



18 The Vineyards, Coxley, Nr Wells, BA5 1FN

£369,950 Freehold

COOPER
AND
TANNER



18 The Vineyards

Coxley, Nr Wells, BA5 1FN

 3-4  1-2  2 EPC B

£369,950 Freehold

DESCRIPTION

An exceptional three/four bedroom town house situated on the desirable Vineyards development in the popular village of Coxley. The current owners have further enhanced, since new, with a beautiful low maintenance garden and is presented in immaculate condition throughout. The property benefits from a single garage with recently fitted roller door and off road parking for three cars.

Upon entering the property is a spacious hallway with laundry cupboard, housing the boiler and with space and plumbing for a washing machine and a cloakroom with WC and wash hand basin. Across the hall is a useful study/playroom with a view to the front. The open plan kitchen/dining/family room is a lovely bright room featuring a deep bay with French doors, leading out to the sunny rear garden. The kitchen features a range of cupboards with cream gloss doors, topped with granite work surfaces, integrated oven and gas hob, integrated fridge freezer and integrated dishwasher. A peninsula unit with upstand, divides the room leaving ample space for a family dining table to seat six to eight people along with comfortable seating. A good size understairs cupboard provides plenty of useful 'day to day' storage.

From the hall, a staircase leads to the first floor with a sitting room and principal bedroom. The sitting room runs the width of the house and has two large

windows, offering views to the rear and fields beyond. This versatile room could also be used as a fourth bedroom, if required. The landing has a shelved airing cupboard housing the hot water cylinder. The principal bedroom, with two windows looking to the front has a wall of fitted wardrobes along with an ensuite shower room. The shower room comprises; a shower enclosure, vanity basin, WC and heated towel radiator.

Stairs leads up to the second floor with two further double bedrooms and the family bathroom. Both bedrooms are generously proportioned doubles with high, parted vaulted ceilings, giving a light and airy feel. The family bathroom comprises; bath with shower overhead, basin, WC and heated towel radiator.

OUTSIDE

The front of the property is a low maintenance garden, with box hedging and a path to the front door. The single garage benefits from light and power and has an upgraded electric insulated sectional door. Directly in front of the garage, and to the side of the property, is a driveway with space to park three cars in tandem.

To the rear is a fully enclosed garden, facing South East, and designed to be low maintenance. The garden is fully paved and can be accessed from either a side pedestrian gate or directly from the family









OUTSIDE (continued)

room. The garden offers plenty of space for outdoor furniture and entertaining. Behind the garage is a useful area, ideal for garden storage.

LOCATION

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities including a village hall, primary school, church and restaurant.

Nearby, the picturesque city of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and

the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible

VIEWING

Strictly by appointment with Cooper and Tanner.
Tel: 01749 676524

DIRECTIONS

From Wells take the A39, signposted to Glastonbury. Continue for approx 1 1/2 miles to the village of Coxley, continue through the village passing the church on your left. Take the next left into The Vineyards. Continue for approx 200m and follow the road round to left. The property can be found a little further along on the right.

DEVELOPMENT CHARGE

Please note there is a charge which covers maintenance and landscaping for communal areas of the development. The charge is currently £249 per annum.

REF:WELJAT02052025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

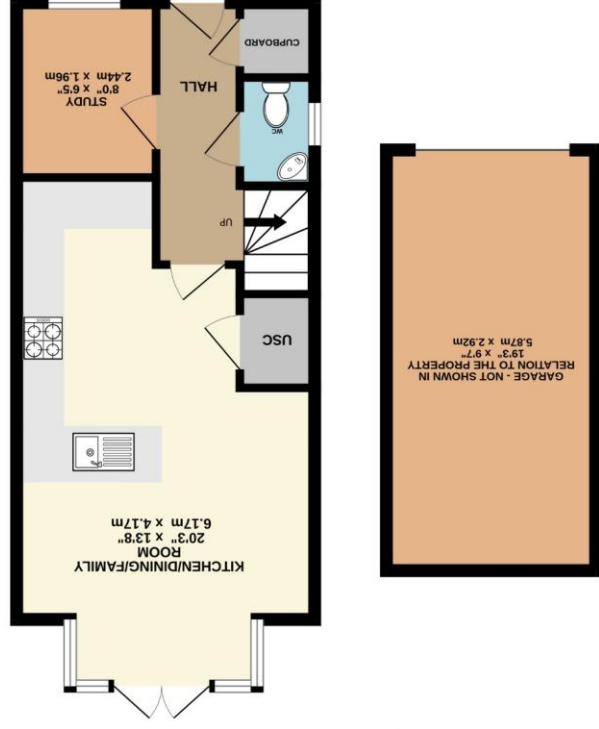
- Castle Cary
- Bath Spa
- Bristol Temple Meads



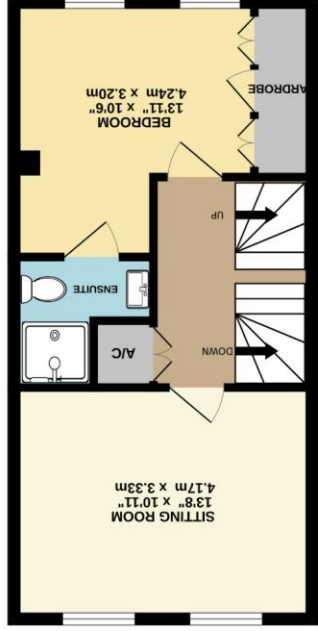
Nearest Schools

- Wells

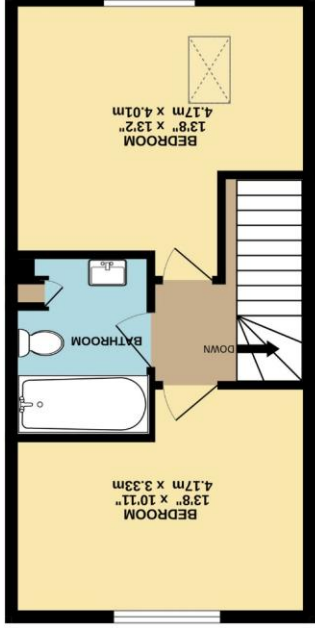
GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 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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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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