



**Robin King** | Estate Agents

**15 Leewood Road, Weston-Super-Mare - BS23 2PA**

Offers Over **£600,000**



# 15 Leewood Road

Weston-Super-Mare, Weston-Super-Mare

A substantial and beautifully maintained four-bedroom detached home with garage, off street parking, gardens and direct access to woodland behind. Set in an elevated, commanding position it has stunning sea views and is conveniently close to local facilities

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- APPROX 1815 SQ.FT OF FLEXIBLE ACCOMMODATION
- 4 BEDROOMS (ONE WITH EN-SUITE BATHROOM)
- SPACIOUS OPEN PLAN RECEPTION ROOMS
- OAK FINISHES THROUGHOUT
- BEAUTIFULLY MAINTAINED ENCLOSED GARDENS
- QUIET RESIDENTIAL ELEVATED LOCATION WITH STUNNING VIEWS
- EASY ACCESS TO MAINLINE RAILWAY SERVICES
- ACCESS TO M5 AT JUNCTION 21 (ST GEORGES)
- CONVENIENT FOR BRISTOL AIRPORT











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Weston-Super-Mare, Weston-Super-Mare

Leewood Road has been beautifully renovated by its current owners. With 1815 sq feet of accommodation, including four bedrooms, two bathrooms, and two large reception rooms, it is a spacious and welcoming family home. It also features well maintained gardens, ample off-street parking, and a large garage. Nestled away in a quiet, elevated location in Weston-Super-Mare, it provides stunning views and easy access to extensive woodland directly from the rear garden. It also is close to the popular Grove Park and within walking distance of the seafront and all the amenities offered in the town centre.

A welcoming front door with storm porch and 1930's feature windows leads into an impressive hallway with high ceilings and engineered oak floors where there is a downstairs cloakroom and storage cupboard for coats and shoes.

Immediately ahead double doors open to a spacious, light and airy open plan kitchen/dining room. The kitchen area has under floor heating and is finished in contemporary cream units with contrasting granite worktops. It has a smart, central island together with integrated appliances including a double oven, induction hob, NEFF fridge-freezer, dishwasher and washing machine. Bifold doors flood the space with light and open to a dining terrace and the garden beyond seamlessly blending the inside with outside.

The dining area has space for a large table and a very attractive arched feature window making this open plan room perfect for family living and entertaining friends.

Returning to the hallway to the right can be found a spacious open plan sitting/music room with a log burner inset in a recessed fireplace with oak mantle and a window with views over the front garden and to the town below. Beyond here is a lovely, bright second seating area currently arranged as a music room which has gorgeous views over the garden. French doors from here leads to the outside dining terrace.

Rising to the first floor there is a large, gracious landing with access to three substantial double and one single bedroom. The principal bedroom benefits from double doors that open onto a Juliet balcony with a glazed balustrade and views across the town and to the coast beyond. It also has fitted wardrobes and a beautifully finished en-suite bathroom. Completing the top floor accommodation is an elegant family bathroom with a separate bath and shower.







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Outside: Leewood Road is presented equally superbly outside. At the front of the property is a lawn, partly enclosed by stonewalling and mature shrubs and plants. A driveway provides ample off-street parking and has a garage with storage space in the rear.

To the rear is a beautifully maintained garden, with a dining terrace perfect for entertaining family and friends and stunning views over the town and sea beyond. This mostly south-facing area is terraced and lawned with a range of attractive hedging, trees, mature shrubs, and raised flower beds together with steps rising to the upper part of the garden and woodland at the rear. There is a greenhouse, pond and gate with private access to the woods.

Location: The property is well positioned for access to the many amenities of Weston-Super-Mare including shops and businesses and Weston General Hospital. There are lovely walks nearby, in the Mendip Hills. Weston railway station is local for mainline direct services – Temple Meads, London Paddington, The Southwest and The North. Junction 21 of the M5 gives convenient for access to the West Country, Bristol and beyond

### 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.

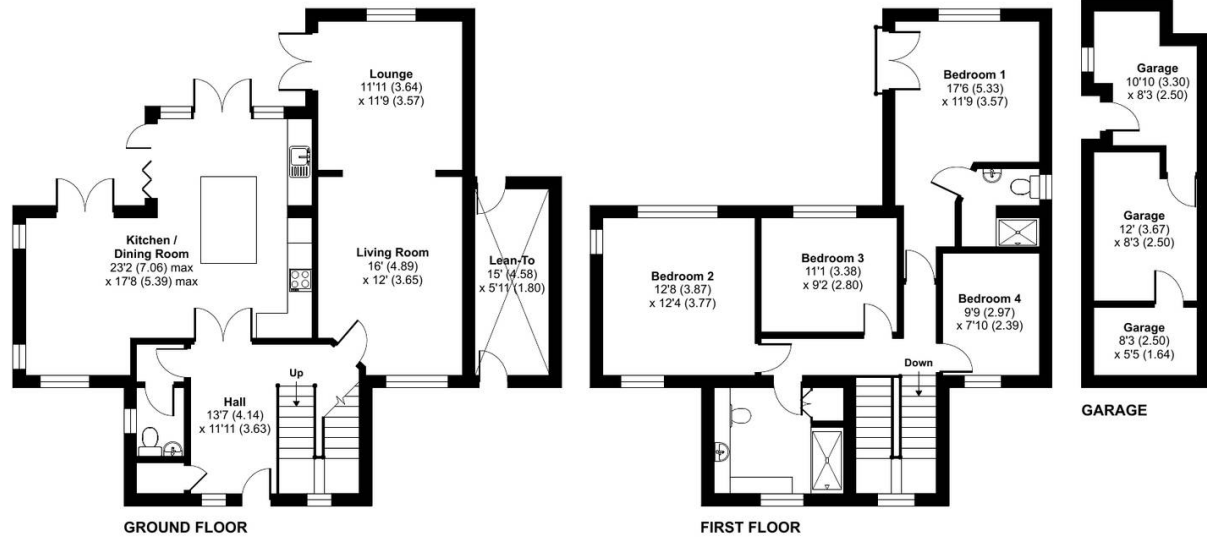
## Leewood Road, BS23

Approximate Area = 1815 sq ft / 168.6 sq m

Garage = 227 sq ft / 21.1 sq m

Total = 2042 sq ft / 189.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Robin King LLP. REF: 1175903



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