



23, Longfield Drive, Wedmore, BS28 4EW

£540,000 Freehold

COOPER  
AND  
TANNER



# 23, Longfield Drive, Wedmore, BS28 4EW

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 4  1  2 EPC B

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## Description

A beautifully presented, detached four-bedroom home, in a quiet location near village amenities, built in White Lias stone with a fabulously landscaped garden with garden studio, workshop, garage and driveway parking.

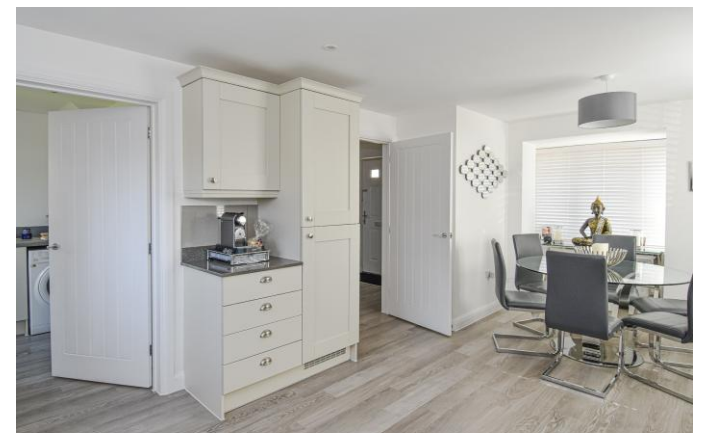
Overlooking the park on this quiet and thoughtfully designed development, this immaculate home, built in 2021, benefits from an NHBC equivalent guarantee and impressive energy efficiency rating of B.

Finished in a fresh neutral palette, the property feels bright and airy throughout. From the welcoming entrance hall, which includes a handy cloak room, both the sitting room and the open-plan kitchen/dining room, span the home from front to back, providing ample living space. Bi-fold doors stretch across the rear of the sitting room extending the sociable space out onto a sun terrace making the most of this idyllic tranquil haven of a garden. The kitchen and dining room provide plenty of space for a dining table and chairs. The kitchen is fitted with a contemporary range of base and wall units with integrated appliances including a Neff

double oven, dishwasher and fridge. There is plumbing and space for other appliances in the adjoining utility room along with further storage.

The four bedrooms are upstairs, three of which are double rooms with a fourth, smaller bedroom currently furnished as a dressing room. The principal bedroom benefits from a modern ensuite shower room, whilst the other three bedrooms share a practical family bathroom with a shower over the bath, a wash-hand basin and WC.

Outside, the West-facing, rear garden is an oasis of calm, mainly laid to lawn, and thoughtfully landscaped to create areas of colour and texture, and spaces to sit and relax or entertain. A charming cabin at the end of the garden is well-equipped with power and lighting, offering potential for a home office, hobby room or simply a quiet retreat. At the front, the house is set back behind wrought iron fencing with an ornamental archway, paved pathway and landscaped shingle areas with established shrubs and plenty of space for tubs and pots. A driveway for multiple vehicles leads to a single garage with side access to the garden.









## Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 public houses.

A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Gas

**Services:** Mains services

**Tenure:** Freehold



#### Motorway Links

- M5



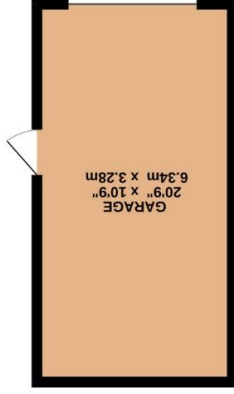
#### Train Links

- Weston-super-Mare
- Highbridge



#### Nearest Schools

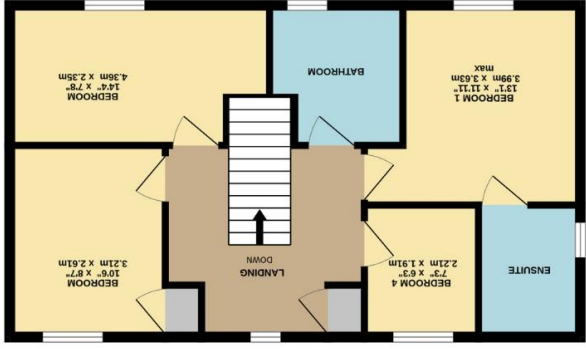
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



GARAGE AND CABIN  
341 sq.ft. (31.7 sq.m.) approx.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

TOTAL FLOOR AREA : 1516 sq.ft. (140.9 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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