

Clevedon Road Tickenham BS21 6RT

£1,000,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
2490.00 sq ft



BEDROOMS  
5



RECEPTION ROOMS  
4



BATHROOMS  
2



WARMTH  
Gas central heating



PARKING  
Double garage and driveway



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
F

An exceptional detached residence - located within this sought after semi-rural location. Greystone House offers excellent extended accommodation, which has been thoughtfully designed with the needs of a modern family in mind. Set back from the road, with gated access, enjoying views towards open countryside and Cadbury Camp, this contemporary home enjoys privacy and open aspects.

The elegant glazed porch opens into the spacious dining hall, this lovely room acts as the hub of the house, with doors leading off to all principal rooms. The dual aspect drawing room, featuring a wood burning stove, has direct access to the south terrace. To the rear, the sitting room provides an additional space for older children to relax with friends or for young ones to play! For those who require a work space, the fourth reception room is set out as a home office. If the house hasn't won you over yet, then the kitchen unquestionably will! The open plan beautifully fitted kitchen features an island - with dining and family room zones, creating the most perfect space to entertain, with bi-folding doors opening to the garden beyond. High specification finishes feature throughout, including oak doors, granite worksurfaces and tiled floors. All of the principal rooms enjoy doors opening to the gardens. Completing the ground floor is the utility room and cloakroom.

Upstairs five bedrooms are set around the generous landing, four of which are well proportioned double rooms, a four piece family bathroom and single fifth bedroom. The ceilings of both bedroom one and two are vaulted, creating dramatic features, the principal bedroom also enjoys exposed beams, luxury shower room and a glazed balcony with views towards Cadbury Camp.

Outside, the property is accessed via a gated driveway, leading to plenty of parking and a detached double garage/workshop. The gardens are well established and mainly laid to lawn, with patio areas, a pond, pathways and a log cabin.













Excellent and extended accommodation which has been thoughtfully designed with the needs of a modern family in mind

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#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**Proof of identification** - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

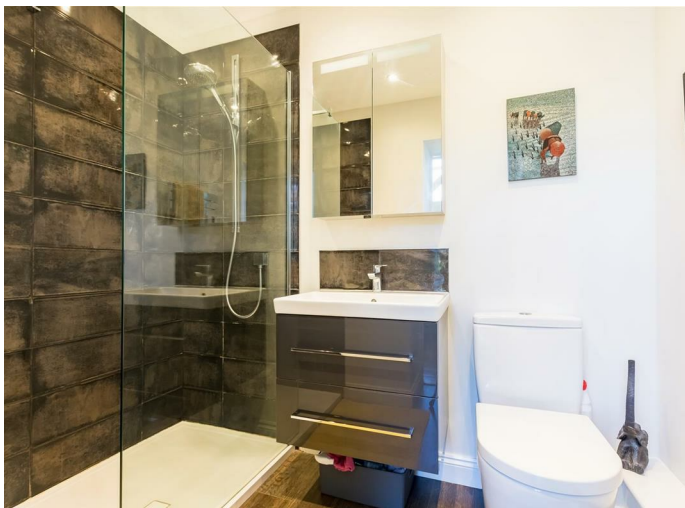
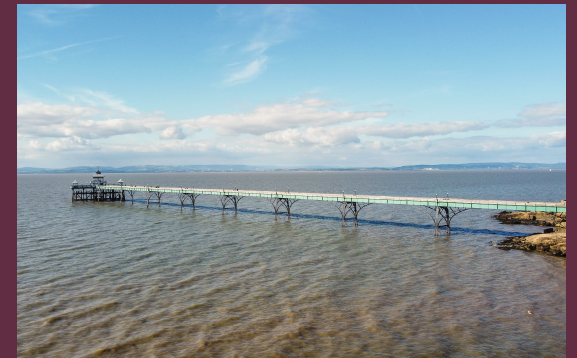
The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included





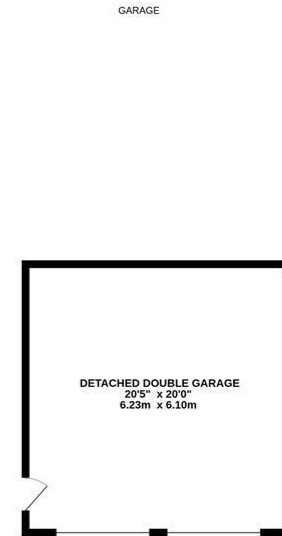
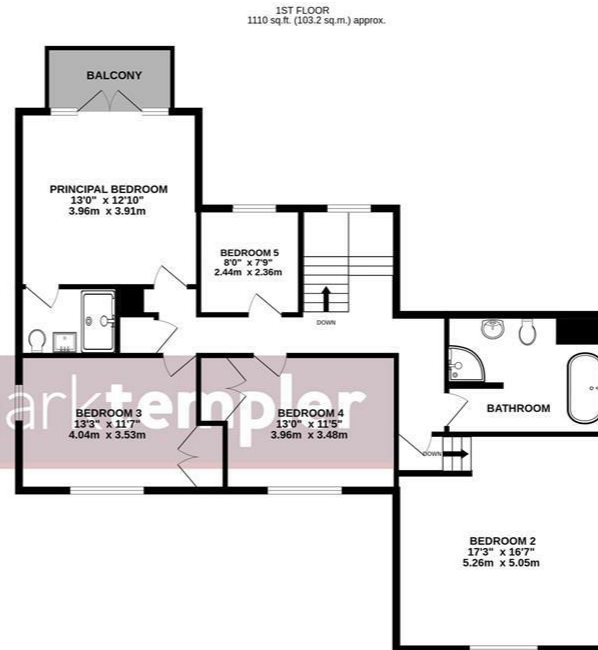
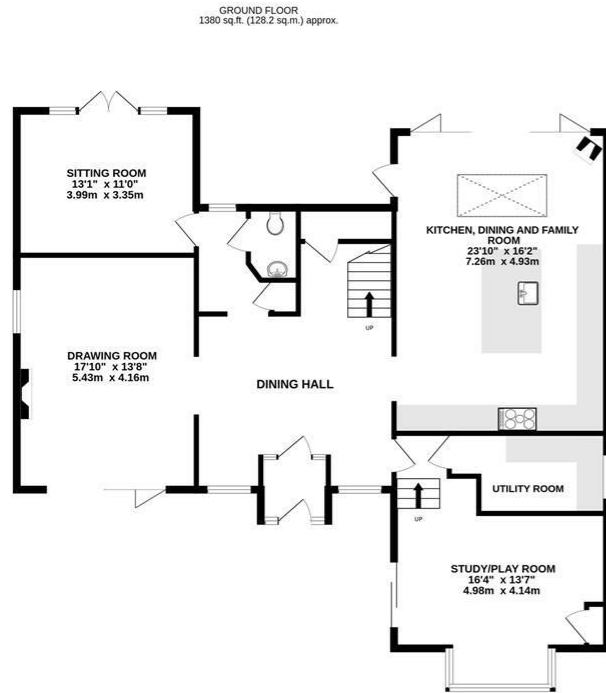
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TOTAL FLOOR AREA : 2490sq.ft. (231.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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