Kenn Street Clevedon BS21 6TN | **£875,000**

marktempler
RESIDENTIAL SALES

Property Type
House - Detached

How Big
1926.00 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
3

Warmth
Air Source Heat Pump

Parking
Driveway

Outside
Landscaped

EPC Rating
C

Council Tax Band
F

Construction
Modern Method of Construction

Tenure
Freehold

The Oak House is a striking, individual detached home, built in 2014, combining contemporary living with impressive eco credentials. Benefiting from an ground source heat pump, solar panels with battery storage, heat exchange unit, water softener, and underfloor heating across the ground floor, it delivers modern efficiency alongside thoughtful design. Constructed by North Somerset oak-frame specialists WestWind, the property showcases exceptional craftsmanship with exposed oak framing forming a defining feature throughout.

A welcoming entrance hall sets the tone, with double doors leading through into the impressive open plan living space. At its heart is a dramatic triple-height sitting room with wood burning stove and a mezzanine above, creating a superb sense of light and volume. To one side sits the bespoke kitchen by The Old Creamery, complete with a central island and designed as a true entertaining hub, flowing seamlessly into the dining and family area. Glazing and double doors open directly onto the garden, enhancing the connection between inside and out. The ground floor also includes a versatile snug or fourth bedroom, a contemporary shower room, and a practical utility/boot room.

Stairs from the sitting area rise to a first-floor mezzanine, offering flexible space ideal for a study or reading area. From here are three well-proportioned bedrooms, two with built-in wardrobes, alongside a modern family bathroom. The principal bedroom benefits from its own en-suite, while carefully positioned glazing throughout ensures natural light and countryside outlooks are ever present.

Externally, the property is approached via a gravelled driveway providing ample off-road parking. The rear south-facing garden has been beautifully landscaped, featuring a paved terrace for al fresco dining, level lawns, established planting and a central pathway leading to a workshop and a peaceful seating area at the far end, perfectly positioned to enjoy open countryside views.

“The Oak House sits within the sought-after village of Kenn, offering a rare combination of striking oak-frame architecture, energy-efficient design and beautifully balanced family living spaces, all set against a backdrop of open North Somerset countryside.”

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there’s no obligation to use these services.

Material Information

UTILITIES
Mains electric, water and drainage.
Ground source heat pump.
Solar panels and battery - owned

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.
Mobile coverage is good outdoor. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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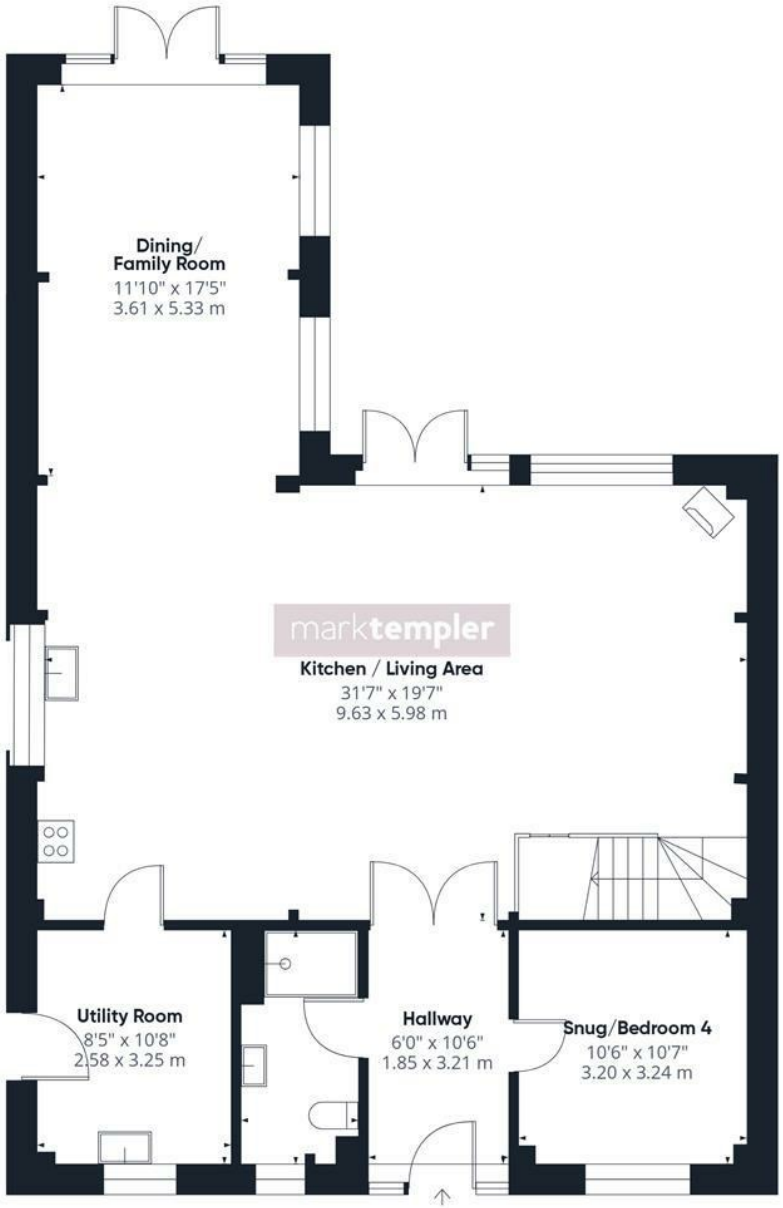

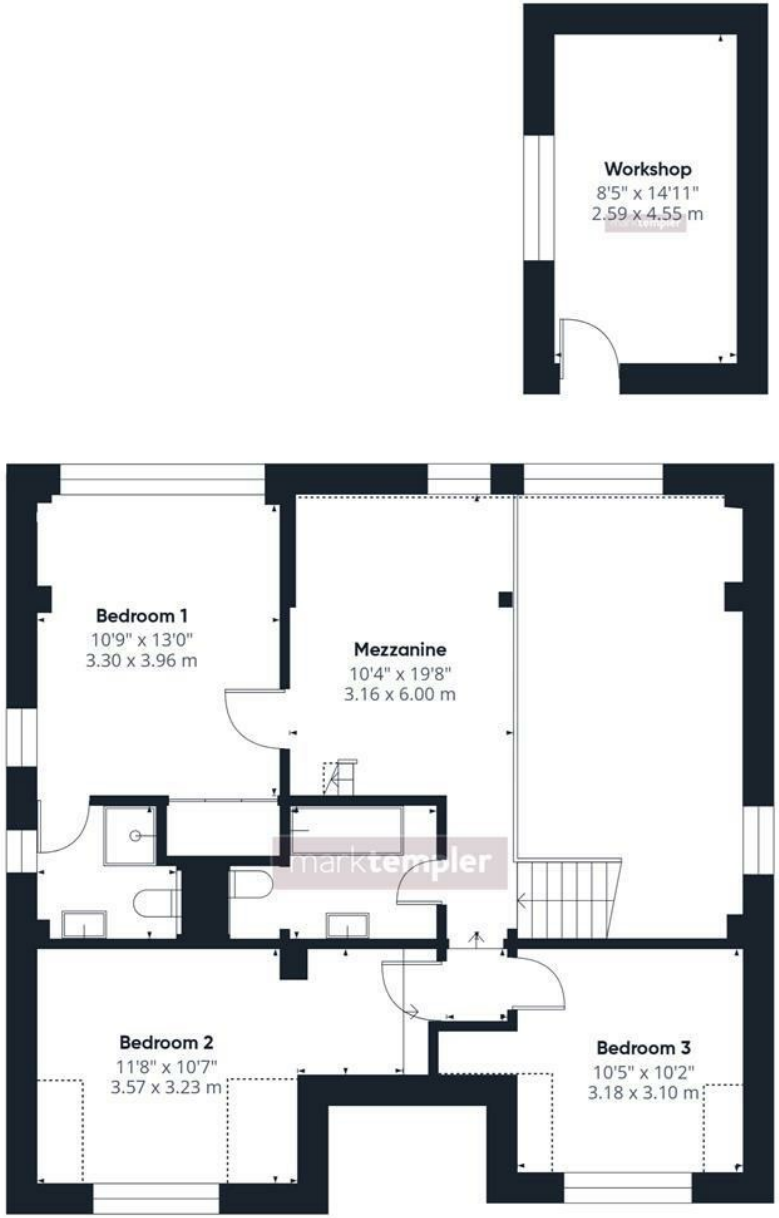

The Property Ombudsman

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