

Clevedon Road Tickenham BS21 6RF

OIRO £1,300,000

mark**templer**

RESIDENTIAL SALES





PROPERTY TYPE

House - Detached



HOW BIG

3504.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

4



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garages And Driveway



OUTSIDE SPACE

1 Acre



EPC RATING

D



COUNCIL TAX BAND

F

Hazelcroft is a magnificent detached residence set within expansive, established grounds approaching an acre. Enjoying an elevated position away from the road in the sought-after commuter village of Tickenham, this impressive home offers privacy, space, and breathtaking countryside views.

This substantial and extended property benefits from a double garage, a detached annex/home office, and picturesque outlooks across the surrounding woodland and fields. Discreetly accessed via electric double gates, a sweeping driveway leads past the substantial garage block towards the main house, flanked by beautifully manicured lawns and mature gardens with year-round greenery.

Stepping inside, you are welcomed by a striking 48ft entrance hallway. The front of the home is graced with a generous drawing room, formal dining room, and an inviting sitting room—each bathed in southerly light. The drawing room opens onto a patio through elegant double doors, seamlessly blending indoor and outdoor living. At the heart of the home lies the impressive fitted kitchen, featuring a vaulted ceiling and captivating views over the rear garden. An archway leads to the adjoining breakfast room, with further access to the rear patio and gardens, creating a perfect setting for entertaining. Completing the ground floor are a utility room, pantry, a study/bedroom five, and a cloakroom.

The first floor is equally well-appointed. The principal bedroom suite enjoys spectacular countryside views and benefits from an ensuite shower room. At the end of the landing, two equally sized double bedrooms feature built-in wardrobes and share a contemporary Jack and Jill shower room. A fourth bedroom, currently used as a dressing room, can easily be repurposed as a guest room. The luxurious family bathroom boasts a jacuzzi bath and a skylight, adding to the sense of indulgence.

The grounds are truly enchanting, predominantly laid to lawn with mature borders and trees providing privacy and beauty throughout the seasons. Generous patio areas to both the front and rear offer wonderful spaces for relaxation and outdoor gatherings. To one side of the property, a detached annex/home office provides versatile additional accommodation with great potential to be extended or altered to meet the needs of dependent relatives (subject to permissions). From the rear patio, steps lead up to the gently sloping lawn, which extends to a private wooded copse—a magical retreat for wildlife and an ideal space for children to explore and play.

Tickenham is an excellent commuter base, offering easy access to the M5 motorway at both Clevedon and Gordano junctions. Bristol city centre is just 12 miles away, while the nearby towns of Nailsea and Clevedon provide a full range of amenities, including shops, secondary schools, healthcare facilities, and sports centres.

This exceptional home offers a rare combination of space, privacy, and convenience—viewing is essential to truly appreciate all it has to offer.







Hazelcroft – a spacious and private countryside home with stunning views, set in beautifully landscaped grounds



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.

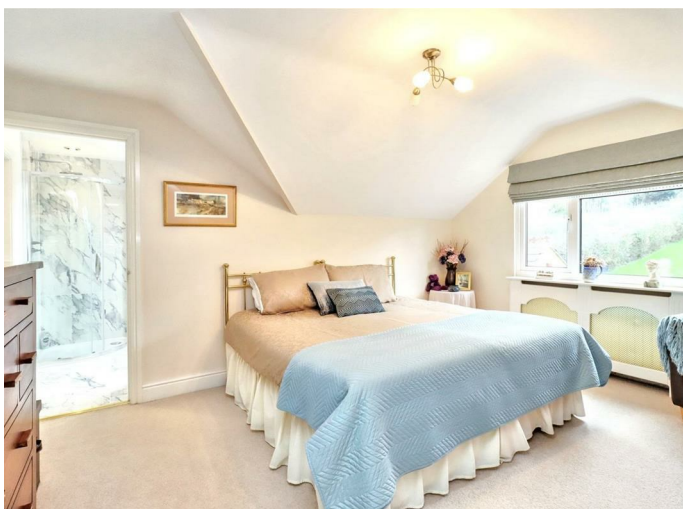
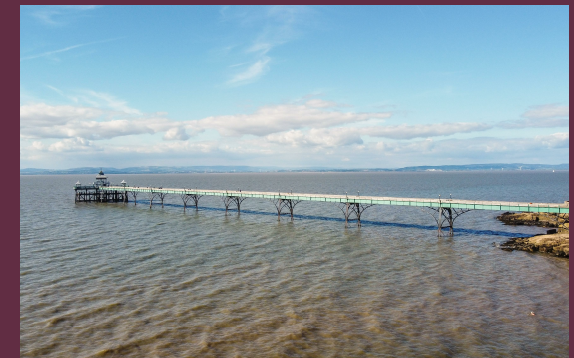
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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



Up your street...

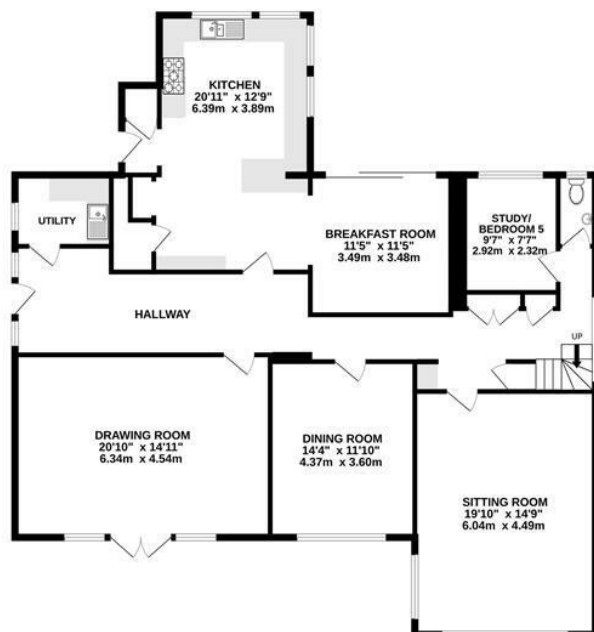


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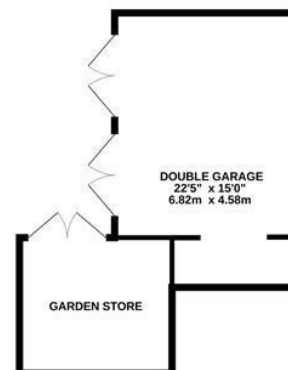


GROUND FLOOR
1684 sq.ft. (156.5 sq.m.) approx.

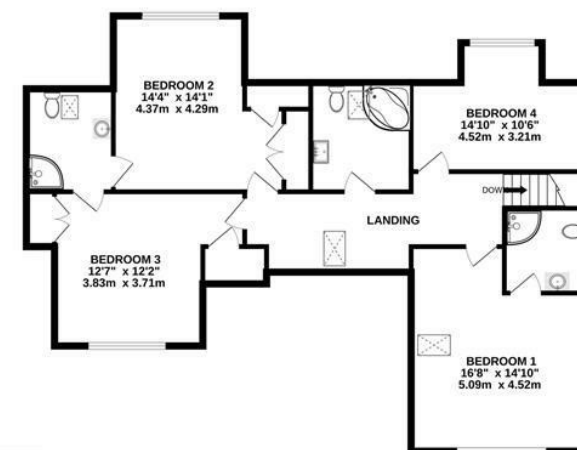


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OUTBUILDINGS
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 3504 sq.ft. (325.6 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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