



12 Bramley Rise, Tickenham, BS20 6SS  
**£650,000**

Steven  
*Smith*



Situated within the exclusive Bramley Rise development of just 16 luxury homes, this stunning four bedroom detached residence offers a masterclass in modern country living. Built in 2022 by the esteemed Woodstock Homes, the property sits harmoniously against a backdrop of rolling open fields in the picturesque village of Tickenham, North Somerset. It perfectly balances the peace of a semi rural lifestyle with exceptional eco credentials, boasting solar panels and an elite EPC rating of A. This home is designed for those who value privacy, sustainability, and effortless access to nearby vibrant towns and transport links.

The property begins in a spacious and light filled entrance hall that sets a tone of sophisticated family living. Positioned at the front, a cosy yet bright living room offers a quiet retreat, while a dedicated study provides the ultimate flexibility for remote working or a creative studio. The true heart of the home is the spectacular 26 foot open plan kitchen, dining and family room spanning the rear. This social hub features high specification integrated appliances and double doors that open directly onto the patio, creating a seamless indoor/outdoor flow perfect for hosting summer gatherings.

Upstairs, four generously sized bedrooms await, each equipped with built in wardrobes. The principal suite enjoys its

own private luxury en suite, while the rear bedrooms frame breathtaking, far reaching views across the countryside.

Outside, the property continues to impress with an expansive, private rear garden thoughtfully landscaped to accommodate every generation. A smooth patio and pebbled seating areas offer dedicated spaces for alfresco dining and barbecues, while an elevated, level lawn provides the ultimate playground for children or a canvas for gardening enthusiasts. Practicality matches the beauty here, with an integral garage featuring a vaulted ceiling for extra storage, alongside a driveway providing three parking spaces.

Situated just moments from Clevedon, Nailsea, and Bristol, this property delivers a highly coveted village lifestyle without ever compromising on modern convenience or connectivity.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Contemporary front door opens to:

#### **Hallway**

A light and airy space with stairs to first floor, wood effect floor, access to fuse board cupboard.

#### **Cloakroom**

Beautifully fitted with a suite of WC, washhand basin, partially tiled walls, wood effect floor, obscure window, spotlights, extractor fan.

#### **Sitting Room 15' 1" x 12' 5" (4.59m x 3.78m)**

With a window looking out onto the front garden and Bramley Rise.

#### **Open Plan Living 26'1" x 16'1" max 10'5" min**

A magnificent entertaining space, the kitchen has been beautifully fitted with a comprehensive range of sleek fronted wall and base units incorporating granite working surfaces with a sink and mixer tap. Double electric oven, five ring gas hob with contemporary extractor hood. Integrated appliances to include dishwasher, washing machine and fridge/freezer. Spotlights and window looking over the rear garden. Wood effect flooring flows through into the dining and seating area where a set of oversized french doors connects the space beautifully with the rear garden. Access to understairs cupboard.

#### **Home Office 8' 11" x 6' 2" (2.72m x 1.88m)**

Window to front, wood effect floor.

#### **FIRST FLOOR**

**Landing.** Access to loft space.

### **Bedroom 1 11'6" x 10'10" max 9'1" min**

The master bedroom overlooks the rear garden and neighbouring countryside, a very pleasant outlook. Built in wardrobes.

### **En-Suite**

Beautifully fitted with a three piece suite of WC, wall hung washhand basin, king size shower cubicle with mains shower, partially tiled walls, wood effect floor, chrome ladder radiator obscure window, spotlights, extractor fan.

### **Bedroom 2 13'2" max 9'10" min x 10'8"**

A double bedroom with a window providing a pleasant outlook down Bramley Rise and stretching in a southerly direction across the farmland of Tickenham towards the Mendips in the far distance.

### **Bedroom 3 12'8" x 11'1" max 8'11" min**

A third double bedroom with built in wardrobes and a window providing the same pleasant outlook as bedroom 2.

### **Bedroom 4 9' 10" x 9' 2" (2.99m x 2.79m)**

NB. Measurements are floor space due to some restricted ceiling height. Window to rear. Built in wardrobes.

### **Bathroom**

Fitted with a three piece suite of WC, wall hung washhand basin, bath with

handheld shower attachment and glass shower screen door, partially tiled walls, wood effect floor, obscure window, spotlights, extractor fan.

### **OUTSIDE**

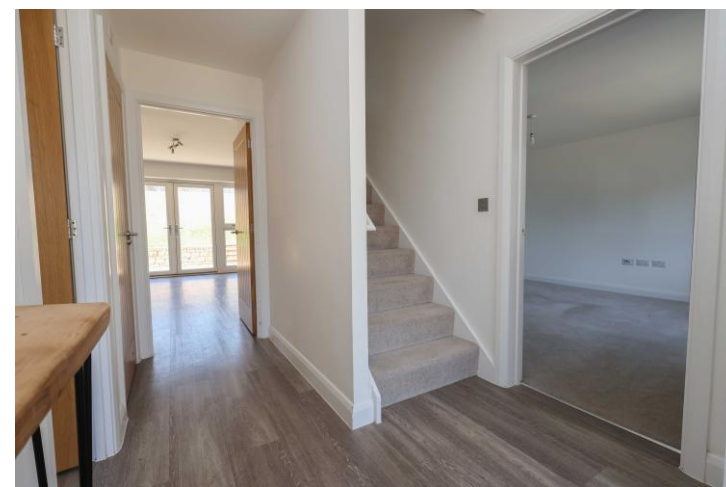
From Bramley Rise a block paved drive leads to the driveway of Number 12 where there is ample off road parking, this leads to the garage. The front garden is laid to level lawn with a pathway splitting this and leading to a storm porch with access to the front door. There is a useful EV charge point. To the right hand side a lockable side gate gives access to:

### **The Rear Garden**

Immediately outside of the french doors from the open plan living is a patio which opens to some stone chippings and a pathway which leads to the personal door to the garage. Four steps rise to the lawn which rises to a level area at the top providing some pleasant countryside views. The gardens are bound by feather-board fencing and offer a good amount of privacy.

### **The Garage 22' 3" x 10' 0" (6.78m x 3.05m)**

A very useful space with up and over door, power and light and eaves storage. There is also a personal door to the garden.







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

 Detached House

 Freehold

 4

 Garden

 2

 F

 2

**EPC**

 Gas Central Heating

 Garage and Parking





**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 particular, 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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