



TICKENHAM, NORTH SOMERSET

BS21



FURZE, CLEVEDON ROAD, TICKENHAM, BS21 6SE

An exceptional architect designed contemporary house with adjoining field situated in a secluded setting with views to the Mendips Hills and the wooded slopes of Tickenham Hill



Local Authority: North Somerset

Council Tax band: F

Tenure: Freehold

Long drive approach, landscaped gardens, meadow, orchard, double garage, summer house with bar, adjoining field.

Mains gas, water & electricity, underfloor heating, private drainage, security system, sonos system.

Guide price: £2,850,000



THE PROPERTY

Furze is an exceptional contemporary property, architect designed for the present owners. Both the interior and exterior are striking and imaginative, and the specification and attention to detail are extremely high. In its planning, emphasis was given to light rooms, space, high energy performance, and low maintenance. Large areas of glazing, some floor to ceiling, frame lovely views over its well established private gardens and grounds towards the Mendips Hills to the south, or to the wooded slopes of Tickenham Hill to the north. Around the house are polished stone and wood floors and underfloor heating throughout. The 27' full height reception hall is striking and has a gallery landing. The stunning open plan bespoke breakfast kitchen, with family and dining area at either end, is extremely well fitted and integrated appliances include two ovens, steamer oven and microwave, dishwasher, and cabinet fridge and freezer.









Full height windows have lovely views of, and open out, to the garden. A playroom is accessed from the dining area. The present gym could easily be used as a cinema or music room, and the comfortable sitting room with glass-fronted gas fire overlooks the rear garden.

On the first floor, the bedrooms are arranged off the central gallery landing. All en suites and the family bathroom are beautifully appointed. The superb principal suite includes a dressing room fitted with floor to ceiling wardrobe/drawer cupboards, and the bedroom opens to the roof terrace with wonderful views.







OUTSIDE

Furze is approached through solid timber electric gates and over a long tree lined drive leading to the double garage with two electric doors and generous parking in front of the house. The delightful gardens and grounds surround the house and are beautifully planned for interest, capture the views and create privacy. There are large areas of lawn interspersed with mature specimen, ornamental and mature trees, and shaped beds and borders with a variety of shrubs. Trees include birch, maple, fir, weeping willow, beech and oak. There is outside lighting illuminating the grounds and drive.

Along the south and west elevations, a deep stone paved area overlooks the gardens and are ideal for entertaining. A large lawn leads up to a timber built bar/summer house which is extremely well finished with kitchenette, wood effect floor, and heating. Immediately outside, a sitting area with overhang has lovely views overlooking the garden and meadow.





The formal gardens and drive are contained within park railing. To the west, a gate leads into a natural meadow with pond, and a mowed pathway meanders through to a mixed orchard with timber garden store.

To the east is an adjoining field with vehicular access either from the drive or from the road. A footpath crosses over the field as shown on the attached plan.

The total area is approximately 4.72 acres.







SITUATION

Furze is situated in an almost park-like and hidden setting with mature trees creating its privacy. It has an attractive outlook to the wooded slopes of Tickenham Hill to the north and towards the Mendips Hills to the south, which are seen from the first floor. The village of Tickenham is a popular village with a strong community south west of Bristol. It has a village hall, 11th century church and primary school. Secondary schools are available at Clevedon and Nailsea. Private schooling is available at The Downs Preparatory School at Wraxall and at an excellent choice of schools in Bristol. Comprehensive shopping facilities are found in Nailsea which includes a Waitrose, and at the coastal Victorian town of Clevedon which includes the iconic Grade I listed pier.



Furze



Total area =
4.72 acres approx.

Furze

Public footpath (approximate route)

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Date: 14:07:26
Drawn By: CW
Scale: 1:1200 @ A4
Plan Ref: 21530

Title
Furze

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Approximate Gross Internal Area = 422 sq m / 4451sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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