



4 Church Road, Coxley, Nr Wells, BA5 1RJ

£415,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A beautifully renovated three bedroom detached bungalow set on a substantial plot, in a quiet cul de sac within the popular village of Coxley. The property has recently undergone a full scheme of renovation, including stylish open plan kitchen/dining/sitting room, underfloor heating in the main living area, new flooring, bespoke blinds, new doors, complete redecoration, insulated garden cabin with electricity and store. A fully owned, 6.21kw Solar PV system has been installed to generate electricity for the house and create an income. Planning permission has also been granted to enlarge and reconfigure the living space - if desired.

Upon entering the property is an entrance hall, with wood effect flooring and rustic wood panelling and a built-in cupboard offering space for coats and shoes. The open plan sitting/dining/kitchen is a bright, open plan room with underfloor heating, wood effect flooring and a dual aspect, with window to the side and large curved bay window overlooking the garden. To one end is the kitchen with sleek pale grey 'Nolte' units with soft close drawers and doors, Zanussi eye level oven, integrated fridge freezer and open shelving. A central island with low profile 'wood' textured worktops features additional drawers, an inset black sink with filter tap, a Tesla 'Elica' induction hob with built-in extractor along with space and plumbing for a dishwasher. A door to the side opens into the larger than average integral garage. The living space, with a wall

of rustic wood panelling, offers plenty of room for comfortable seating and a family size dining table. To one side is the utility room with attractive, patterned flooring, additional storage, plumbing for both a washing machine and tumble dryer and a window to the side. Also accessed from the living area is a double bedroom with feature cork wall, wood effect laminate flooring, modern infrared panel heating and large picture window overlooking the garden. To the front of the property, overlooking the front lawn, are two further double bedrooms both with wood effect laminate flooring and modern infrared panel heating. The family bathroom comprises a bath with waterfall shower overhead, attractive patterned floor, countertop basin with storage beneath, WC and infrared panel heater.

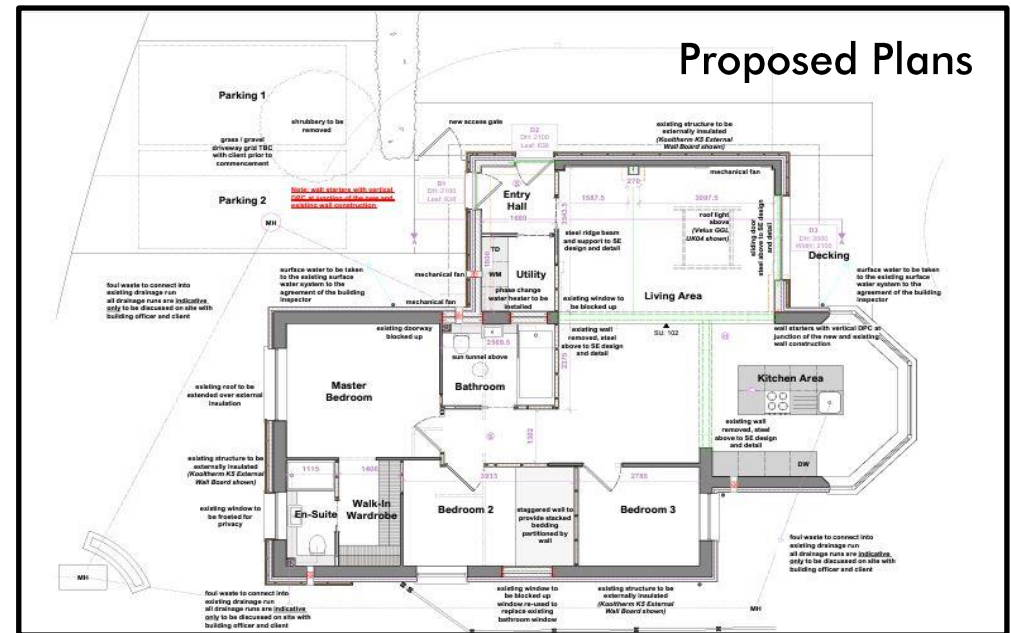
OUTSIDE

The gardens wrap around the property on three sides, mainly laid to lawn with a vegetable patch, a gravelled patio area and a variety of shrubs, bushes and fruit trees. Accessed from the kitchen is a larger than average garage with an electric 'up and over' door, to the front of the property and a pedestrian door to the rear. Within the garage is the large hot water cylinder which is heated with electricity from the solar panels. In one corner of the garden is a fully insulated garden cabin with side storage room. This versatile cabin is currently used as a further living space but could also be used as an office, playroom or gym.









PLANNING PERMISSION

Full planning permission has been granted to remove the existing garage and extend to the side to create a new entrance hall, utility room and living area and to reconfigure the rest of the property to create a principal bedroom with ensuite and dressing area, two further double bedrooms and family bathroom. The existing kitchen would remain unchanged.

Somerset Council Planning ref:2022/2391/HSE

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. Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington. Sporting

facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

HEATING

Electric underfloor heating to the main living/kitchen area, infrared electric heating to bedrooms and bathroom. Solar panels generate electricity for the home and excess electricity is sold to the grid creating an income. The smart technology room heaters are independently controlled and programmed by an app.

VIEWING

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

DIRECTIONS

Proceed out of Wells on the A39 towards Glastonbury. After approximately 2 miles you will reach the village of Coxley. Continue through the village turning left just before the Church into Harter's Hill Lane. After a short distance take the first left into Church Road where the property can be found a little further along on the right.

REF:WELJAT26072024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Electric and Solar – see main description

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

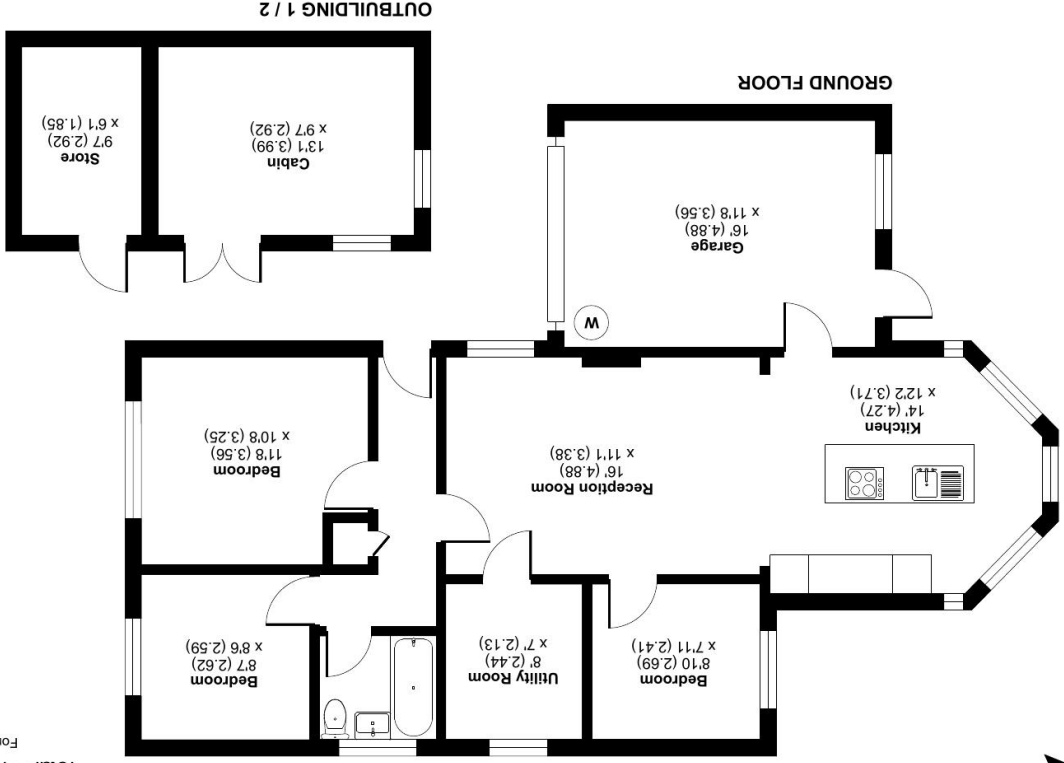


Nearest Schools

- Coxley (primary)
- Wells (primary and secondary)

Church Road, Coxley, Wells, BA5

Approximate Area = 786 sq ft / 73 sq m
 Garage = 187 sq ft / 17.3 sq m
 Outbuildings = 187 sq ft / 17.3 sq m
 Total = 1160 sq ft / 107.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1111328

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