

Cedern Avenue, Elborough, Weston-Super-Mare, Somerset.

BS24 8PA

£575,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to offer this stunning property ideal for entertaining family and friends!

This exceptional and immaculately presented extended detached residence, situated within the highly sought-after Elborough Village, is a property that truly must be viewed to be fully appreciated. Finished to an outstanding standard throughout, the home offers an impressive blend of space, style and versatility, certain to leave a lasting impression.

At its heart lies a magnificent extended living/family room, thoughtfully designed to provide an expansive and welcoming space for modern family living. Featuring a central fireplace, part vaulted ceiling, ample room for both seating and dining, and striking bi-fold doors opening onto a landscaped rear garden, this space effortlessly combines comfort with elegance. It is, without doubt, the true focal point of the home.

The adjoining kitchen/dining room is equally impressive, fitted to a high specification and enhanced by further bi-fold doors and French doors leading out to the garden, creating a seamless indoor-outdoor living experience.

The property offers four generously proportioned bedrooms, two of which benefit from well-appointed en suite shower rooms. The principal rooms also enjoy attractive open field views to the front. A stylish family bathroom serves the remaining bedrooms, complete with twin wash basins, WC, and a bath with shower over.

Accessed via wooden gated entry to the rear, the property provides a substantial driveway offering ample off-road parking. A footpath leads around to the front entrance, where a welcoming hallway provides access to a useful under-stairs cupboard, a modern cloakroom with WC and basin, and a useful study—ideal for home working and enjoying those delightful field views.

Externally, the rear garden has been extensively landscaped and well maintained, featuring a central lawn, generous patio area for outdoor dining, further secluded decked patio area and pathways leading to the converted double garage. This space has been transformed into an excellent bar and games room, complete with its own patio—perfect for entertaining.

The garage retains practicality, with electric roller doors to the front and useful storage areas behind. In addition, a substantial timber storage shed to the side of the garage/annexe (approximately 15 feet in length), equipped with power and lighting, provides further excellent storage for bicycles and garden equipment.

In summary, this is a truly outstanding family home offering exceptional accommodation, high-quality finishes, and superb entertaining space—an opportunity not to be missed.

FEATURES

- Stunning extended detached house
- Large open plan 33'x21' living / family area
- Four bedrooms, 2 with en suite
- Lovely open plan kitchen to dining room
- Landscaped garden to rear with parking for 5
- Double garage converted to bar/games room
- Store areas to garage front with electric doors
- Farmland field views to front
- Cloakroom & study
- EPC - C



ROOM DESCRIPTIONS

Hall

Doors to all ground floor rooms & stairs rising to first floor. Useful space for coats plus an under-stairs cupboard for storage.

Open Plan Living / Family Room

An incredible & stunning room built for entertaining and relaxing with Upvc double glazed window to front and rear; 3 velux roof windows; bi-fold doors to garden ; bi-fold doors to kitchen diner; part vaulted ceilings, central feature informally dividing the room.

Kitchen Diner

L-shaped room - Radiator; Upvc double glazed windows and door to rear patio area; contemporary range of part gloss white & black wall and base units with grey quartz worktops over and matching floor tiles, induction hob with extractor hood over; 2 eye-level electric ovens plus integral microwave and separate steam oven over, integral dishwasher, washing machine, wine cooler, space for large fridge freezer, inset sink/drainage with boiling/cold mixer tap and in-sink garbage disposer; L-shaped worktop with breakfast bar area. Ample space for dining room table & chairs. Concertina doors opening to open-plan living area.

Study

Radiator; Upvc double glazed window to front with field views.

Cloakroom

Modern white suite of WC and basin. Extractor.

Landing

Doors to all principle rooms. Loft access.

Primary Bedroom 1

Radiator; Upvc double glazed window to front with field views; door to en suite

En Suite to Bed 1

Towel Radiator; Upvc double glazed window to front; white suite of WC, fitted basin in unit and shower cubicle.

Bedroom 2

Radiator; Upvc double glazed window to front with field views; door to en suite; built in open-fronted cupboard

En Suite to Bed 2

Towel Radiator; white suite of WC, basin in unit and large shower

Bedroom 3

Radiator; Upvc double glazed window to rear; built in open-fronted wardrobe

Bedroom 4

Radiator; Upvc double glazed window to rear

Family Bathroom

Towel Radiator; Upvc double glazed window to rear; white suite of WC, twin wash basins in unit and bath with shower attachment

Games Room / Bar (Double Garage)

The garage has french doors to the side and the interior converted into a great games room with bar area which is a perfect entertaining area with its own patio by the doors. The garage doors to the front are both electric roll-up doors and both have storage areas behind which is extremely useful. This room with the appropriate permissions could perhaps be converted into a useful annexe for an elderly relative/independent young adult.

Garden

The property itself enjoys an enviable position, with the front aspect overlooking open farmland. Evenings can be spent relaxing in the garden or at the front of the home, taking in the peaceful surroundings and often spotting local wildlife such as deer and grazing cattle.

The rear garden is a particular feature, offering an ideal space for entertaining, with sunlight throughout the day and into the evening—perfect for making the most of warmer months.

The garden has been extensively landscaped and very well cared for with a central lawn area, large patio areas for table and chairs and a pathway leading to the double garage.

Behind the garage there is a long timber storage shed with power and lighting; approx 15' x 3'5 and a great space for bikes and garden equipment.

The driveway either side of wooden gates is a great size and can take up to 4/5 vehicles.

Local Area

Situated in the highly desirable village of Elborough, this property enjoys a wonderful balance of countryside charm and everyday convenience.

The area is well-served by a selection of popular local pubs, including the Coach House Inn, just a pleasant 10-minute walk away, renowned for its welcoming atmosphere and excellent home-cooked food. Slightly further afield, both the The Bell Inn and the The Brewers Arms are firm favourites with locals, also offering quality dining in a traditional setting.

For day-to-day essentials, residents benefit from a number of nearby amenities, including the Co-op Food, Asda Express Petrol Station, and the village post office in Locking, all within a short 5-minute drive.

Families are particularly well catered for, with a choice of well-regarded primary schools in Locking, Hutton, and Banwell.

The property also falls within the catchment area for Winterstoke Hundred Academy, which is within walking distance, while Churchill Academy & Sixth Form is also easily accessible via both public and private school transport, with pick-up points in Elborough.

Outdoor enthusiasts and dog walkers will appreciate the immediate access to scenic woodland walks leading towards the beautiful Mendip Hills, offering miles of picturesque countryside to explore. Within Elborough itself, there are two well-maintained play areas and a charming pond, creating a real sense of community where children regularly gather and play. A larger park with additional play equipment can also be found just five minutes away in Locking.

Further local highlights include the popular Hutton Garden Centre, complete with café, perfect for a relaxed outing. Healthcare needs are well supported with doctors' surgeries and pharmacies available in both Locking and Banwell.

Agents Note

All approximate room measurements are shown on the attached floorplan.

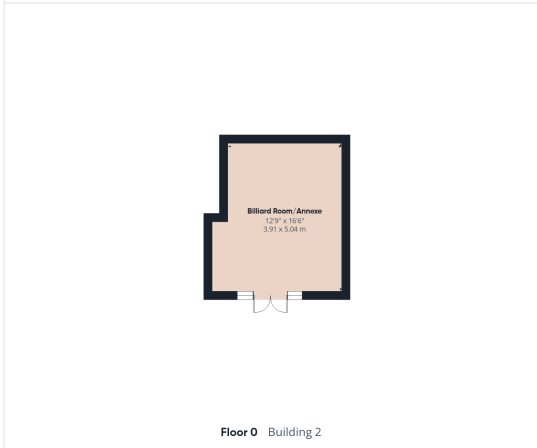
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FLOORPLAN & EPC



Approximate total area⁽¹⁾
2040 ft²
189.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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