



# GOLDEN ACRES

TICKENHAM BS21 6RA



WOODSTOCK  
HOMES



## Building for the future. With local roots in centuries past

Rubbing shoulders with the hillside fort built by Iron Age settlers around 2,500 years ago, Golden Acres welcomes you to Tickenham.

Set on gently rising, south-facing land along the B3130, Golden Acres offers a selection of just 16, three and four bedroom homes that are perfect for growing families.

Tickenham's pub, village hall, playground, Women's Institute, drama group, ancient parish church, the golf centre, and the annual flower show are just a few of the ties that bind the community together. Open gardens day is a recent innovation, with hundreds of people visiting Tickenham homes to see the fruits of other people's green-fingered skills, exchange knowledge, and buy plants.

The village's toddlers' group and primary school are important hubs where you can meet new friends and catch up for a chat with familiar faces. After this firm foundation for their education, children can then progress to the secondary schools not far away in Clevedon and Nailsea.

For a small village, Tickenham is certainly far from parochial. Thirty years ago it became twinned with the town of Aigné, just a few miles from Le Mans – home of the famous annual 24-hour race.

Iron Age families certainly knew how to choose a good spot to put down roots, and they definitely found a great one in this corner of north Somerset. Now you can do the same.

Whether you're new to the area or already living locally, Tickenham has all it takes to make you feel right at home.





## A rural dream for the well-connected

With farmland to the north and south, Tickenham is a delightful rural community where you can settle with your family.

But, with junction 20 of the M5 just a few minutes away, you can keep in close touch with all that city living has to offer for work and leisure time in Bristol and Bath.

Nearby Nailsea is home to a mainline station, with connections to Bristol and the entire nationwide rail network. More distant journeys around the UK and the world can begin with flights from Bristol Airport – a short drive of under 10 miles from Tickenham through leafy country roads.

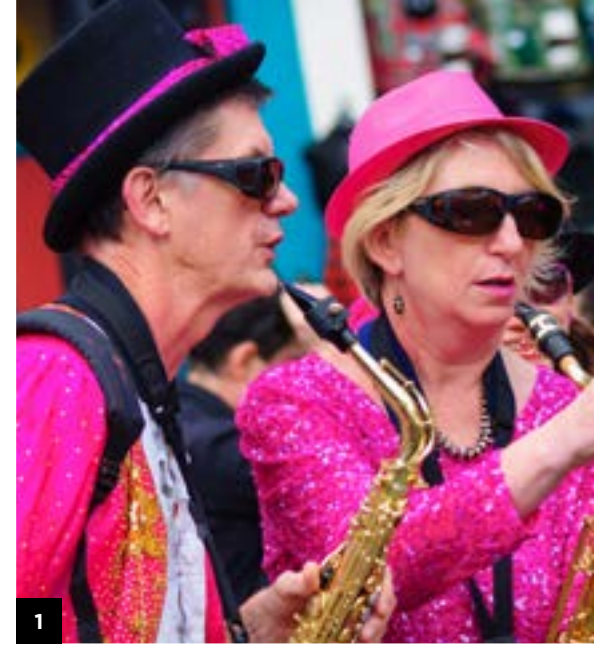
Minutes away to the west and north lie the Victorian seaside towns of Clevedon and Portishead. Poet laureate Sir John Betjeman lauded Clevedon's pier as the most beautiful in all England. Opened on Easter Monday 1869 it was voted Pier of the Year for 2021. Revived in recent years it once again welcomes visitors for a leisurely promenade and refreshments. The remains of Portishead's pier – out on the coast beyond the marina – hark back to the days when paddle steamers were a regular feature on the water as they ferried passengers around the Severn estuary. Isambard Kingdom Brunel even considered it as the point of embarkation for his ships sailing westward to New York.

Within walking distance of Golden Acres is the National Trust's 14th century gem, Clevedon Court. A little further afield is another Trust favourite, Tyntesfield House – a popular destination for walkers both with dogs and without.

A more recent popular attraction for all ages is Clevedon's Curzon Cinema & Arts. Since its grand opening in 1912, with a fundraiser for survivors of the Titanic, it has remained open, showing new releases as well as classics from decades of "going to the pictures". Revamped and revitalised in recent years it holds special memories for generations of local cinema-goers.

While the pleasures of leisure hours are always vital to our well-being, day-to-day necessities cannot be ignored. So, there's a fine choice of major supermarket names in Clevedon and Nailsea, not to mention a wide selection of small specialist shops in both towns.

In fact, from all points of the compass, Tickenham is an ideal location for anyone who loves modern country life.



- A RURAL DREAM FOR THE WELL-CONNECTED**
1. The Harbour Festival & Bristol Harbourside
  2. Bristol Hippodrome & City Nightlife
  3. Clevedon Court Countryside
  4. Bristol Airport
  5. Bristol Balloon Fiesta
  6. Clevedon Pier
  7. Cabot Circus Shopping
  8. Historic Roman Baths, Bath
  9. Tyntesfield House, Clevedon Court





## Beautiful homes in a wonderful Somerset setting

Golden Acres is located on the northern side of Clevedon Road in Tickenham. The development is surrounded almost entirely by open fields, with views up a rising slope to attractive mature woodland along the brow of the south-facing hill.

Well-established hedges and trees are complemented by new planting, ready for Golden Acres to nestle into its historic backdrop. The 16 luxury homes offer a superb range of choices from five designs.

They include The Ash, a three bedroom 1,033 sq. ft. house with its open-plan kitchen and dining room, plus a cosy bay window in the living room, which everyone will want to make their own.

And The Elm a four bedroom 1,507 sq. ft. house boasts patio doors to both the living room and the family room, as well as the privacy of a private study next to the impressive porch and entrance hall.



**THE ASH**  
3 bedroom family home  
Plots: 2 & 15



**THE BIRCH**  
3 bedroom family home  
Plots: 3, 4 & 14



**THE CEDAR**  
4 bedroom family home  
Plots: 1, 5 & 11



**THE DAMSON**  
4 bedroom family home  
Plots: 7, 9, 12 & 13



**THE ELM**  
4 bedroom family home  
Plots: 6, 8, 10 & 18

- THE ASH**  
3 bedroom family home
- THE BIRCH**  
3 bedroom family home
- THE CEDAR**  
4 bedroom family home
- THE DAMSON**  
4 bedroom family home
- THE ELM**  
4 bedroom family home
- AFFORDABLE HOUSING**

Possible Future Development



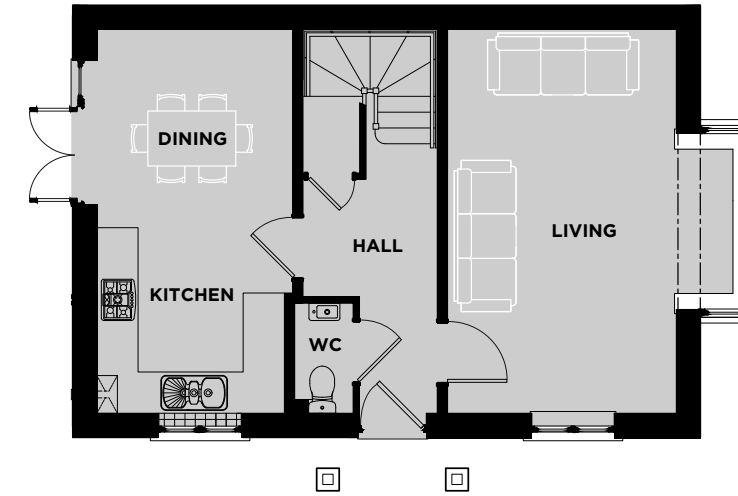
The development layout is for general guidance and may be subject to change. It is not intended to indicate specific boundaries and is not necessarily to scale. Any landscaping shown is purely to create an impression.





# THE ASH

3 BEDROOM FAMILY HOME

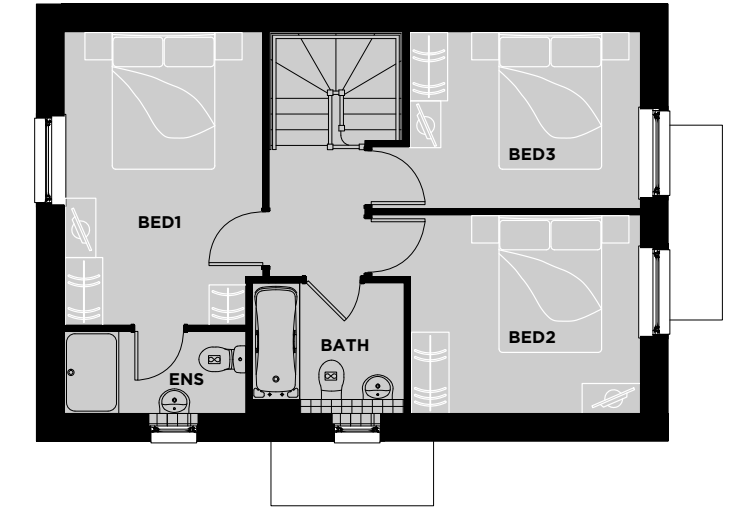


## GROUND FLOOR

**KITCHEN/DINING**  
5,585 x 2,850mm (18' 4" x 9' 4")

**LIVING**  
5,585 x 4,203mm (18' 4" x 13' 10")

**TOTAL FLOOR AREA**  
**1,033 SQ FT**



## FIRST FLOOR

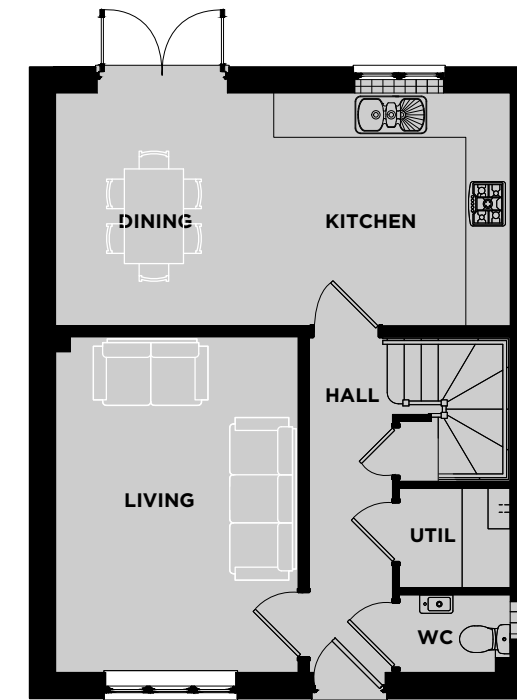
**BEDROOM 1**  
4,292 x 2,907mm (14' 1" x 9' 7")

**BEDROOM 2**  
3,939 x 2,905mm (12' 11" x 9' 6")

**BEDROOM 3**  
3,939 x 2,587mm (12' 11" x 8' 6")

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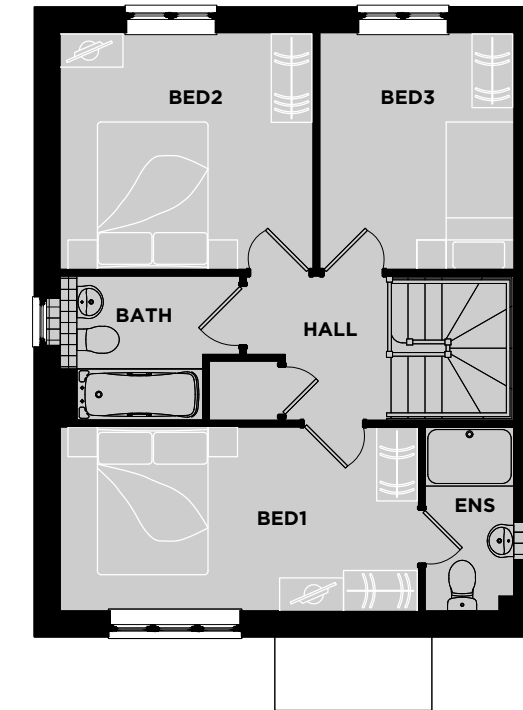




**GROUND FLOOR**

<b>KITCHEN/DINING</b>	6,152 x 3,150mm	(20' 2" x 10' 4")
<b>LIVING</b>	4,540 x 3,284mm	(14' 11" x 10' 9")

**TOTAL FLOOR AREA**  
**1,083 SQ FT**



**FIRST FLOOR**

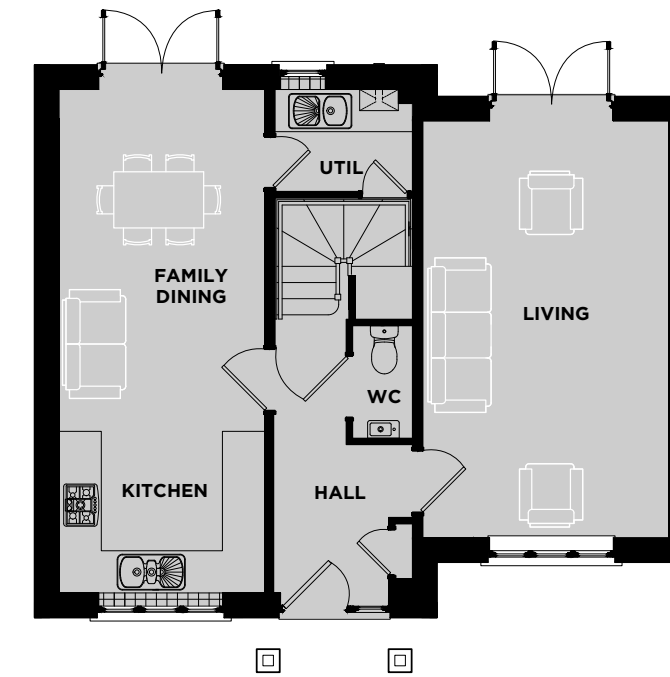
<b>BEDROOM 1</b>	4,859 x 2,493mm	(15' 11" x 8' 2")
<b>BEDROOM 2</b>	3,429 x 3,207mm	(11' 3" x 10' 6")
<b>BEDROOM 3</b>	3,207 x 2,630mm	(10' 6" x 8' 8")

**THE BIRCH**

3 BEDROOM FAMILY HOME

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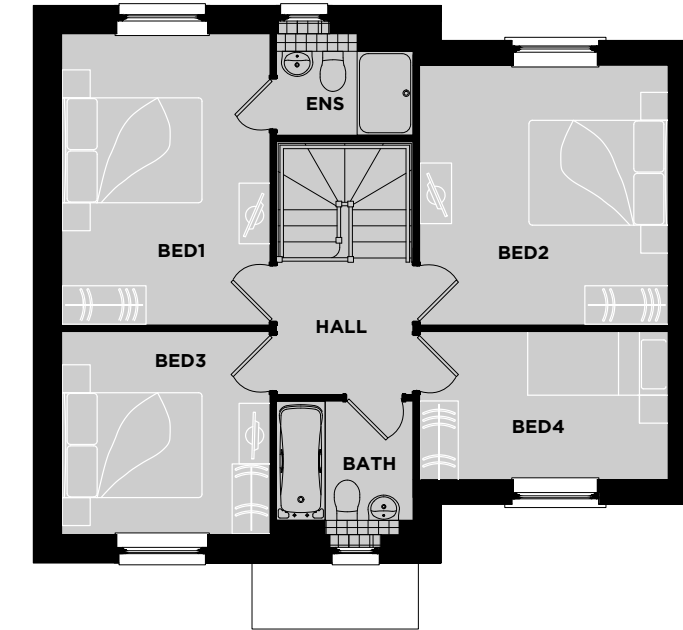




**GROUND FLOOR**

<b>KITCHEN/DINING/FAMILY ROOM</b>	7,165 x 2,924mm	(23' 6" x 9' 7")
<b>LIVING</b>	5,927 x 3,500mm	(19' 6" x 11' 6")

**TOTAL FLOOR AREA**  
**1,241 SQ FT**



**FIRST FLOOR**

<b>BEDROOM 1</b>	4,142 x 2,981mm	(13' 7" x 9' 9")
<b>BEDROOM 2</b>	3,717 x 3,557mm	(12' 2" x 11' 8")
<b>BEDROOM 3</b>	2,981 x 2,905mm	(9' 9" x 9' 6")
<b>BEDROOM 4</b>	3,557 x 2,117mm	(11' 8" x 6' 11")

**THE CEDAR**

4 BEDROOM FAMILY HOME

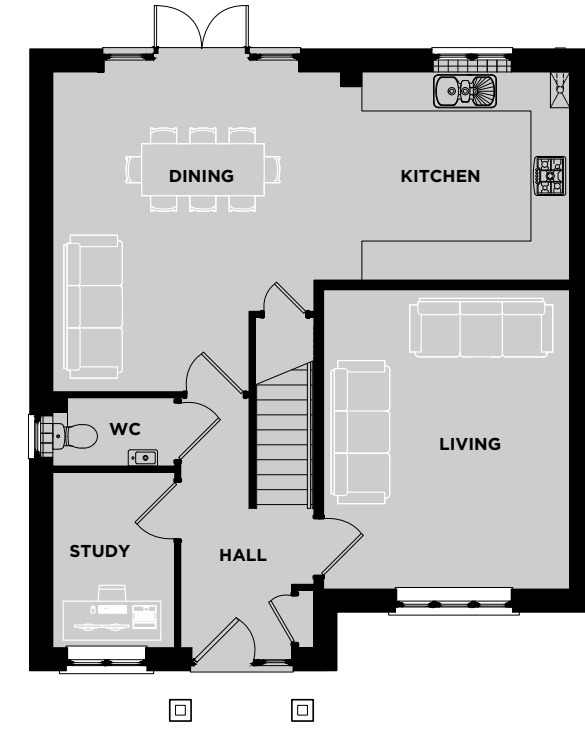
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# THE DAMSON

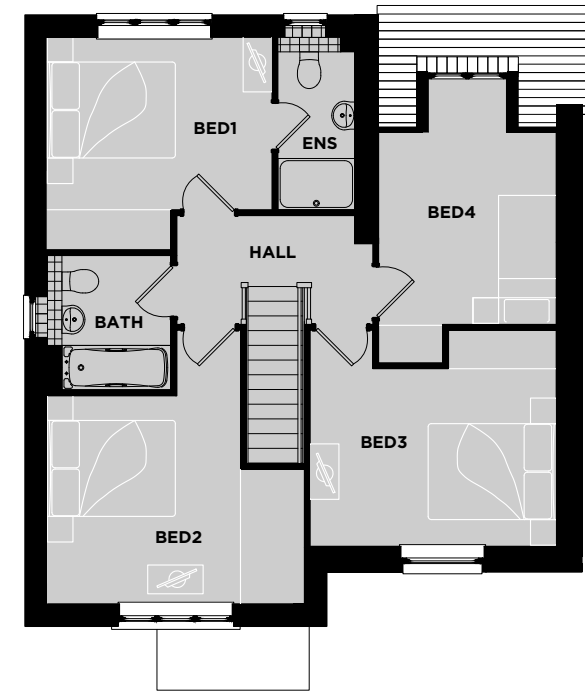
4 BEDROOM FAMILY HOME



## GROUND FLOOR

<b>KITCHEN/DINING</b>	7,953 x 4,932mm	(26' 1" x 16' 2")
<b>LIVING</b>	4,603 x 3,788mm	(15' 1" x 12' 5")
<b>STUDY</b>	2,700 x 1,874mm	(8' 10" x 6' 2")

**TOTAL FLOOR AREA**  
**1,400 SQ FT**



## FIRST FLOOR

<b>BEDROOM 1</b>	3,510 x 3,317mm	(11' 6" x 10' 11")
<b>BEDROOM 2</b>	4,275 x 4,015mm	(14' 0" x 13' 2")
<b>BEDROOM 3</b>	3,845 x 3,375mm	(12' 7" x 11' 1")
<b>BEDROOM 4</b>	3,007 x 2,775mm	(9' 10" x 9' 1")

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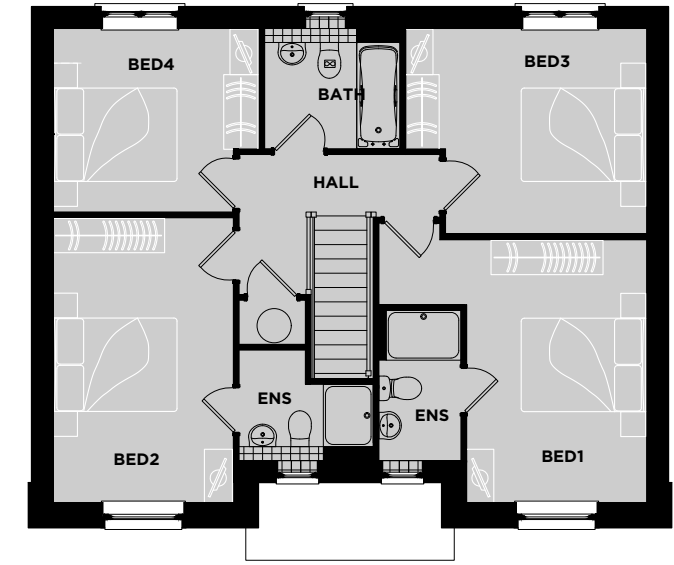




**GROUND FLOOR**

<b>KITCHEN/DINING/FAMILY ROOM</b>	7,615 x 5,360mm	(25' 0" x 17' 7")
<b>LIVING</b>	5,372 x 4,018mm	(17' 8" x 13' 2")
<b>STUDY</b>	2,890 x 2,150mm	(9' 6" x 7' 1")

**TOTAL FLOOR AREA**  
**1,507 SQ FT**



**FIRST FLOOR**

<b>BEDROOM 1</b>	4,300 x 4,222mm	(14' 1" x 13' 10")
<b>BEDROOM 2</b>	4,575 x 2,890mm	(15' 0" x 9' 6")
<b>BEDROOM 3</b>	3,867 x 3,300mm	(12' 8" x 10' 10")
<b>BEDROOM 4</b>	3,300 x 2,947mm	(10' 10" x 9' 8")

**THE ELM**

4 BEDROOM FAMILY HOME

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# Beautiful interiors

Homes with the finest specification.

## KITCHEN

- Individually designed kitchen with integrated features
- 40mm laminate worktops and upstands with glass splashback to hob (Ash & Birch)
- 20mm quartz worktops, upstands and splashback to hob (Cedar, Damson & Elm)
- AEG 600mm gas hob (Ash & Birch)
- AEG 750mm gas hob (Cedar, Damson & Elm)
- Glass and stainless steel built-in extractor hood
- AEG double oven
- Leisure Euroline stainless steel 1 1/2 bowl sink with contemporary Aquacurve chrome tap
- Integrated dishwasher
- Integrated washer/dryer (excludes Birch & Cedar with Utility)
- Integrated frost free fridge freezer
- Pan drawers below gas hob
- Pull-out larder (Cedar, Damson & Elm)
- Task lighting
- Luxury vinyl tile flooring

## UTILITY (BIRCH AND CEDAR)

- Leisure Euroline stainless steel single bowl sink with contemporary Aquacurve chrome tap (Cedar only)
- 40mm laminate worktops & upstands
- Plumbing and electrics for washing machine
- Luxury vinyl flooring

## BATHROOMS & ENSUITES

- Contemporary Roca white bathroom sanitaryware with semi-pedestal basins and chrome fittings
- Thermostatic controlled mains feed shower with glass enclosure
- Thermostatic controlled mains feed shower above bath with glass screen
- Chrome towel rail
- Full height tiling to bath and shower, half height elsewhere
- Luxury vinyl flooring

## FIXTURES & FITTINGS

- Natural oak finished doors with brushed chrome ironmongery
- High performance front doors with chrome fittings

## LIGHTING & ELECTRICS

- LED downlights to kitchens, bathrooms and en-suites
- CAT 5 data cabling from incoming fibre to lounge and master bedroom
- Fibre optic cable into each property for ultra fast internet connection
- TV points to lounge and master bedroom suitable for terrestrial & satellite wired back to attic
- External PIR lighting to front and rear
- Power and lighting to garage

## HEATING & HOT WATER

- Gas combination boiler (Ash, Birch, Cedar, Damson only)
- Gas condensing boiler with hot water cylinder (Elm)

## GENERAL

- Walls and ceilings painted in white emulsion
- Woodwork painted in white satin
- 2.4m wide up & over garage door where garage provided
- Bike storage provided where no garage
- 10-year NHBC warranty

## EXTERNALS

- Paviours to drives
- Turf and planting to front garden and turf to rear garden
- Outside tap to garden
- Quality close-board timber boundary fencing

## ENERGY EFFICIENCY FEATURES

- Predicted environmental impact (CO2) rating B
- A-rated appliances
- High performance double-glazed windows
- High performance insulation
- Low energy lighting
- Thermostatically controlled radiator valves
- All properties air leak tested
- Photo voltaic panels
- 7KW car chargers





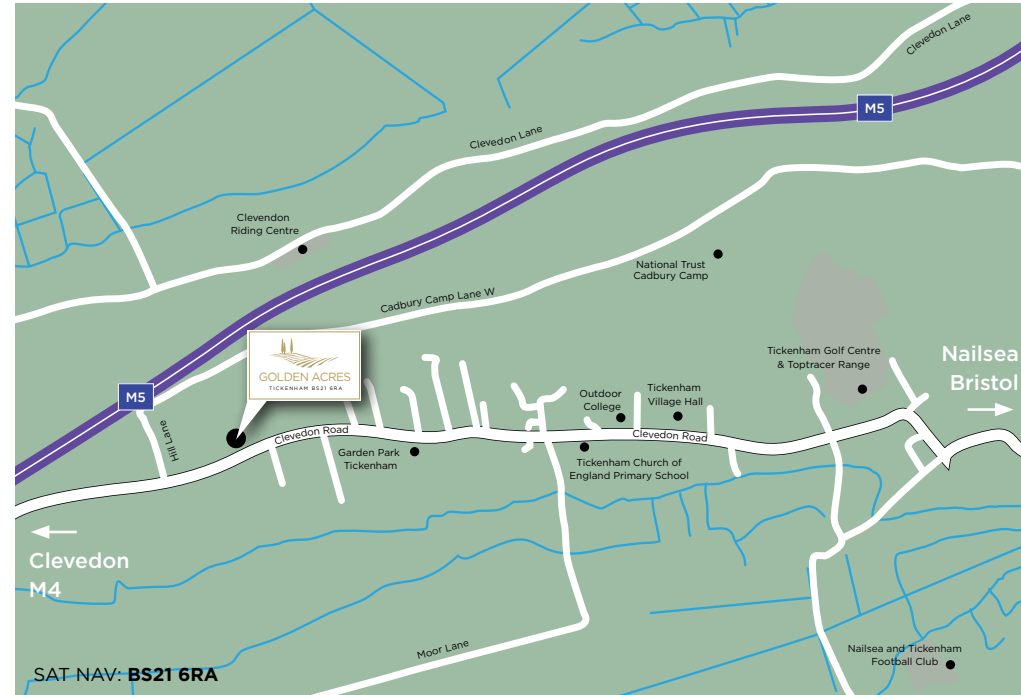
# Make a wise move to a wonderful home with Woodstock Homes

Woodstock Homes is one of the leading housebuilders in the South West and South Wales, recognised for building a select number of well-designed and beautifully appointed homes.

We are small enough to care about every aspect of your new home, yet large enough to deliver the highest standards of build quality alongside a 10-year NHBC warranty.

Wherever we build, our developments form a vibrant part of the local community in ensuring a balanced, environmentally sympathetic and high-quality approach to every home.

We pride ourselves in the quality of our homes with consideration to the complete process - from initial design and planning, through to construction techniques and the final finishes, fixtures and fittings to give you a home you can be proud of and that will be a sound investment for years to come.



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