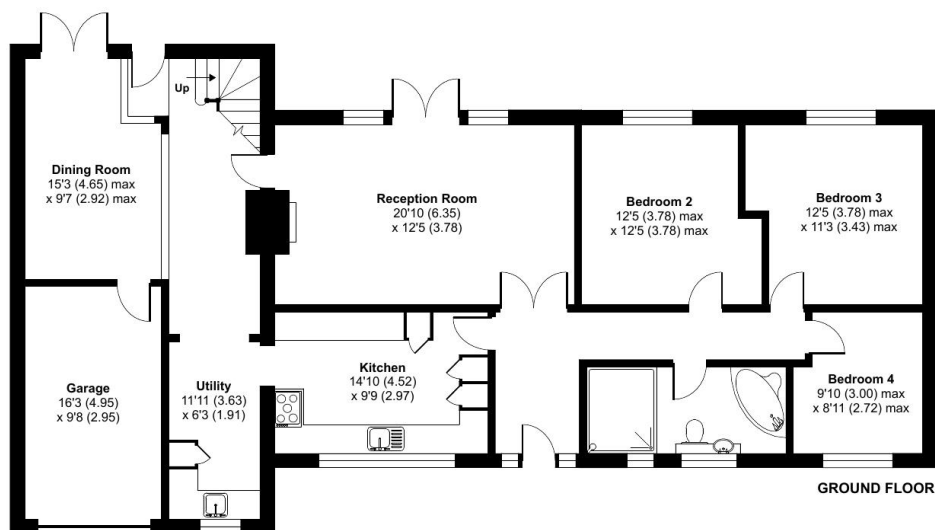
**SERVICES** – All mains services

**EPC RATING** – D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £ 2,484.52 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.


### Ash Grove, Clevedon, BS21

Approximate Area = 1808 sq ft / 167.9 sq m  
Garage = 153 sq ft / 14.2 sq m  
Total = 1961 sq ft / 182.1 sq m  
For identification only - Not to scale



FIRST FLOOR



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Robin King LLP. REF: 1047726

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