



Coxhay, Kenn Street, Kenn, Clevedon, BS21 6TN
£850,000

Steven
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Situated in the heart of the idyllic village of Kenn, Coxhay is more than just a house, it is a peaceful sanctuary where the beauty of the English countryside meets the warmth of a true family home. As you sweep through the five bar gate, the gentle rustle of established trees and the character of the old stone walls welcome you into a world of quiet elegance. Every corner of this beautiful five bedroom residence has been designed to embrace a slower, more intentional pace of life, where mornings begin with coffee at the breakfast bar and evenings are spent curled up by the crackling open fire.

The living spaces flow with an effortless grace, bathed in natural light and always drawing your eye toward those incredible, soul stirring views. Whether you are hosting an intimate dinner in the garden facing dining room or enjoying a quiet moment in the sun room, the breathtaking vistas of the Mendip Hills serve as an ever changing masterpiece right outside your window. The home's unique layout, featuring a charming guest wing or "hideaway" suite, offers the perfect touch of versatility for visiting loved ones or a serene space for creative work, ensuring everyone has their own corner of paradise.

Stepping outside, the garden is a true lover's retreat for nature, where a contemporary patio invites you to linger over alfresco lunches while the sun warms the level lawn. Here, the boundaries

between home and the rolling green farmland simply melt away, offering a sense of freedom and space that is rare to find. While you feel worlds away from the hustle and bustle, the Victorian charm of Clevedon and the vibrant energy of Bristol are just a short, scenic drive away. Coxhay offers a lifestyle of gentle luxury and rural bliss, a place where you can truly breathe and belong.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Open tread staircase to first floor accommodation.

Cloakroom

White suite of WC, washhand basin, obscure window, space for coats.

Sitting Room 21' 11" x 12' 9" (6.68m x 3.88m)

A light and airy room with an oversize window looking out onto the front driveway and a set of french doors with windows either side opening to the south facing rear garden. An open fireplace takes centre stage, spotlights, inter-connecting door giving access to the sun room and double doors to the dining room.

Kitchen 14'5" x 12'10" max 9'7" min

Fitted with a range of wall and base units with working surfaces, stainless steel sink with mixer tap, electric four ring electric hob with contemporary extractor hood, space for under counter fridge or freezer, breakfast bar. Window and door giving access to the rear garden and second window to side. Tiled effect floor, access to the floor mounted Grant oil boiler. Double electric oven, spotlights, serving hatch to the dining room.

Dining Room 11'5" max 10'6" min x 9'9"

A lovely entertaining room with a bay style window overlooking the rear garden and neighbouring farmland.

From the kitchen a door opens to:

Utility Room 9' 8" x 4' 11" (2.94m x 1.50m)

Fitted with work surface, wall mounted cupboards, Belfast sink, plumbing for washing machine, window to side, tiled effect floor, space for further refrigeration. Door giving access to the garage.

FIRST FLOOR

Landing. Door giving access to the second floor. Access to airing cupboard housing the hot water cylinder.

Bedroom 1 21' 8" x 12' 11" (6.60m x 3.93m)

NB. Measurements include the en-suite. A front to back room with two windows



looking out onto Kenn Street and a second window overlooking the beautiful neighbouring farmland in a southerly direction towards the Mendips in the far distance. The measurement also includes a comprehensive range of built in bedroom furniture to include wardrobes and drawer storage.

En-Suite

Three piece white suite of WC, washhand basin with storage below, shower cubicle with electric shower, wood effect floor, shaving point, spotlights.

Bedroom 2 17' 2" x 10' 3" (5.23m x 3.12m)

Measurements include a washhand basin and shower cubicle with electric shower and shelving to the side. Window looking out onto Kenn Street, access to eaves space.

Bedroom 3 13'0" x 12'9" max 5'9" min

Measurements include a shower cubicle with electric shower, washhand basin. Window providing that incredible view over the neighbouring farmland.

Bedroom 4 11' 6" x 9' 8" (3.50m x 2.94m)

Measurements include built in bedroom furniture. Window again providing that incredible view.

Family Bathroom

Fitted with a four piece white suite of WC, washhand basin, bidet and separate bath. Obscure window.

From the landing a door opens and gives access to a staircase leading to:

Loft Room 25' 8" x 7' 1" (7.82m x 2.16m)

NB. Measurements include the staircase and is floor area due to restricted head height because of the pitch of the roof. Two skylights to rear. Door gives access to:

Loft

A very usable space and partly boarded perfect for the Christmas tree and suitcases.

Sun Room 19' 3" x 9' 4" (5.86m x 2.84m)

Measurements include stairs to first floor. Window to front, two windows to side and french doors giving access to the rear garden. Wood effect floor. The kitchen area is beautifully fitted with wall and base units with working surfaces and a sink with mixer tap, double electric hob, electric oven and integrated under-counter fridge.

FIRST FLOOR

The stairs rise and give immediate access to the:

Bedroom 5 12' 2" x 9' 4" (3.71m x 2.84m)

NB. Measurements include the staircase and a double mirror fronted built in wardrobe. Skylight providing that incredible view over the rear garden towards the Mendips.

En-Suite

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, shower cubicle with mains shower, ladder radiator, access to the boiler, obscure skylight window, wood effect floor.

OUTSIDE

From Kenn Street a five bar gate gives access to the front drive which provides parking for numerous cars and leads to the garage. The front garden is beautifully looked after with an area of lawn and established trees, shrubs and perennials to borders. To one side there is a lovely old stone wall. Access to the rear garden can be gained via either side of the property and immediately outside of the front door is a contemporary patio with a step then giving access to the front door.

Rear Garden

Coxhay certainly has an impressive rear garden, immediately outside of the property is a contemporary patio which opens to a level lawn with an open fence providing beautiful views of the neighbouring farmland in a southerly direction towards the Mendips in the far distance. This is certainly a garden to enjoy mother nature.

Garage 18' 7" x 14' 2" (5.66m x 4.31m)

With up and over door, power and light.



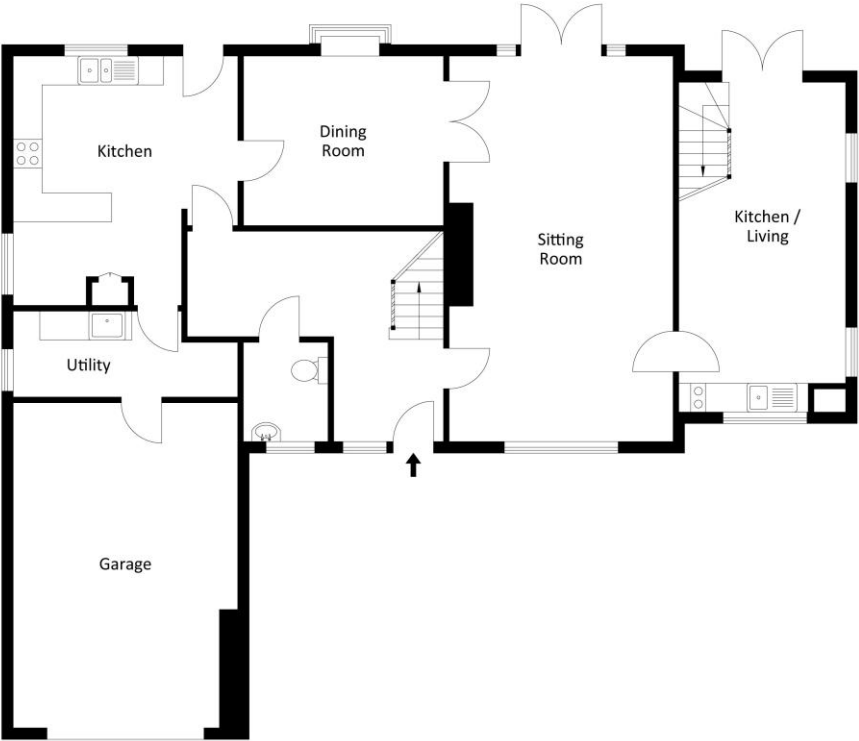






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Approx. Area 1216.6 Sq.Ft - 113.0 Sq.M
(Total area includes garage)



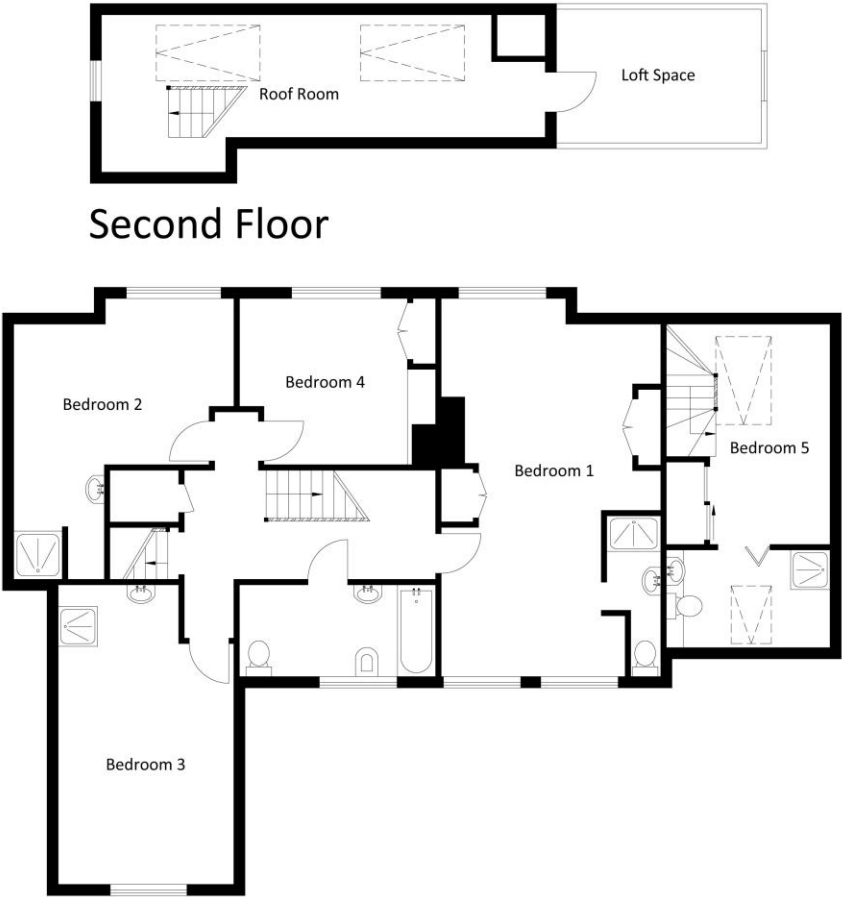
Ground Floor

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.

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Approx. Area 1289.3 Sq.Ft - 119.8 Sq.M



Second Floor

For illustrative purposes only. Not to scale.

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Detached House



Freehold



5



Garden



3



F



3

EPC D



Oil Central Heating



Garage and Parking



Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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