

Hill Lane Tickenham BS21 6QZ

£749,950

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1925.00 sq ft



**Bedrooms**  
4/5



**Reception Rooms**  
2/3



**Bathrooms**  
3



**Warmth**  
Gas Central Heating



**Parking**  
Gated Driveway



**Outside**  
Front & Rear



**EPC Rating**  
D



**Council Tax Band**  
F



**Construction**  
Standard



**Tenure**  
Freehold

A substantial detached, family home that has been cleverly extended from its original standing, offering a rare blend of generous living space, privacy, and countryside charm. Positioned on an extensive plot with beautiful gardens to both the front and rear, the property enjoys a sense of space and seclusion that's ideal for family life.

A gated driveway provides ample parking adjacent to the front garden. as you enter, you are welcomed into a central hall with access to the downstairs cloakroom. The modern kitchen/breakfast room is well-appointed and perfect for daily living. A bright dining area that overlooks the front gardens connects to a spacious sitting room which is bathed in natural light, featuring two sets of doors that open directly onto the secluded garden—perfect for entertaining or unwinding with nature as your backdrop. Additional ground floor highlights include a versatile family room which can also be utilised as an additional fifth bedroom, a practical utility area, and a contemporary shower room. Upstairs, you'll find four well-proportioned bedrooms, including a principal suite complete with an en suite shower room and breath taking countryside views. A generous family bathroom offers both a walk-in shower and a bath, catering to all family needs.

The rear garden is predominantly laid to lawn and framed by mature hedges, bushes, and trees, offering excellent privacy and a tranquil retreat. Located on the outskirts of Tickenham, the home is just a short drive from Clevedon's shops and amenities, and within easy reach of Tickenham Primary School. With convenient routes to Bristol via Failand, and beautiful walks nearby at Cadbury Camp and Nortons Wood, this location balances peaceful living with accessibility.

While the property would benefit from some updating, its layout, location, and potential make it an ideal long-term family home.



Spacious family home with countryside charm, extensive accommodation, large gardens, ample parking, and great location near schools, walks, and Bristol.

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**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 **Head Projects (Surveyors)**: 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

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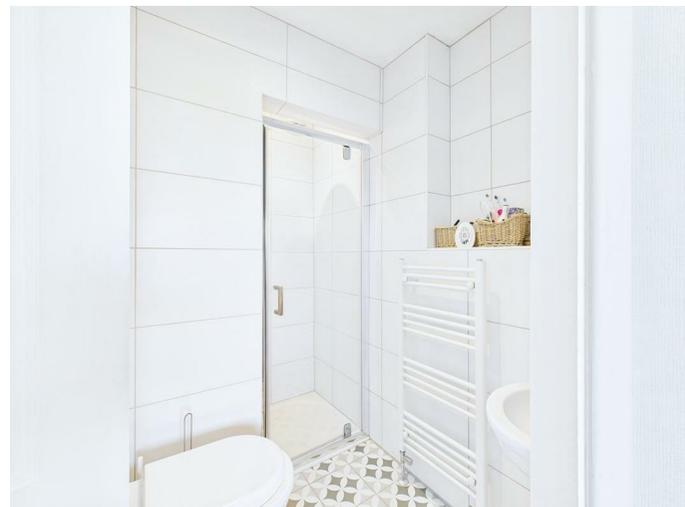
### UTILITIES

Mains electric, gas, water and drainage.

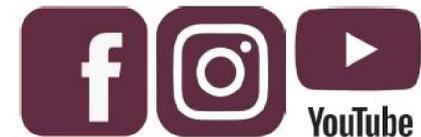
### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

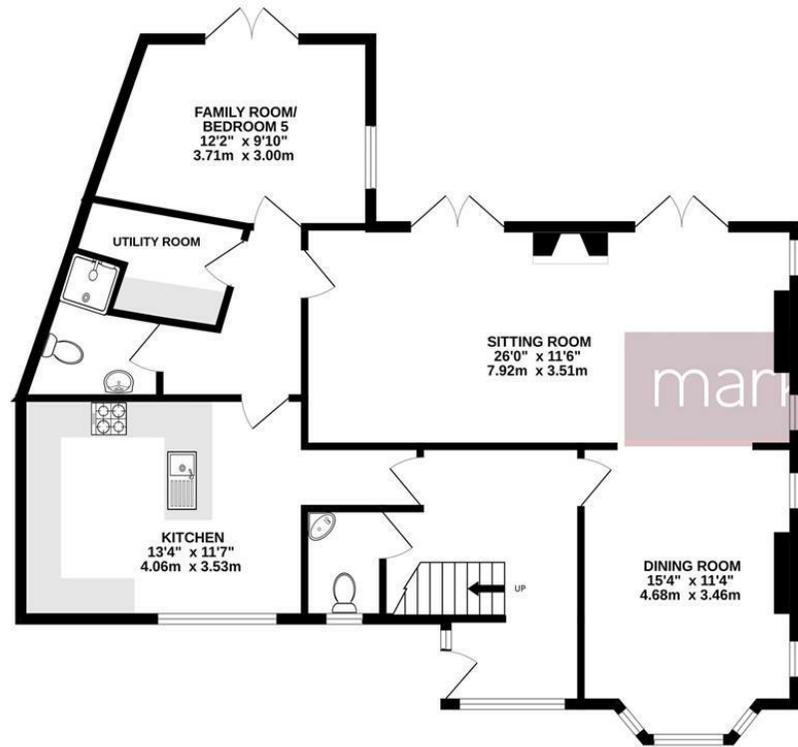
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



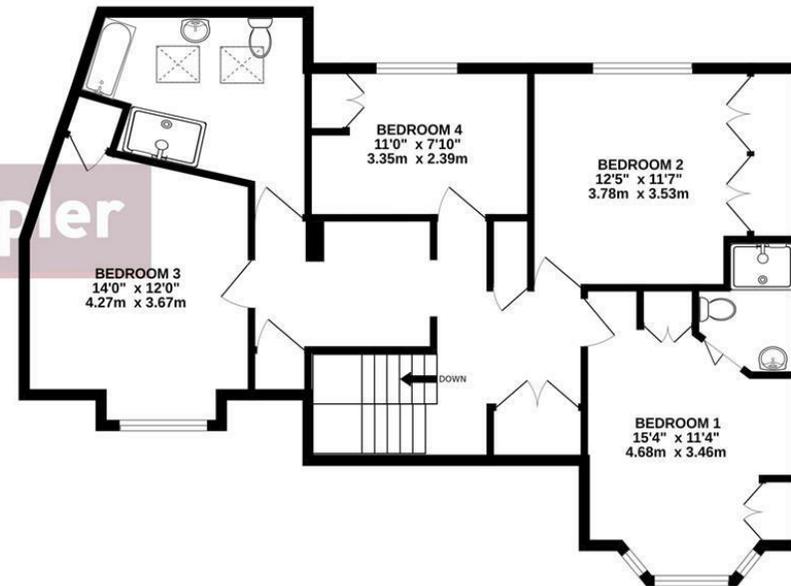
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GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR  
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.9 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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