

Station Road

Cheddar, BS27 3AH

COOPER
AND
TANNER



£499,950 Freehold

Beautifully presented throughout and situated in the heart of the village is this well proportioned four bedroom family home.

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 4  3  3 EPC D

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DESCRIPTION

Beautifully presented throughout and situated in the heart of the village is this well proportioned four bedroom family home.

Entering from the driveway you are welcomed into a hallway that provides access into all the ground floor rooms. Immediately to the right is a handy storage cupboard and to the left/ is a large front aspect study which could easily be used as a downstairs bedroom. The living room is a large front aspect room with front views and a wood burner helping to warm the property. There is a handy downstairs shower room with a shower cubicle, WC and vanity sink. The kitchen/breakfast room is the hub of the house with a window over looking the garden and bi fold doors opening out. The kitchen is light and airy and benefits from a selection of wall and base units and integral appliances. There is further space for a dining room table and access to the first floor. The ground floor is completed with a utility room where there is further units and space for white appliances.

The first floor houses four bedrooms and further bathroom facilities. The principle bedroom benefits from its own en suite facilities and a balcony which enjoys garden views and is the perfect space to sit and enjoy a morning coffee. There are two front aspect double bedrooms and a further double which enjoys garden views. The landing is light with a skylight and the first floor is completed with a family bathroom with bath, vanity sink and basin.

OUTSIDE

Entering from the front you are welcomed onto a driveway that provides off street parking. There is a frontal area which is enclosed by walling and is decorated with a selection of mature flowers and plants. There is access through a gate into the rear garden. There is pathway that leads to the store in the corner which is perfect for housing garden equipment and is accessed through double doors with a further side door. The garden is mostly laid to lawn and is surrounded by borders which house a selection of plants. There is a large patio area which is laid by the bi fold doors and is perfect for enjoying garden views and the sun. The garden is fully enclosed and is a perfect space for children to play or to entertain from.

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

TENURE

Freehold

COUNCIL TAX BAND

Band D

VIEWING

Strictly by appointment only - Please call Cooper and Tanner

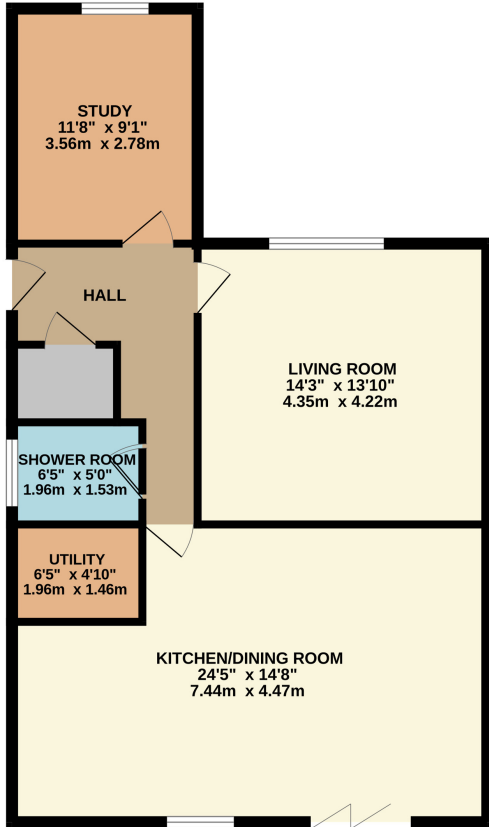
DIRECTIONS

From our office in Union Street, Cheddar, turn right at the Market Cross into Bath Street which then becomes Station Road. At the War Memorial turn left and follow this road for approximately 100 yards and the property is found on the left hand side.

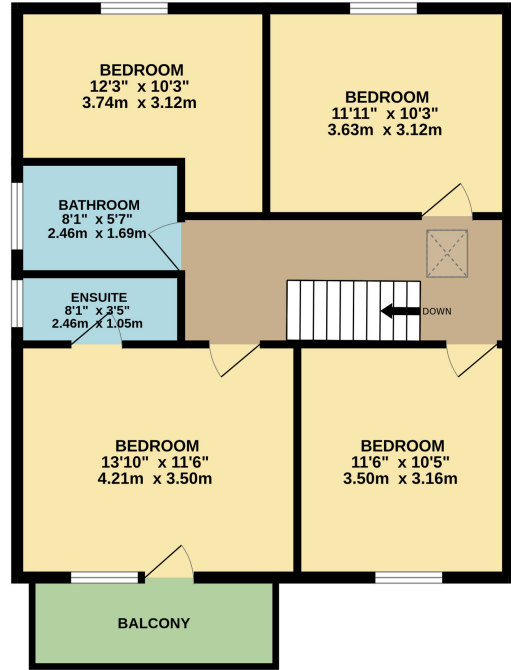




GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 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.
Made with Metroplan 6/2025.

CHEDDAR OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

