

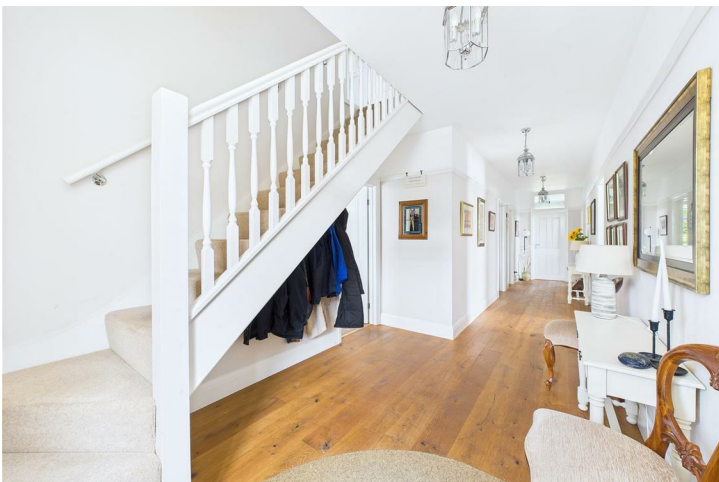
Clevedon Road Tickenham BS21 6RB

£1,095,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
3707.00 sq ft



Bedrooms
4



Reception Rooms
4



Bathrooms
3



Warmth
Gas central heating



Parking
Double garage, single garage and car port



Outside
Front and rear



EPC Rating
C



Council Tax Band
F



Construction
Standard



Tenure
Freehold

Welcome to Springfield, an extraordinary home that combines character, space, and versatility, set within a picturesque half-acre plot with uninterrupted south-facing views across the Tickenham Moors and the Mendip Hills beyond. Originally built in the mid-1930s, Springfield has been thoughtfully and significantly extended over the years, now offering an impressive 2,600 sq ft of living space across two floors, complemented by nearly 1,100 sq ft of versatile outbuildings. This property presents a rare opportunity for serene countryside living in a highly desirable location.

The current layout features four generously sized double bedrooms, including a luxurious main suite with an en-suite bathroom and dressing room. While currently arranged as a four-bedroom home, the property has the flexibility to be reconfigured to accommodate six or more bedrooms, making it ideal for growing families or multi-generational living. Multiple reception spaces include a library/cinema room, a formal dining room, and a home office. One of the reception rooms conveniently adjoins the contemporary ground-floor wet room, offering excellent futureproofing for single-level living, should it be needed. This flexible design allows the home to adapt effortlessly to your needs.

At the heart of Springfield is a beautifully designed kitchen and dining area, perfectly suited for entertaining and family gatherings. The kitchen features a central island, breakfast bar, high-quality appliances, and clever lighting. Double doors from the dining area lead onto the south-facing terrace, creating the ideal space for al fresco dining while enjoying the stunning views.

The property also benefits from three modern bathrooms, all equipped with power showers, further enhancing the blend of traditional charm and modern convenience. The south-facing orientation ensures an abundance of natural light throughout the home, creating a bright, welcoming, and comfortable living environment.

The landscaped gardens offer a peaceful retreat, featuring an octagonal summerhouse and a variety of outbuildings, including a double garage with a caravan port, a large single garage/workshop, and a garden room/workshop. The expansive driveway provides ample parking for multiple vehicles and further adds to the home's practicality.

Lovingly maintained and updated by its current owner of 38 years, Springfield has been a cherished family home. It offers an exceptional opportunity for a new owner to create lasting memories in a truly one-of-a-kind property. Whether you're looking for space for a growing family, a work-from-home sanctuary, or a tranquil lifestyle surrounded by breathtaking views, Springfield delivers on every level. We look forward to welcoming you to experience the charm and potential of this remarkable home. Your next chapter starts here.







Springfield – A beautifully extended countryside retreat with stunning south-facing views, flexible living spaces, and timeless charm



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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

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UTILITIES

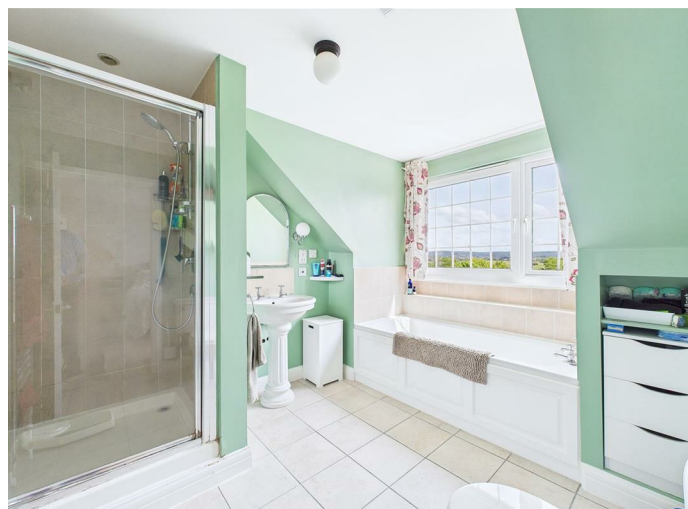
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

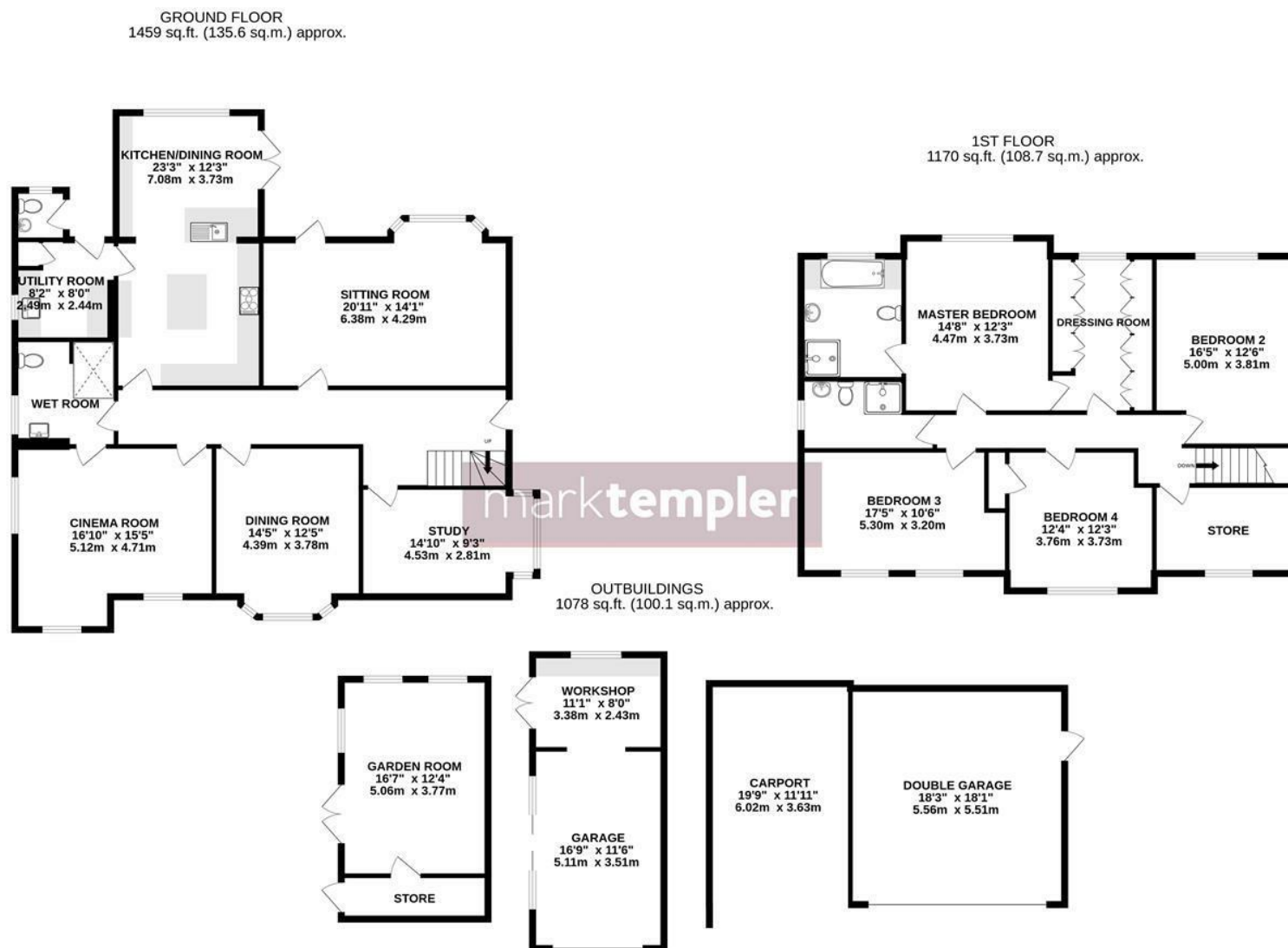
Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires



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TOTAL FLOOR AREA : 3707 sq.ft. (344.4 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.