



Broome Lea, 24a Clevedon Road, Tickenham, BS21 6RA  
**£975,000**

Steven  
*Smith*





This stunning individually built detached home in Tickenham offers a perfect blend of contemporary design and elegant features.

The property welcomes you with an incredible galleried hall and landing, creating a striking first impression. The spacious lounge provides a comfortable and inviting space, while the state of the art kitchen diner is the heart of the home, complete with large bi-fold doors that flood the room with natural light and open out onto the garden. A utility room, study or fourth bedroom and a stylish downstairs WC add to the practicality and flexibility of the layout.

Upstairs, the master suite is a true retreat with a Juliet balcony, featuring a dressing room and luxurious en suite, while two further bedrooms are served by an outstanding family bathroom.

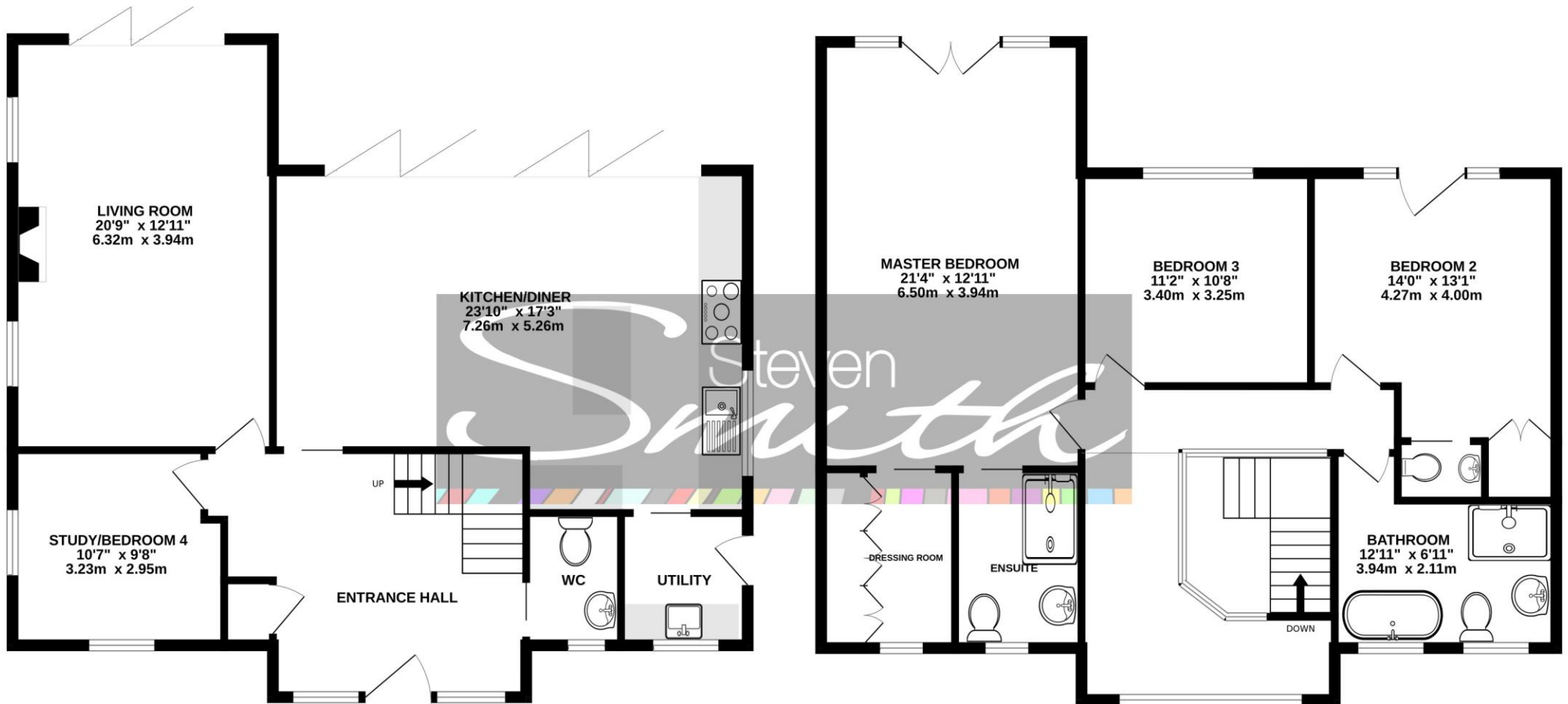
Outside, automatic gates open to reveal a double garage and immaculate landscaped gardens. To the rear, the south facing garden enjoys beautiful countryside views and a contemporary feel, making it the ideal setting for relaxation and entertaining.

Tickenham is a small, picturesque village in North Somerset, England, located along the B3130 road between Clevedon and Nailsea. It sits at the southern edge of the Tickenham Ridge, part of the North Somerset Levels, and is known for its rural charm, historic buildings, and scenic countryside.



## GROUND FLOOR

## 1ST FLOOR



TOTAL FLOOR AREA : 2045sq.ft. (190.0 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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 Detached House

 Freehold

 3

 Garden

 2



 2

**EPC** A

 Gas Central Heating

 Garage





#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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