



229 CLEVEDON ROAD, CLEVEDON, BS21 6RX



# CLEVEDON ROAD

TICKENHAM, BS21 6RX

- Chain free
- Open plan living area
- Two ensuites
- Parking for multiple vehicles
- High quality detached modern home
- Utility room
- Large and enclosed private garden
- EPC B

## SUMMARY

Set back from Clevedon Road behind a generous private driveway, this exceptional detached residence is a home that has been created with real thought and purpose. Designed and built by its current owner, every decision was made to create a home that would stand the test of time, balancing generous proportions with practical family living and a strong connection to the surrounding gardens. The result is a home that feels both impressive and effortlessly liveable.

A striking double-height reception hall provides an immediate sense of arrival. Natural light pours through expansive glazing, illuminating the engineered oak flooring and floating oak staircase with glazed balustrades. It's a space that feels open and welcoming, giving just a glimpse of the quality and attention to detail found throughout the home.

The kitchen, dining and family room sits at the heart of the house; a sociable space where everyday life naturally unfolds. Thoughtfully planned with generous work surfaces, excellent storage and ample room to gather, it flows seamlessly onto the terrace through full-width bi-fold doors, making indoor and outdoor living feel beautifully connected. Beyond, the separate sitting room offers a quieter setting to relax without feeling disconnected from the rest of the home.

The ground floor has been designed to offer genuine flexibility. Two further generously sized rooms can adapt to suit a growing family, whether as additional bedrooms, home offices, reception rooms or hobby spaces, while the shower room makes this part of the house equally suited to guests or multi-generational living. A well-equipped utility room keeps the practicalities of day-to-day life neatly out of sight.

Upstairs, the sense of space continues. The principal bedroom enjoys open views across the surrounding countryside and benefits from a beautifully appointed en-suite bathroom. A second double bedroom also has its own en-suite shower room, while two further bedrooms are served by a spacious family bathroom. Bedroom four also incorporates a generous walk-in wardrobe and adjoining store room, offering excellent storage and scope to tailor the space to individual needs.

Outside, the gardens have been carefully landscaped to complement the house. A broad paved terrace creates an inviting space for entertaining, dining or simply enjoying the sunshine, while the level lawn provides plenty of room for children to play or keen gardeners to make their mark. Fully enclosed and enjoying an excellent degree of privacy, the gardens offer a peaceful backdrop without demanding constant maintenance.

More than simply a substantial modern home, this is a property that reflects the care and pride invested in creating it. Every space feels considered, every room has a purpose and the overall impression is one of quality that comes not from excess, but from thoughtful planning and meticulous execution. It is a home designed to be enjoyed every day, as much as it is admired.







## LOCATION

Clevedon Road sits at the heart of Tickenham, a village that has long been appreciated for the balance it offers between open countryside and everyday convenience. Surrounded by the fields, woodland and winding lanes of the Tickenham Vale, it has a distinctly rural feel, yet Bristol, Clevedon and the motorway network are all within easy reach. It's the sort of place where morning walks can begin from your front door, but commuting into the city remains straightforward.

Tickenham has retained much of its original character, with a small but active community, historic buildings and a landscape that changes beautifully with the seasons. The village is known for its wide open views, quiet roads and easy access to the surrounding countryside, making it an appealing place to live for those who value space and a slower pace without feeling remote.

Everyday amenities are close at hand. Clevedon is just over four miles away, offering independent shops, cafés, restaurants, supermarkets and its well-loved Victorian seafront and Grade I-listed pier. Nailsea provides further shopping and leisure facilities, while Bristol, around ten miles away, offers everything expected of a thriving city, from excellent restaurants and theatres to major employers and retail destinations.

For those travelling further afield, Junction 20 of the M5 is only a short drive away, Bristol Airport is approximately nine miles from the property, and both Nailsea & Backwell and Yatton railway stations provide regular services to Bristol Temple Meads and direct trains to London Paddington.

The area is particularly well served by schools. Backwell School and Churchill Academy & Sixth Form are both highly regarded, while Bristol offers an excellent choice of independent schools including Clifton College, Bristol Grammar School, Badminton School, Redmaids' High School and The Downs School.

For anyone who enjoys spending time outdoors, there is no shortage of choice. Public footpaths and bridleways weave through the surrounding countryside, the nearby coastline offers miles of scenic walks, and golf courses including Long Ashton, Mendip Spring and Tickenham Golf Centre are all within easy reach. Whether it's walking, cycling, sailing from Portishead Marina or simply enjoying the landscape, the area lends itself naturally to an active outdoor lifestyle.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: F (North Somerset Council)

EPC: B (Valid until 2034)

Services: Mains gas, electric, water & drainage

Broadband Highest available download speed Highest available upload speed

Standard \_ 18 Mbps \_ 3 Mbps

Ultrafast \_ 1000 Mbps \_ 100 Mbps





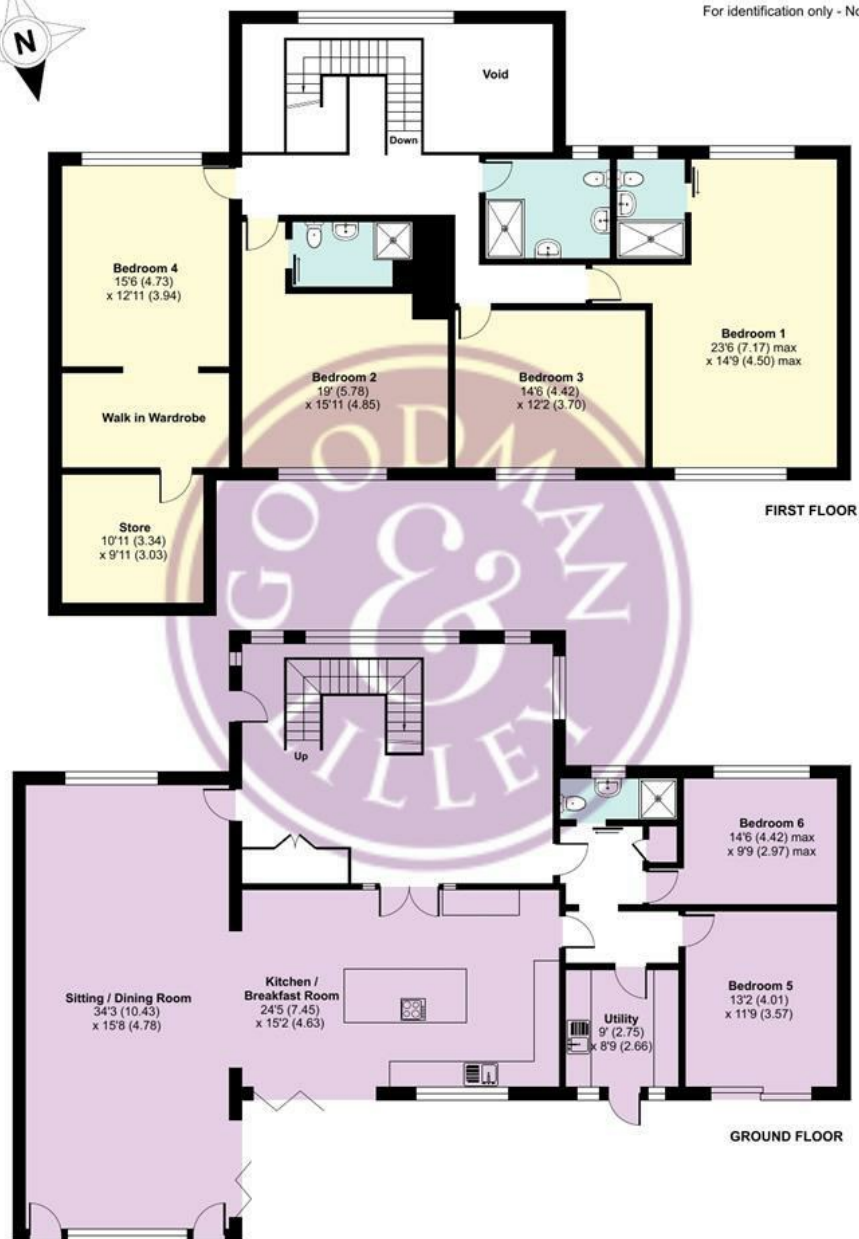
## Cleveland Road, Tickenham, Clevedon, BS21

CLEVEDON ROAD

TICKENHAM  
BS21 6RX

Approximate Area = 3527 sq ft / 327.6 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

## AT A GLANCE

TOTAL SQUARE FOOTAGE: 3527.00 SQ FT

COUNCIL TAX BAND: F

RECEPTION ROOMS: 2

BEDROOMS: 6

BATHROOMS: 4

TENURE: FREEHOLD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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