



12 BRAMLEY RISE,
TICKENHAM, BS21 6SS

GOODMAN
& LILLEY







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TICKENHAM BS21 6SS

GUIDE PRICE
£675,000

Presenting a truly stunning four-bedroom detached residence, built in 2022 by the esteemed Woodstock Homes and nestled within Bramley Rise, an exclusive development of just 16 luxury properties.

Set against a backdrop of rolling open fields, this exceptional home offers privacy whilst maintaining easy access to nearby towns and transport links. Finished to a high specification and boasting impressive eco-credentials—including solar panels and an EPC rating of A.

From the moment you step into the spacious entrance hall, it's clear this home has been thoughtfully designed for modern family living. The ground floor offers a bright and welcoming layout, featuring a dedicated study, a cloakroom, and a living room that enjoys views across the landscaped front garden. At the heart of the home lies the spectacular open-plan kitchen, dining, and family room, extending over 26 feet. Perfectly suited for entertaining and everyday living, the kitchen is fitted with a range of high-quality integrated appliances including a double oven, gas hob, fridge/freezer, dishwasher, washing machine, and a contemporary extractor. The adjoining dining area opens out via double doors onto the rear patio, seamlessly blending indoor and outdoor living.

Upstairs, four well-proportioned bedrooms provide ample space for families or visiting guests. All bedrooms feature built-in wardrobes, while the principal suite enjoys the added luxury of an en-suite shower room. A modern three-piece family bathroom serves the additional bedrooms, with rear-facing rooms offering picturesque views across open countryside.

Outside

The expansive rear garden is a rare find, offering a range of versatile outdoor spaces including a spacious patio area ideal for al fresco dining, pebbled seating zones for relaxing, and an elevated lawn which leads to a further levelled area—perfect for play or potential landscaping projects. The garden is fully enclosed and enjoys a high degree of privacy. Access to the rear of the garage.

Garage & Driveway

To the front, the property benefits from an integral garage measuring 22'5", equipped with power, a rear access door to the garden, and a reinforced vaulted ceiling, offering generous additional storage. There is also side access to the garden and three allocated parking spaces for convenience.

Location

Bramley Rise enjoys an enviable position within a peaceful cul-de-sac, tucked just off Clevedon Road and surrounded by open fields and unspoiled countryside. This quiet and exclusive development offers the perfect blend of rural tranquillity and modern convenience. The property is located in the charming village of Tickenham, a sought-after rural community nestled between Clevedon, Portishead, and Nailsea. Known for its natural beauty and friendly village atmosphere, Tickenham offers a relaxed pace of life while remaining exceptionally well connected. The village itself is home to a well-regarded primary school, a village hall hosting regular community events, and a popular garden centre with café. For commuters and those needing easy access to nearby towns and cities, Tickenham

is ideally situated. The A370 and nearby M5 motorway provide swift connections southbound and into Bristol, making it an excellent choice for professionals and families alike. Meanwhile, surrounding towns offer an array of shopping, dining, and leisure facilities—all just a short drive away. Whether you're looking for peaceful countryside living or convenient access to the South West and beyond, this location offers the best of both worlds.

Key Information

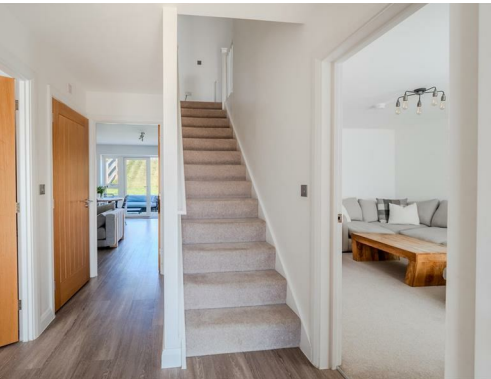
Tenure: Freehold

Services: Mains water, electricity, gas, and drainage

Estate Management Charge: Approx. £350 per annum (for upkeep of communal areas)

Viewings By strict appointment

- Located In The Exclusive Bramley Rise Development
- Versatile Reception Areas, Including A Spacious Open-Plan Kitchen/Family Room
- Fitted Solar Panels And EPC Rating A For Energy Efficiency
- Approximately 1634 SQ FT / 151.8 SQ M
- Detached Four-Bedroom Home Built In 2022 By Woodstock Homes
- Garage & Three Parking Spaces
- Offered With No Onward Chain
- Set In A Peaceful Rural Location Surrounded By Open Fields
- Generous, Private Rear Garden
- Impeccably Presented Throughout

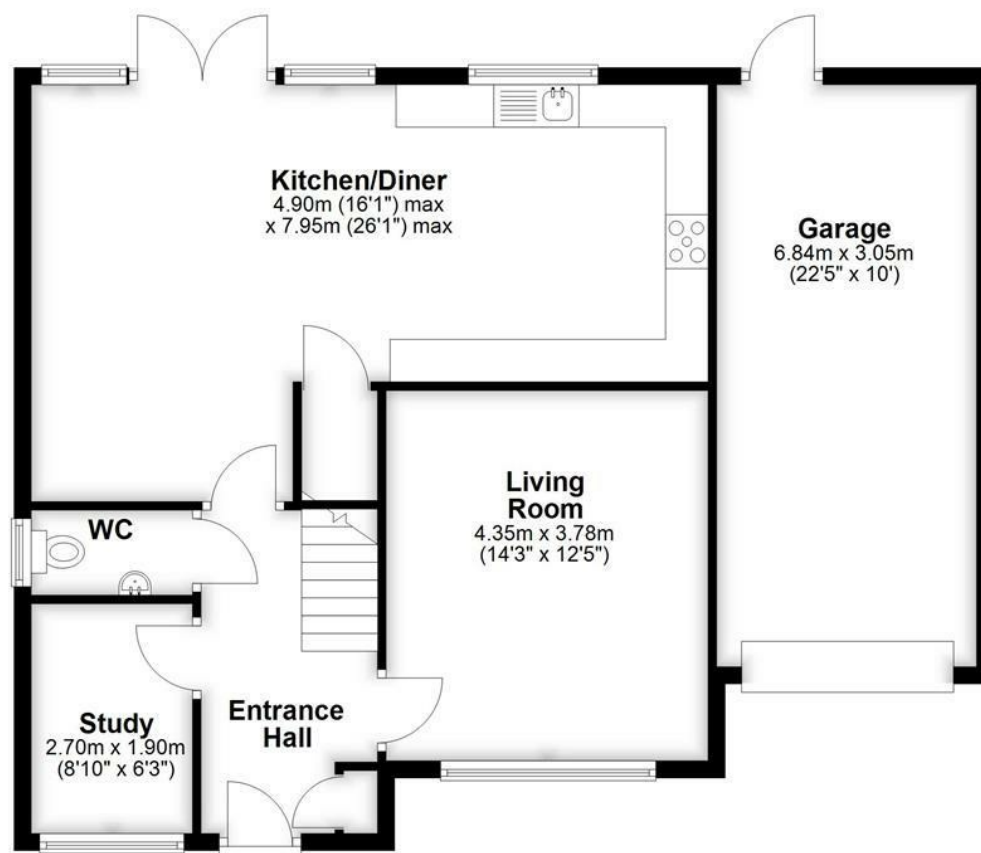






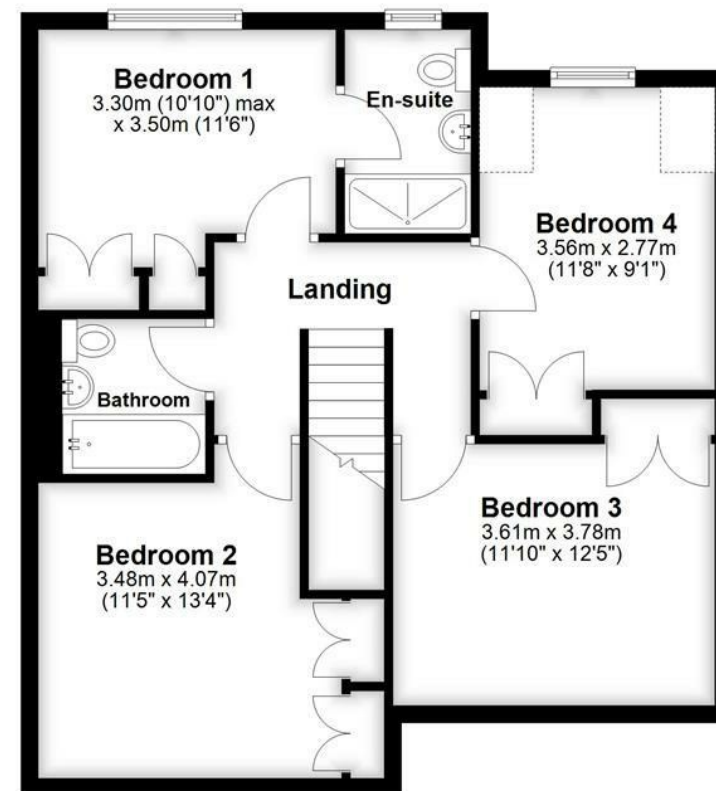
Ground Floor

Approx. 88.3 sq. metres (950.0 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



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

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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