



3, Mudgley Crossroads, Mudgley, Wedmore BS28 4TW

£485,000 Freehold

COOPER  
AND  
TANNER



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 3  2  2 EPC B

## £485,000 Freehold

### Description

Perched in an elevated position, with breathtaking views, this well-presented, spacious, three-bedroom semi-detached home sits on the hillside, benefitting from open plan kitchen dining as well as two reception rooms, with log burners, for keeping cosy during the colder months.

This much-loved home, completely renovated in 2018 by the current owners, now also benefits from solar panels, and gives little away from the front. Once inside, the thoughtful design, tasteful colour palette and natural flow from room to room, provides an extremely desirable property for modern day living.

The spacious, light kitchen/diner, with access to a paved sun terrace, is the hub of the home. Sleek granite work surfaces, incorporating an integrated dishwasher, fridge and freezer, create a stylish, versatile space for entertaining as well as every-day living. The all-important utility room and downstairs WC are accessed from this fabulous kitchen/diner, ensuring all practicalities are catered for, discreetly. Also, from the kitchen both the snug and the living room are easily accessible, creating a natural flow around the home. Both rooms benefit from log burners, karndean flooring and

exceptional views, providing space for family gatherings or just quiet relaxation.

Upstairs there are three bedrooms, one with a cast-iron feature fireplace, which is also currently used as a study. The family bathroom has both a shower and an elegant roll top bath. The principal bedroom not only has an ensuite shower room and a separate dressing room, but it benefits from the far-reaching views, making a perfect start to the day.

Outside, the rear garden, accessed from the kitchen via large French-doors, extend the sociable living area out into the level patio, edged with an attractive low-level brick wall. The raised lawn area, with countryside views beyond, also has the practical elements of the garden covered with a sizeable and useful shed.

The front garden is a blank canvas, mainly laid to lawn, providing plenty of space for parking multiple cars and/or a keen gardener to make their mark. From this enviable hilltop location, relax on the purpose-built veranda and enjoy the stunning panoramic views across the Somerset countryside.









## 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:** C

**Heating:** Oil central heating

**Services:** Mains water and drainage

**Tenure:** Freehold



#### Motorway Links

- M5



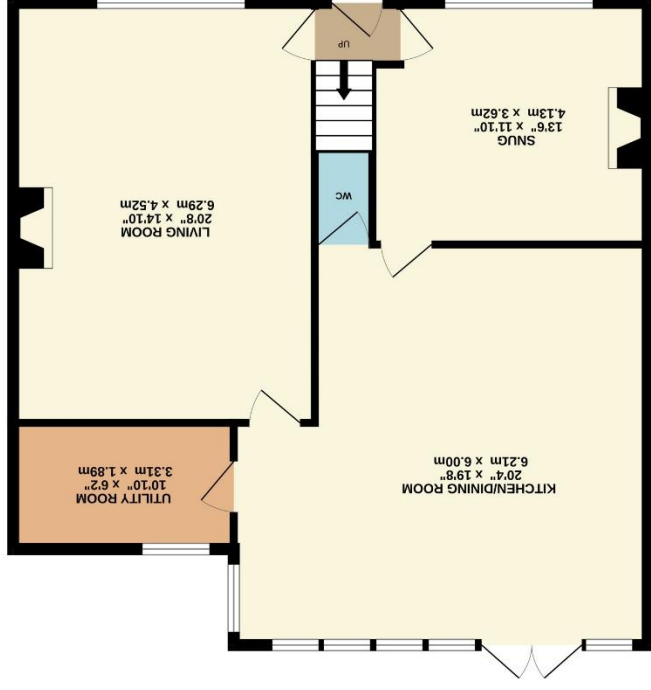
#### Train Links

- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater

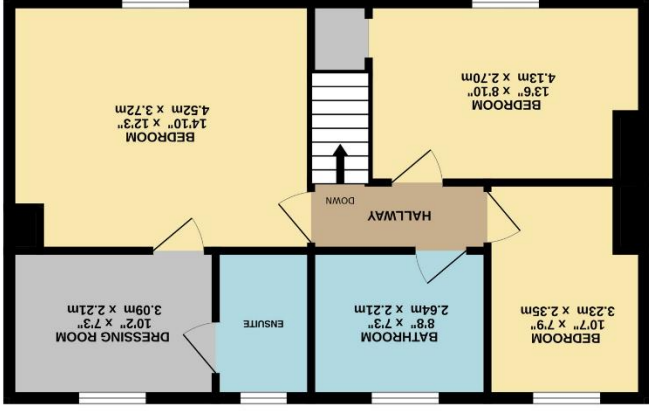


#### Nearest Schools

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



GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.

TOTAL FLOOR AREA: 1519 sq.ft. (141.1 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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