



## Kenmoor Lodge

32A Clevedon Road, Tickenham, North Somerset, BS21 6RA



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A beautifully presented, turnkey family home with a modern finish, south facing gardens, stunning bucolic views and ample parking in a popular Tickenham location.

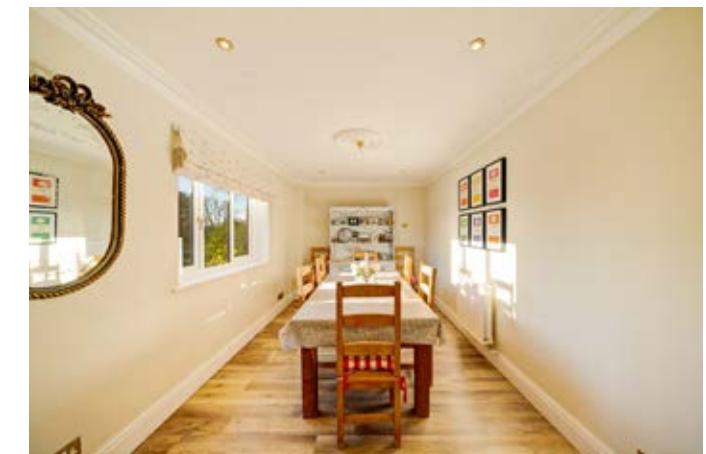
Detached, modern, family home with a comfortable footprint totalling 2563 square feet | Modern Neff kitchen with island, breakfast bar, underfloor heating, bi fold garden doors and a separate utility | Open plan dining room with dining for circa 8 people | Charming, dual aspect sitting room with gas fireplace and French doors onto the garden | Four comfortable double bedrooms and a study / fifth bedroom | En suite shower rooms to bedrooms one and two and a family bathroom | Spacious hall with WC and boot room; stunning galleried first floor landing; loft with conversion potential (subject to consent) | Level lawn, south facing garden with lovely views and multiple terraces | Double garage and further gated off street parking for multiple cars | Ideal location set back from Clevedon Road and within proximity to Bristol, M5 and Bristol airport | EPC: C

## Situation

Kennmoor Lodge is ideally located, set back from Clevedon Road, in an elevated position with a sunny south facing orientation and distant views across Kenn Moor towards Chelvey and Backwell. Tickenham itself benefits from amenities including a Church of England primary school (Ofsted Good), village hall, Anglican church, garden centre, golf course and the popular Carriages cafe. The nearby towns of Clevedon and Nailsea provide abundant further amenities including supermarkets, bars/restaurants, sports clubs and transport links.

The M5 (J20) is a mere 2 miles to the west (without being intrusive) whilst Nailsea & Backwell Train Station is around 4 miles to the southeast with direct trains to London Paddington via Bristol Temple Meads. Bristol airport is a mere 7 miles away with direct flights to most European destinations.

Bristol is renowned for its schooling, both state and independent. Close by are leading independent schools: The Downs Preparatory School and Butcombe Prep in Clifton. There are Ofsted Good







secondary schools in Nailsea, Clevedon and Backwell and leading independent secondary schools within easy reach including Clifton College, Clifton High School, Bristol Grammar School, Redmaids, Badminton School for Girls and Sidcot.

#### For Sale Freehold

Built in the early 2000s, Kennmoor Lodge is a modern and beautifully presented family home with a turnkey finish, practical layout and superb, south facing orientation. The home benefits from stunning countryside views and a popular, semi-rural, village location yet within striking distance of Bristol. The current owners have made significant investment in the property during their tenure, upgrading the property substantially.

The house is set back from the road via a drive leading into a gated, gravelled car park with CCTV and parking for multiple cars. The front door leads into a spacious and charming entrance hall with a modern, double-glazed window and Karndean flooring (installed by current owners) throughout. There is ample space for coats, boots and storage and a delightful, turning staircase leads up to a galleried first floor landing. A stylish, contemporary, pendant light fitting (subject to negotiation) illuminates the space perfectly. Off the hall is a spacious WC and a useful boot room / study housing the alarm and CCTV control system.

To the right is a superb, dual aspect, carpeted sitting room with a double width, open gas fireplace with stone hearth and timber mantle, a recently installed large radiator, double-glazed windows and lovely French doors onto the garden. The curtains are made to measure and subject to negotiation. The room is warm and cozy and perfect for entertaining or unwinding by the fire.

Left off the hall is a modern kitchen with underfloor heating, a 'Hague Blue' island and breakfast bar with timber worktops (installed by current owners) and surrounding timber wall and base units providing ample storage with granite worktops and an integrated sink with a waste disposal unit. The appliances are integrated and include a Neff five-ring gas hob, oven/grill and combi oven, dishwasher and fridge. Aluminium framed bi fold doors (installed 2023) lead directly onto the south facing garden allowing for seamless indoor / outdoor living during the summer months. There is a separate utility room off the kitchen with ample storage, an additional sink unit, access to the side terrace and a Samsung American-style fridge freezer and washing machine (subject to negotiation).

Leading from the kitchen is a spacious, open plan dining room with Karndean flooring, ample space for dining circa 8 people and lovely garden views.

A charming, turning, timber staircase with spindles and handrails leads up to the galleried first floor landing off which the bedrooms sit.



The entire first floor was re carpeted circa three years ago. Bedroom one is spacious with stunning, bucolic views, integrated wardrobes, a dressing room and modern, en suite shower room with a double, walk-in rain shower. Bedroom two is also an excellent size with a modern, en suite shower room housing the heated laundry cupboard. Bedroom three and four are also decent doubles with individual colour schemes; bedroom three benefits from a modern double-glazed window whilst bedroom four overlooks the garden with far reaching views. Bedroom five also overlooks the garden and is a useful nursery or study. Beds 3, 4 and 5 are all served by a modern, family bathroom overlooking the garden.

Overhead is a substantial, half boarded loft with ladder access and standing height, providing good conversion potential (subject to the necessary consents).

Externally, the garden is south facing and made up primarily of level lawn with a well-stocked surrounding border of shrubs and perennials providing abundant summer colour. A large flagstone terrace with a relaxing water feature off the kitchen provides ample space for entertaining or dining al fresco. An additional terrace in the far corner provides a lovely spot for sundowners and evening dining. The terrace folds around the rear of the property providing an additional outdoor area, ideal for laundry, basketball or garden storage.

The double garage is in good order and provides excellent storage with a concrete floor and houses the boiler and hot water tank (both circa 2 years old). There is abundant, further off-street parking on the gravelled and gated front drive.

#### Services

All mains connected.

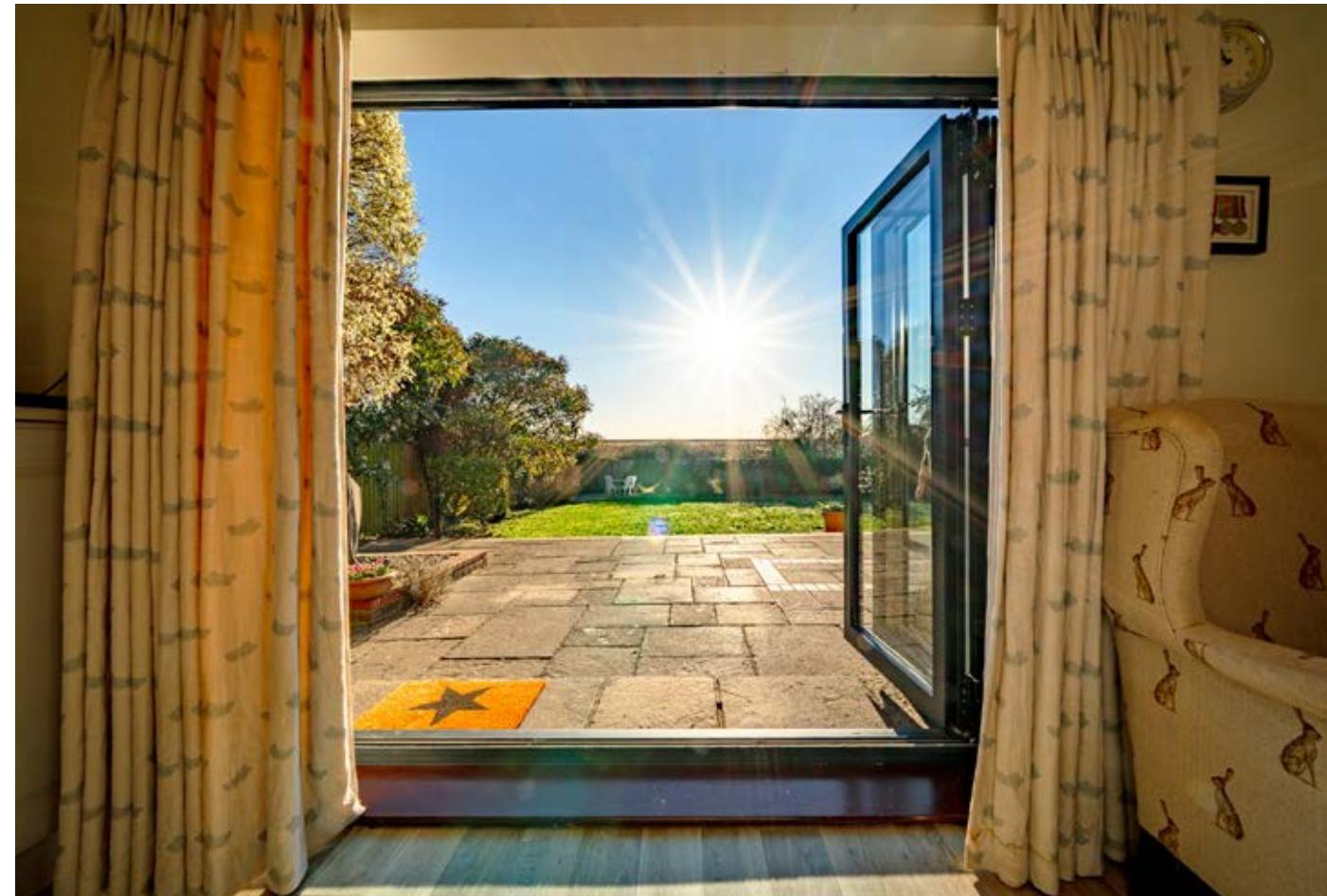
#### Local Authority

North Somerset Council: 01934 888888

Council Tax: Band G

Directions: Post Code BS21 6RA

Viewing: Strictly by appointment with Rupert Oliver Property Agents

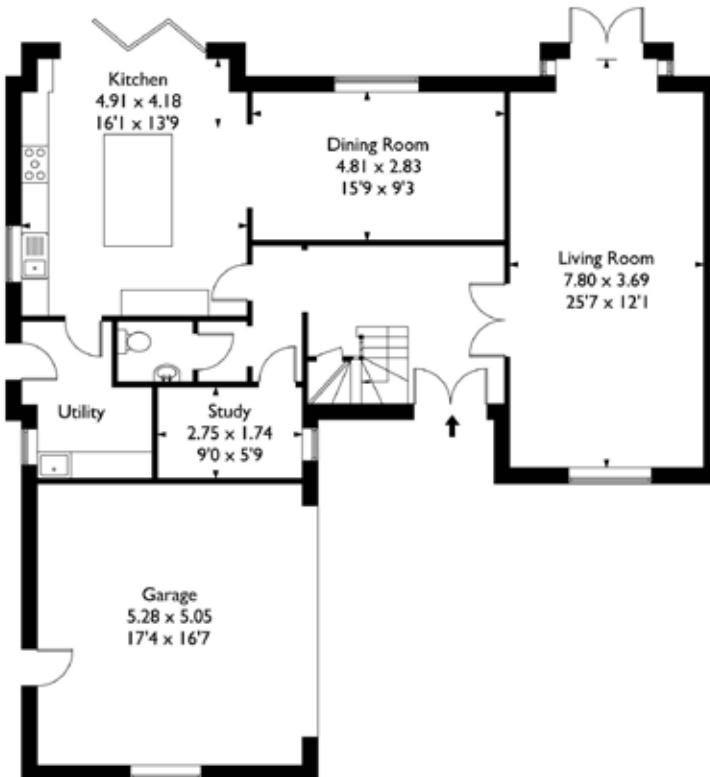


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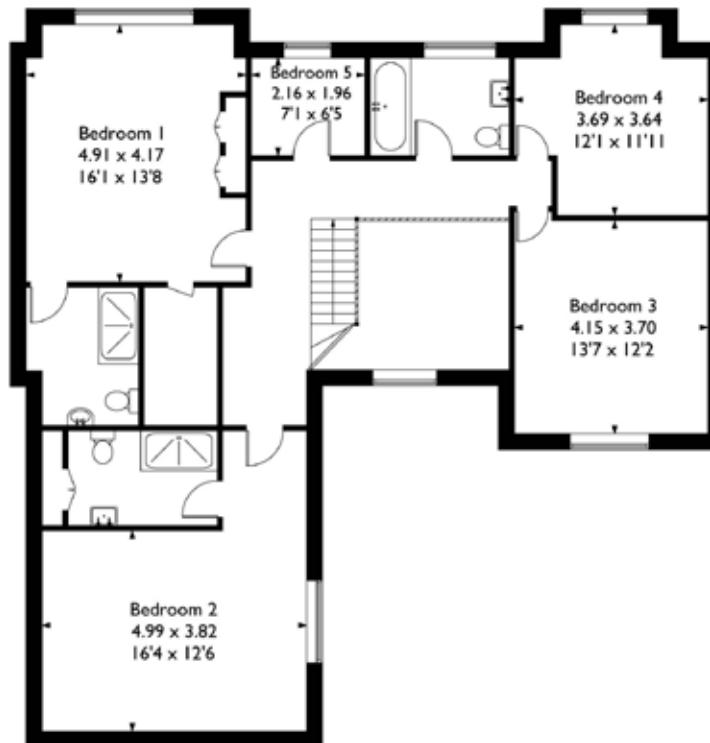
Approximate Gross Internal Area 211.4 sq m / 2276.1 sq ft

Garage Area 26.7 sq m / 287 sq ft

Total Area 238.1 sq m / 2563.1 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.