

Brackenwood Gardens Bristol BS20 8FD

£1,100,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
2485.00 sq ft



Bedrooms
5



Reception Rooms
2



Bathrooms
3



Warmth
Gas Central Heating



Parking
Driveway & Double
Garage



Outside
Front & Rear



EPC Rating
B



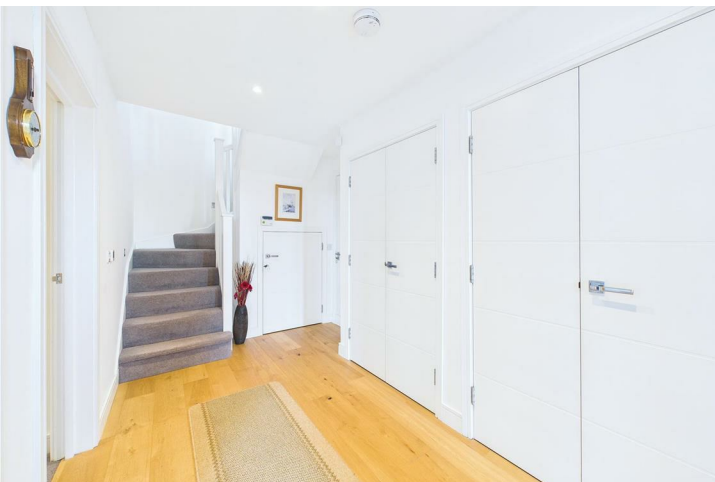
Council Tax Band
G



Construction
Ground Floor - Standard
1st & 2nd Floor - Timber
Frame



Tenure
Freehold



Located within the exclusive Brackenwood Gardens development, a private automated gated community of just 19 homes built in 2017, this impressive contemporary detached house offers stylish, versatile accommodation arranged over three floors and enjoys a beautiful woodland backdrop with far-reaching views across the Bristol Channel.

The property is approached via an abundance of parking on a gated, brick paved driveway, leading to an integral double garage with electric double insulated door and internal access to the house. The entrance floor comprises a welcoming hallway, a generous family room with engineered light oak flooring, and a double bedroom with en suite shower room, ideal for guests, multi-generational living or annex potential. External side steps provide convenient access from this level to the rear garden.

The main living space is positioned on the first floor to take full advantage of the outlook. A spacious dual aspect living room opens onto a composite decked balcony, perfectly placed to enjoy the spectacular views. The bright kitchen dining room features a Juliet balcony and doors opening onto the rear patio, creating a seamless flow for entertaining. The kitchen is centred around a large island with pull-up sockets and is fitted with a range of Siemens appliances including oven, combi microwave, dishwasher, fridge freezer and wine cooler. A separate utility room and cloakroom add practicality, while underfloor heating runs throughout the first floor.

On the second floor there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from a walk-in wardrobe, a stylish en suite shower room, and a feature apex window perfectly framing the impressive views across the Bristol Channel.

Backing directly onto woodland, the rear garden offers privacy and a natural setting, with a composite decked seating area, sloped lawn rising to a level section at the top, and a garden shed.

Further benefits include solar panels with Solis inverter feeding back to the grid, an EV car charger, and the remainder of the build warranty. This is a striking and thoughtfully designed home combining modern efficiency, generous living space and an enviable setting.







An impressive, contemporary detached home set within a private gated development, offering elevated channel views and thoughtfully arranged modern living across three floors.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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.
Solar panels - owned. Solos inverter back to grid.

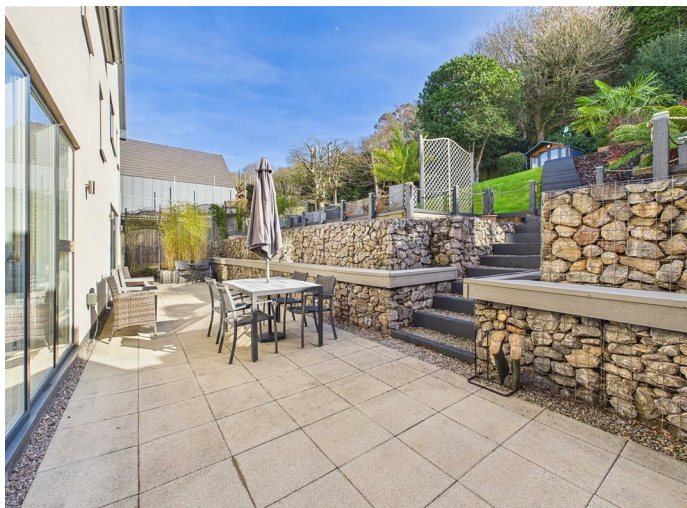
BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 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.

Service Charge

There is a £390 annual service charge for maintenance of the communal grounds, this is managed by the residents.



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