

Upper New Road

Cheddar, BS27 3DL

COOPER
AND
TANNER



£595,000 Freehold

Set in the heart of the village is this well proportioned, detached family home with off street parking, enclosed garden, garage, ample living space, four bedrooms and private aspect to the Strawberry Line.

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 4  3  2 EPC TBC

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DESCRIPTION

Set in the heart of the village is this well proportioned, detached family home with off street parking, enclosed garden, garage, ample living space, four bedrooms and private aspect to the Strawberry Line.

Entering the property from the front you are welcomed through a small porch which provides access into the living room, dining room and to the first floor. The dining room benefits from a front aspect window, access into the hall and a fireplace. The living room also is a front facing room with access back into the hall and is filled with charm from a fireplace. The kitchen links into the utility area where there is access to the rear garden and benefits from a selection of wall and base units with space for appliances. The ground floor further benefits from a large hallway that lends itself to be used as a snug with a Velux windows bringing in light. There is a wet room, porch and an additional front aspect family room. The side wing of the property has the ability to be used as an annexe or offers air B and B potential as there is a secondary stair case that leads to the fourth bedroom and has its own access from the front through a porch. The first floor benefits from three double, front aspect bedrooms and a family bathroom. The principle bedroom is light and airy and is dual aspect with a Velux window.

OUTSIDE

The property benefits from ample off street parking for multiple vehicles. The rear garden is fully enclosed and is mostly laid to gravel with a turfed area. The garden is a perfect space for children to play or to entertain. There is a pedestrian gate at the rear that leads to the the newly erected garage with double door and a side aspect window and the benefit of lighting and power. There is also access from the property through the lane at the rear that provides direct access to the reservoir and onto the Strawberry Line.

LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public transport is well represented with a bus service passing through the village linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX

Band E

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner to arrange viewings

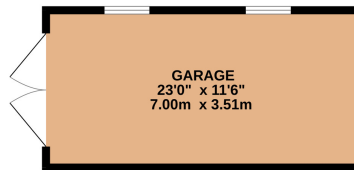
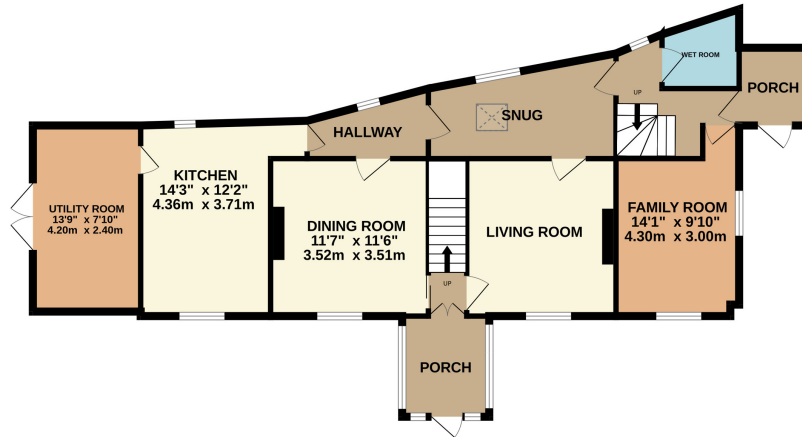
DIRECTIONS

From our office turn right and proceed to the Market Cross. Turn right again onto Bath Street, the main A371 road out of Cheddar and follow this along Station Road and Wideatts Road before turning right onto Upper New Road. Proceed for approximately one mile and the property will be found on the left hand side.

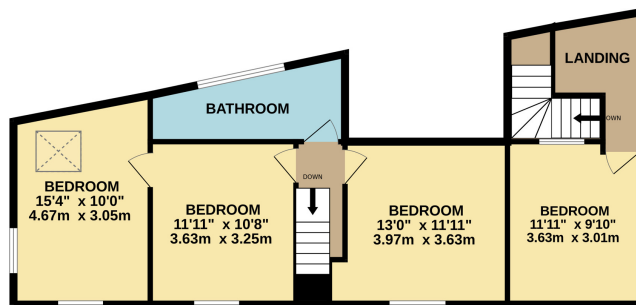




GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1906 sq.ft. (177.1 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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