



A beautifully presented 4 bedroom detached home built less than 3 years ago to a highly energy efficient A rated design and found in a delightful setting away from through traffic with rural views.



22 Ryves Vale, Tickenham, North Somerset BS21 6FZ

£735,000 - Freehold

This exceptional A energy rated double aspect 4 bedroom detached home, less than three years old, enjoys a prime position within an exclusive development, with open views across a tranquil meadow. The house is presented in immaculate condition and offers thoughtfully designed accommodation, ideal for modern family living with a series of very attractive features including an impressive open plan kitchen – diner – family room that opens to the private rear garden.

Ryves Vale is an exclusive collection of just 32 homes, carefully arranged to take full advantage of the village setting. The development includes a wildflower meadow, created to mark the developer, Newland Homes' 30th anniversary, and a thoughtfully designed natural play area. Biodiversity is a clear priority, with dedicated "hedgehog highways" enabling wildlife to flourish.

These properties are designed with sustainability at their core. Built to Zero Carbon specifications, they feature high levels of insulation, air source heat pumps and solar panels, allowing them to self-generate prime energy ensuring very low running costs.

The house welcomes you with a traditional reception hall that has a quarter return staircase rising to the first floor with a built in storage cupboard beneath. The hall opens to the living room, the fabulous kitchen – diner- family room at the rear and to a cloakroom.



Score	Energy rating	Current	Potential
92+	A	103 A	103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.





The living room is a charming room offering a dual aspect having a full drop window allowing an outlook to the front in part as far as Tickenham Golf Course away in the distance and a further view over the meadow to the side. The proportions are excellent, and this space provides a lovely quiet retreat.

The open-plan kitchen, dining and family area, perfect for everyday life and entertaining is an outstanding feature of the house with full height glazing and French doors really taking the living space into the garden. A window to the side again frames the view of the adjoining meadow and surrounding countryside, while there is more than enough space for socialising, sitting and dining, a real heart of the house.



The kitchen is beautifully equipped with an excellent range of contemporary wall and floor cupboards, extensive worksurfaces and a matching island with an induction hob inset and a discreet flush ceiling extractor hood above. The high-quality integrated appliances comprise a dishwasher, fridge freezer and a double oven – grill, all by Neff. A separate utility room adds convenience and practicality and opens out to a porch and side garden.

On the first floor, the principal bedroom includes a range of fitted wardrobes, a full drop window that again overlooks the meadow and open countryside beyond and a door opens in turn to an en suite shower room.

Two further double bedrooms provide ample accommodation for family or guests, while a fourth bedroom offers flexibility as a study or single bedroom. The family bathroom, in keeping with the en suite, is well appointed.

Outside:

The house stands at the head of a broad cul de sac and is approached via a wide private drive that offers parking for at least two cars and leads to the large detached Garage with an up and over door, lighting, power and a personnel door to the side.

The garden at the front and side of the house create an attractive setting and has been designed for ease of maintenance, while a gate at the side of the house opens to the private rear garden with the lawn and patio bathed in sunshine right into the evening.

Location:

Ryves Vale in Tickenham, is surrounded by the rolling countryside of North Somerset. The area is well-known for its scenic walking routes, including Cadbury Camp—a National Trust site of historical interest offering sweeping views of the Severn Estuary and Mendip Hills.

The village supports a strong sense of community, with a variety of clubs, societies and events throughout the year. Tickenham Church of England Primary School serves local families and there are several highly regarded secondary schools nearby, including those in Clevedon, Nailsea, and Backwell.

Commuters will appreciate the convenient access to the larger neighbouring centres of Clevedon and Nailsea along with Bristol with a bus stop just outside the Ryves Vale development offering local and fast bus services to the city. There is good access to the M5 motorway and mainline rail services from Nailsea and Backwell station. Bristol Airport is also within easy reach, making Tickenham a desirable location for those seeking a balance of rural tranquillity and urban connectivity.



Services & Outgoings:

Mains water, electricity and drainage are connected. Full double glazing. Full fibre Broadband services are available. A Vaillant air source heat pump system provides hot water and central heating through radiators with individual room thermostats. Solar panels (owned outright by the householder) add to the efficiency of the of the system while there is also a 10 kilowatt battery for energy storage which was a significant addition to the original specification of the house but adds enormously to the energy efficiency. We understand from the owner that the nett energy cost for the period June 2024 – June 2025 has been £471.67.

There is a Freehold management charge contribution for a share of the cost maintenance of the meadow area of £420 for this financial year.

Council Tax Band F

Energy Performance Certificate:

The house has been assessed for energy performance as band A-103 an exceptional rating.

The accommodation extends to 135 Sq.m – 1453 Sq.ft. Floor area information obtained from the energy performance certificate.

Construction:

The house is traditionally constructed with high levels of insulation.

Mortgages & Finance:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call us on 01275 810030 and we will happily give you guidance.

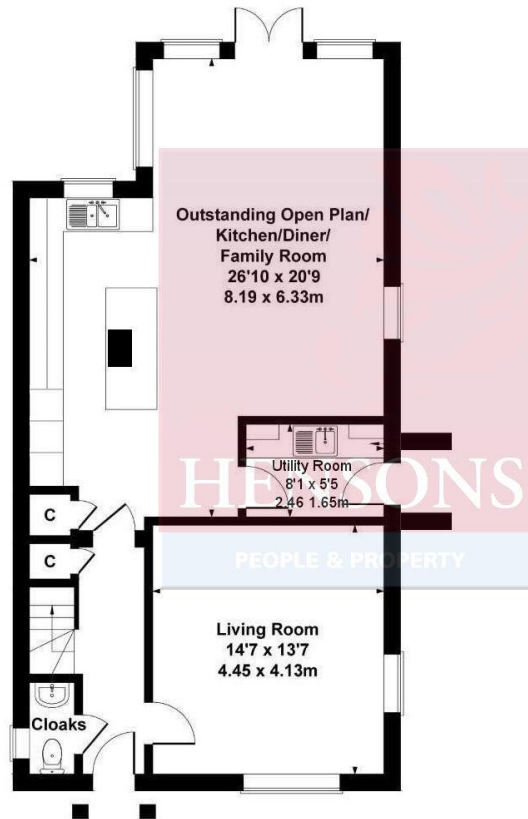
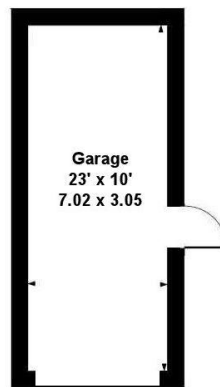
Photographs:

See more photographs on our web site at www.hbe.co.uk

Viewing:

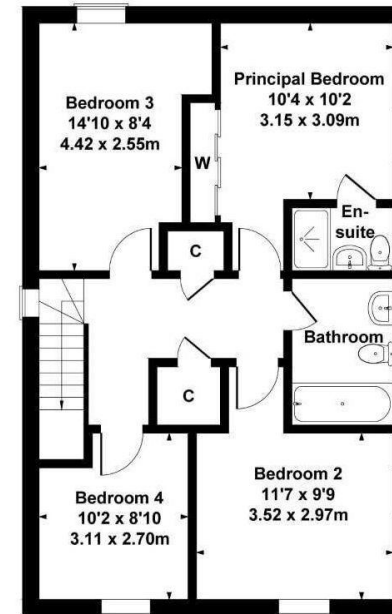
Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030





GROUND FLOOR

Not to Scale. For Illustrative Purposes Only.



FIRST FLOOR

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. An aerial photograph are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2025