



2 Bramley Rise, Tickenham, BS21 6SS

A beautiful 3-bedroom detached home, Built in 2022 by Woodstock Homes, set within an exclusive development of just 16 luxury properties surrounded by glorious countryside.

- Stylish Modern Detached Home
- Remainder Of Builders Warranty
- Exclusive Development Of 16 Properties
- Landscaped Rear Garden
- Excellent Links To M5
- Three Double Bedrooms
- Owned Solar Panels
- Contemporary Garden Pod
- Approximately 1027 SQ FT
- No Onward Chain

From the moment you approach the property, its aesthetic appeal is evident. The design is both timeless and sympathetic to its surroundings, featuring a harmonious mix of traditional charm and modern flair. Constructed using high-quality materials, the house presents clean lines, double-glazed bay windows, and tasteful finishes that reflect a high standard of design throughout. Nestled within landscaped gardens and surrounded by nature, it offers the perfect balance between village tranquillity and style.

Upon entering the home, you're greeted by a spacious hallway that immediately sets the tone. A cloakroom is positioned in this space for convenience. To the right, the sitting room provides a cosy yet refined space for relaxation, enhanced by a bay window with views towards the moors. The heart of the home lies in the expansive kitchen and dining area, which spans the rear of the property. This space has been designed with both form and function in mind, offering sleek cabinetry, integrated appliances, and generous worktop areas. Whether you're preparing a family meal, hosting a dinner party, or enjoying a casual breakfast, this area delivers flexibility and style in equal measure. The dining

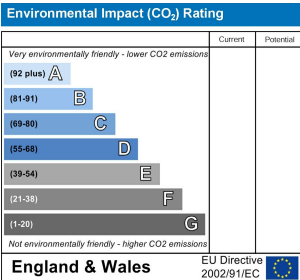
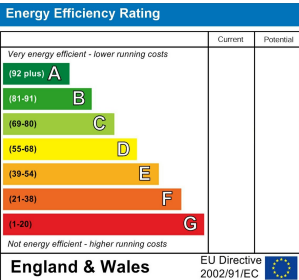
area opens directly onto the garden through wide patio doors, making indoor-outdoor living a delightful reality.

Upstairs, the sense of space and light continues. The first floor comprises three beautifully appointed bedrooms, each offering tranquil views over the surrounding countryside. The master suite is particularly impressive, featuring a private en suite shower room with contemporary fittings and a refined, boutique-style finish. The two additional bedrooms are generously proportioned and ideal for children, guests, or even a home office setup, depending on your needs. A chic family bathroom completes the upper level.

The beautifully landscaped rear garden enjoys a sunny aspect and offers a good degree of privacy—an ideal space for both relaxing and entertaining. Accessed directly from the kitchen/diner, the garden is thoughtfully laid to patio, complemented by attractive raised borders and various inviting seating areas. A standout feature is the contemporary garden pod—modern in design, high in quality, comfortably seating six and complete with heating for year-round enjoyment. A gate to the side provides convenient access to the front of the property, where you'll find an additional area of lawn adding to the home's overall appeal. The property also features a generous driveway for at least 3 vehicles with an EV charging point.

Location

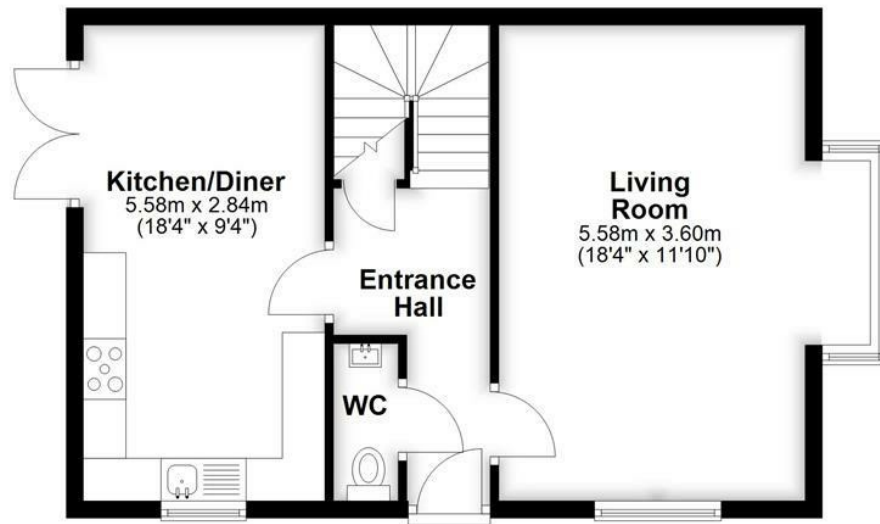
Bramley Rise is peacefully positioned in a quiet cul-de-sac just off Clevedon Road, surrounded by open countryside. Located in the charming rural village of Tickenham—ideally situated between Clevedon, Portishead, and Nailsea—the area offers a welcoming community feel with amenities including a primary school, village hall, and popular garden centre. Tickenham also benefits from excellent transport links into Bristol and easy access to the M5 motorway.





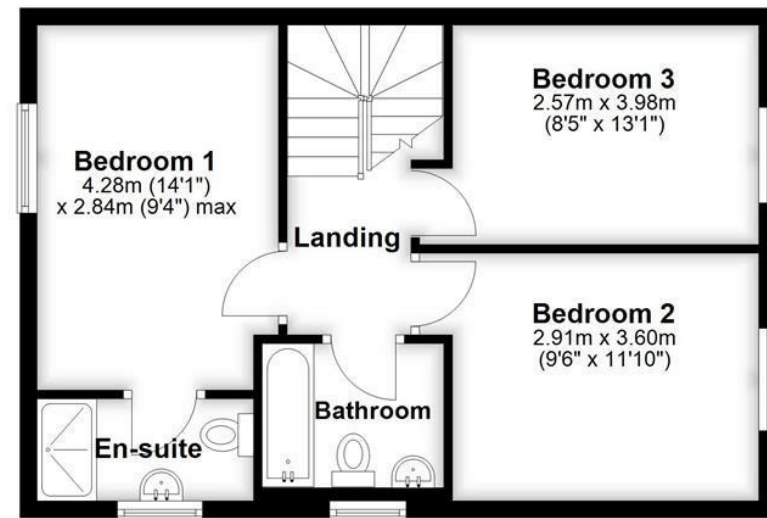
Ground Floor

Approx. 48.1 sq. metres (517.9 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



Total area: approx. 95.4 sq. metres (1027.0 sq. feet)