

Clevedon Road Tickenham BS21 6RF

£1,300,000

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RESIDENTIAL SALES





Property Type
House - Detached



How Big
3504.00 sq ft



Bedrooms
4



Reception Rooms
4



Bathrooms
3



Warmth
Gas central heating



Parking
Garage and driveway



Outside
1 acre



EPC Rating
D



Council Tax Band
F



Construction
Standard



Tenure
Freehold

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

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

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 good outdoor and variable in-home. Subject to your network.

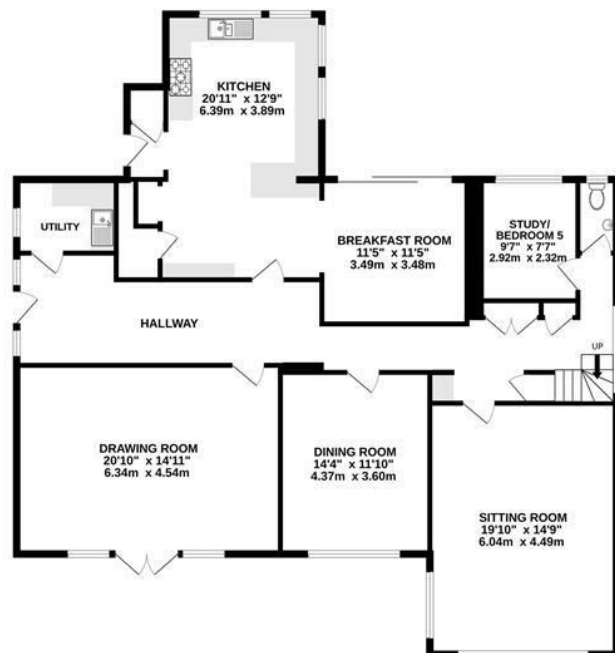
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



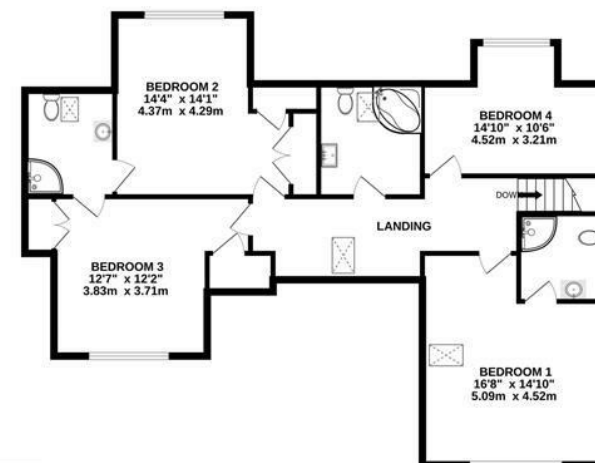
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GROUND FLOOR
1684 sq.ft. (156.5 sq.m.) approx.

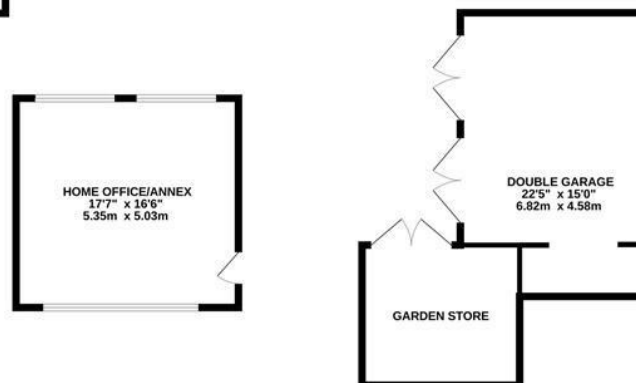


1ST FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



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OUTBUILDINGS
743 sq.ft. (69.0 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.