



12 BRAMLEY RISE, TICKENHAM, BS21 6SS



12 BRAMLEY RISE

TICKENHAM , BS21 6SS

- Located In The Exclusive Bramley Rise Development
- Set In A Peaceful Rural Location Surrounded By Open Fields
- Garage & Three Parking Spaces
- Fitted Solar Panels And EPC Rating A For Energy Efficiency
- Impeccably Presented Throughout
- Detached Four-Bedroom Home Built In 2022 By Woodstock Homes
- Versatile Reception Areas, Including A Spacious Open-Plan Kitchen/Family Room
- Generous, Private Rear Garden
- Offered With No Onward Chain
- Approximately 1634 SQ FT / 151.8 SQ M

LOCATION

Situated within the picturesque village of Tickenham in North Somerset, Bramley Rise is an exclusive cul-de-sac of just 16 luxury detached homes built in 2022 by Woodstock Homes. Surrounded by open farmland, rolling countryside and far-reaching views, the setting offers a peaceful semi-rural lifestyle ideal for dog walking, hiking, cycling and enjoying the outdoors, whilst remaining exceptionally convenient for everyday amenities and commuting.

The nearby towns of Clevedon, Nailsea and Portishead provide an excellent range of shops, cafés, restaurants and supermarkets. For commuters, Junction 19 of the M5 is easily accessible, offering excellent links towards Bristol, the Southwest and Midlands, whilst nearby Yatton railway station provides direct services to Bristol Temple Meads and beyond. Bristol city centre can also be reached via the scenic Clevedon Road through nearby Failand & the A370.

The area is well regarded for families, with Tickenham Church of England Primary School rated 'Good' by Ofsted, alongside a strong selection of highly regarded primary & secondary schools across Clevedon, Nailsea and Portishead, and a short distance from Bristol's highly regarded independent schools such as Bristol Grammar School, Queen Elizabeth's Hospital & Clifton College. Combining countryside tranquillity with excellent connectivity, Bramley Rise is perfectly suited to buyers seeking a quieter village lifestyle without compromising on convenience.







OUTSIDE

The expansive rear garden is a rare and versatile outdoor space, thoughtfully designed to suit a range of lifestyles and generations. A spacious patio provides the perfect setting for outdoor dining and entertaining, complemented by pebbled seating areas ideal for relaxing and a dedicated barbecue space for hosting family and friends throughout the warmer months. Beyond this, an elevated lawn leads to a further levelled section, creating excellent space for children to play, gardening enthusiasts, or future landscaping opportunities. Fully enclosed and enjoying a high degree of privacy, the garden offers an ideal balance of sociable entertaining space and practical family living, with convenient access to the rear of the garage.

INSIDE

The property welcomes you via a spacious and inviting entrance hall, creating an immediate sense of light and space, with the front office and living room positioned either side. The hallway flows effortlessly past the downstairs W/C and through to the impressive open-plan kitchen/diner spanning the rear of the ground floor, a bright, social and versatile space perfectly designed for modern family living, entertaining and hosting. Built in 2022, the home benefits from a wealth of contemporary features throughout, including the kitchen, windows, doors, flooring, wiring and heating system, all installed as part of the original build. To the front of the property, the living room provides a cosy yet spacious retreat, filled with natural light and ideal for quieter evenings, whilst the office offers excellent flexibility for remote working, a playroom or even an additional bedroom if required. Stairs rise to the first floor where four generously sized bedrooms and the family bathroom can be found, alongside the added benefit of loft storage.

GARAGE & DRIVEWAY

To the front, the property features an integral garage measuring 22'5", complete with power, a rear access door leading to the garden, and a reinforced vaulted ceiling providing excellent additional storage space. The property also benefits from side access to the garden and three allocated parking spaces.

KEY INFORMATION

Tenure: Freehold

Services: Mains water, electricity, gas, and drainage.

Estate Management Charge: Approx. £350 per annum for upkeep of the private road & street lighting.

Viewings are highly advised to appreciate all that is on offer at this address.

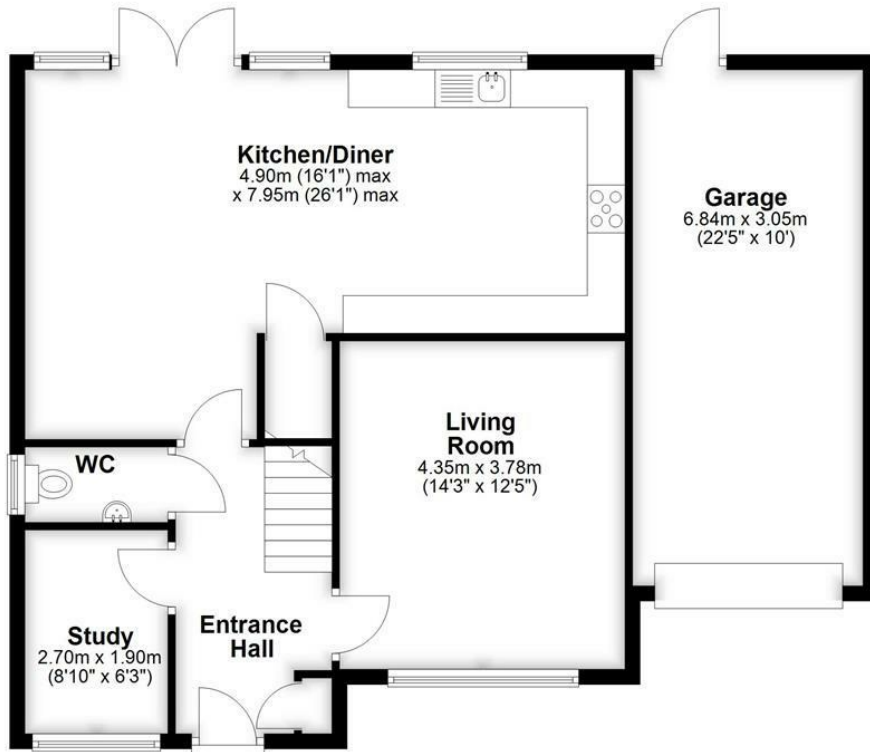


12 BRAMLEY RISE

TICKENHAM
BS21 6SS

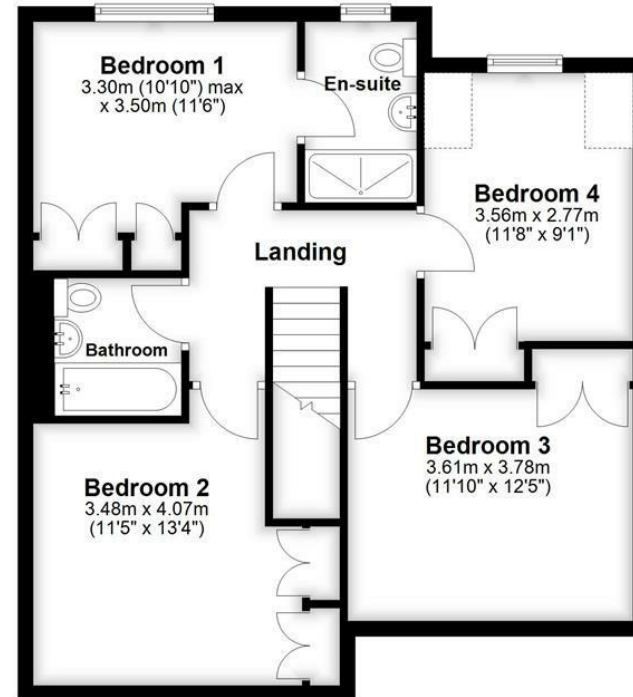
Ground Floor

Approx. 88.3 sq. metres (950.0 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE: 1442.38 SQ FT

COUNCIL TAX BAND: F

RECEPTION ROOMS: 2

BEDROOMS: 4

BATHROOMS: 2

TENURE: FREEHOLD

Total area: approx. 153.0 sq. metres (1646.7 sq. feet)





GOODMAN & LILLEY

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopa