

# Springfield Road

Cheddar, BS27 3AL

COOPER  
AND  
TANNER



## £525,000 Freehold

Set in the heart of the village is this well presented five bedroom property. The property benefits from ample living space, five double bedrooms, a large rear garden, driveway parking and a single garage.

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## Cheddar

### BS27 3AL

 5  2  3 EPC C

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### DESCRIPTION

Set in the heart of the village is this well presented five bedroom property. The property benefits from ample living space, five double bedrooms, a large rear garden, driveway parking and a single garage.

Upon entering the property you are welcomed into a spacious entrance hall with access into all ground floor rooms. Immediately on the left is a well placed cloakroom with WC and pedestal sink. The kitchen is a rear aspect room with a utility space and seating area. The kitchen is fitted with a selection of wall and base units and provides space for white appliances, there is also access into the rear garden and garden views. There is a dual aspect dining room at the front of the property which could alternatively be used as a secondary living room or study. The living room is a lovely dual aspect room with a wood burner and doors opening at the rear onto the patio. There is also a downstairs bedroom which is perfect for a young adult or a dependant relative with its own access into the garden and an en suite bathroom with a panelled bath with shower overhead, pedestal sink and WC.

The first floor houses four double bedrooms and the family suite. The principle bedroom is a front aspect room with built in wardrobes and access into the en suite bathroom which is fitted with a front aspect window, WC, corner shower and pedestal sink. There are three further double bedrooms with two at the rear enjoying garden views and a further double at the front. There is also a family bathroom which is fitted with a panelled bath with shower overhead, WC and a pedestal sink.

### OUTSIDE

As you enter the property from the road there is a good sized driveway with parking for multiple vehicles, and a selection of mature plants. The driveway leads into a garage which is a handy space with access at the rear back into the garden. The rear garden is a south - south-westerly facing and is enclosed by a selection of trees and shrubs and has side access. The garden is mostly laid to lawn with a couple of patio areas, outside lights and tap. The garden is filled with an array of flowers and mature plants and is the perfect space for al fresco dining, entertaining or allowing children to play safely.

### 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.

### SERVICES

All mains services

### HEATING

Gas central heating

### TENURE

Freehold

### EPC

C

### COUNCIL TAX

Band E

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

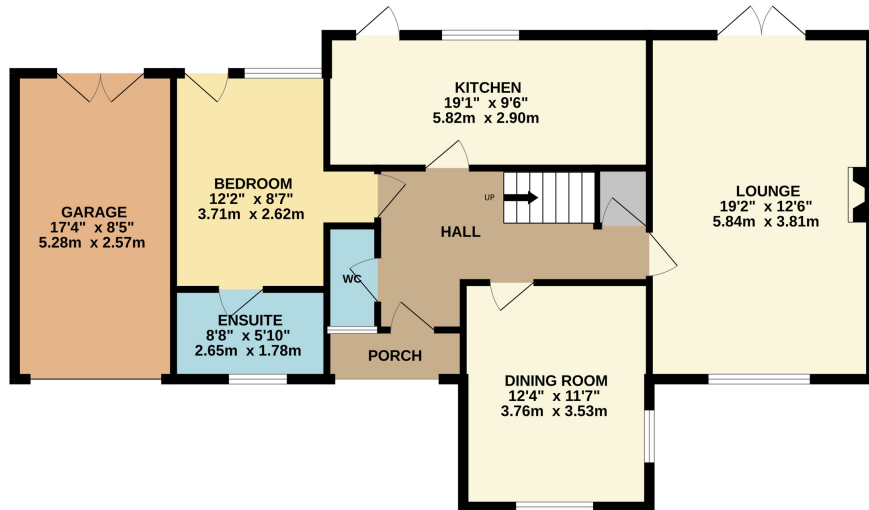
### DIRECTIONS

Travelling along the A371 towards Cheddar from the A38 direction, go straight on past the turning for Shipham at the garage. Take the first left into Round Oak Road and the first right into Round Oak Grove which leads into Springfield Road and this property can be found on the right hand side.

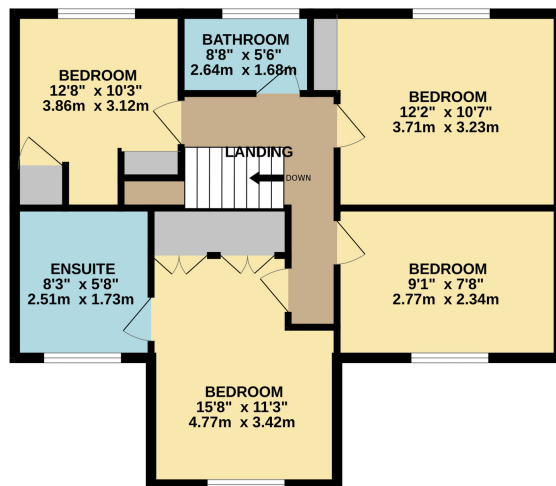




# GROUND FLOOR



# 1ST FLOOR



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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## CHEDDAR OFFICE

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