

Clevedon Road, Tickenham, North Somerset

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An extremely well-presented family house situated in a private elevated position with stunning south facing views to the Mendips Hills set against a backdrop of woodland.

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### Summary of accommodation

**Ground floor** Reception hall | Sitting room | Dining room | Family/music room | Study  
Breakfast kitchen with separate breakfast area | Cloakroom | Utility room

**First floor** Principal bedroom with en suite shower room | 3 further bedrooms  
Jack and Jill shower room | Family bathroom

**Outside** Garden with extensive lawns and copse | Long drive approach  
Detached garage block with two garages and workshop/store | Detached home office/  
annexe/gym | Generous parking

In all, the property is approximately 1 acre.

### Distances

Bristol City Centre 10 miles | Clevedon 3 miles | M5 Motorway (J19) 5 miles  
Nailsea/Backwell Rail Station 1.5 miles | Bristol Airport 7.25 miles  
Cribbs Causeway Regional Shopping Centre 15.5 miles (All distances are approximate)













## The Property

Tickenham is a thriving village west of Bristol extending for about two miles along the B3130 Clevedon Road, consisting mainly of detached houses and farmhouses. There is a village hall, primary school, golf course, garden nursery and public house.

Hazelcroft is situated in a private and elevated setting, with a long drive approach, behind electrically operated solid timber gates. It sits almost centrally in its land against a backdrop of the wooded western end of Cadbury Camp Lane, and backs on to paddocks. There is extensive lawn to the south and to the north, and a south facing copse at the top of the garden with superb unspoilt views over the house to the Mendip Hills.

Hazelcroft was purchased by the present owner in 2012 who has since redecorated the interior and replaced some of the double glazed windows. It is extremely well maintained and presented. The most attractive reception hall has painted panelling to dado height. The rooms are well proportioned and light and the sitting room, dining room and family/music room have stunning views to the Mendip Hills. The majority of ground floor rooms are laid to wood floors and the main receptions rooms and reception hall have ornate ceiling cornices. The attractive well fitted kitchen breakfast with vaulted timber ceiling, has an integrated Rangemaster double oven, dishwasher, fridge/freezer and a walk in pantry. An archway opens into a separate breakfast area with a sliding patio window opening onto decking and the garden.

On the first floor, all bedrooms have superb views over its garden either to the Mendip Hills or to a backdrop of woodland. The principal bedroom has an en suite shower room. There are three further bedrooms, two of which are served by a Jack and Jill shower room. There is a further family bathroom





## Outside

The setting of Hazelcroft is impressive. The property is approached through double solid timber electrically operated gates which open onto a long drive leading up to the front of the house, providing a generous amount of parking. Beside the entrance gates is a detached render and tile double garage block with adjoining workshop/store, with parking in front.

Adjacent to the house is a detached substantial block and render building with power and light, as well as an outdoor water connection, ideal for use as a home office or gym. There is potential to create ancillary accommodation, subject to any planning consent.

There is an extensive lawn to north and south of the house with many established shrubs. Mature trees include a magnificent Magnolia at the entrance. Toward the northern boundary is a lovely copse from which are stunning views for miles to the Mendip Hills.

Along the width of the rear elevation is a paved area, and decking immediately outside the breakfast room, ideal for entertaining.

## Directions (Postcode BS21 6RF)

From the Bristol direction and when in Tickenham, travel along the Clevedon B3130 road. The entrance to Hazelcroft is seen along on the right hand side about 800 yards before the Garden Park Garden Centre.

## Property information

**Services:** All main services connected. Gas fire central heating. Electricity and water connected to the home office/gym. Double glazed windows. Broadband provided by BT and connection to Virgin fibre broadband.

**Local Authority:** North Somerset Council

**Council Tax Band:** F

**Tenure:** Freehold

**EPC:** D

**Guide Price:** £1,300,000

## Viewings

By appointment through sole selling agent Knight Frank.







**Approximate Gross Internal Floor Area**

Main House = 271 sq m / 2,924 sq ft

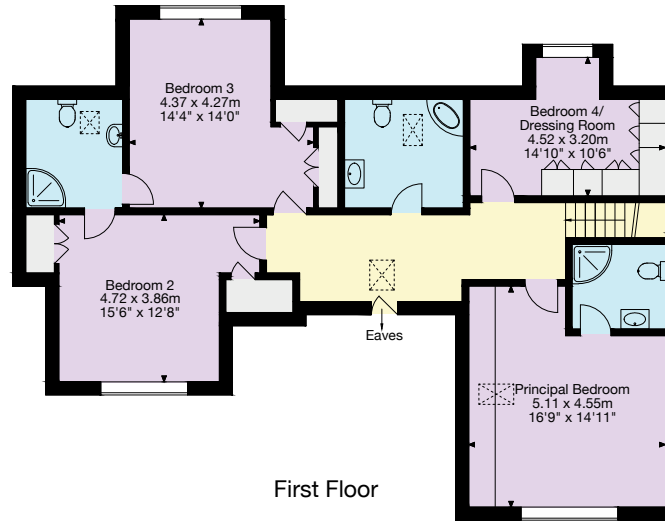
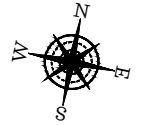
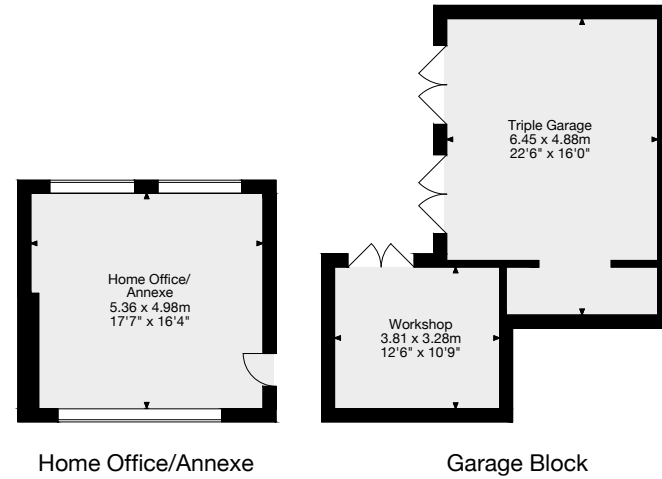
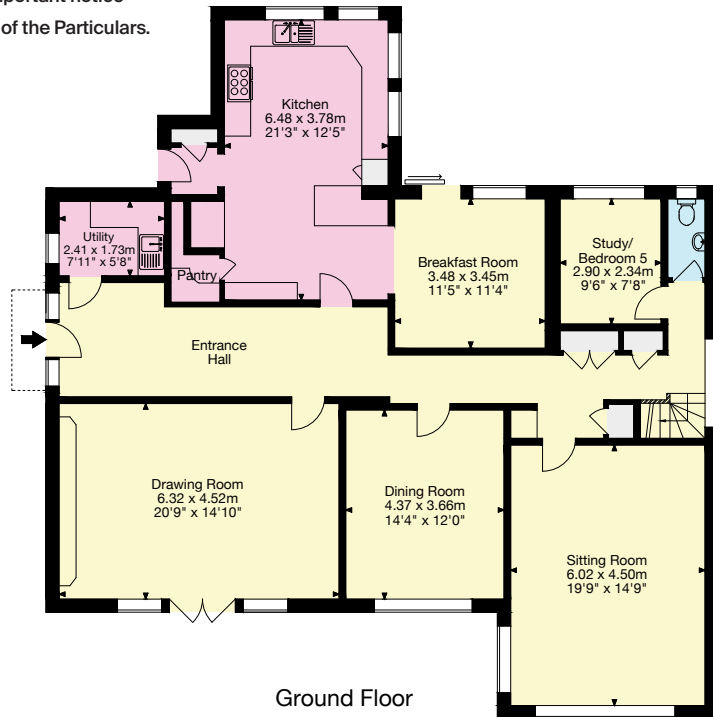
Garage = 44 sq m / 479 sq ft

Home Office/Annexe = 26 sq m / 287 sq ft

Total Area = 341 sq m / 3,690 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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