



 3  1  2 EPC B

Guide Price £370,000 Freehold

5 Horrington Hill Close  
Haybridge, Nr Wells  
BA5 1GW

**COOPER  
AND  
TANNER**



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## DESCRIPTION

An immaculately presented three bedroom semi detached home set in a quiet cul-de-sac location on the western fringes of the city, close to lovely countryside walks. The property benefits from a recently landscaped, south west facing garden, upgraded flooring and a bespoke plantation style shutters, along with a garage and off road parking.

Upon entering the house is a spacious hallway with WC and a storage cupboard, ideal for coats and shoes and day to day storage. To one side is the kitchen/ dining room, a bright dual aspect room, great for entertaining and offering space for a dining table to seat four to six people. The kitchen comprises a range of fitted units with grey doors and drawers, marble effect worktops and integrated appliances including a Zanussi electric oven, gas hob, slimline dishwasher, fridge/freezer and washing machine. On the opposite side of the property, is the sitting room, a light and airy space which offers plenty of space for comfortable seating with French doors leading out to the patio and sunny garden beyond.

From the hall, stairs rise to the first floor with three bedrooms and the family bathroom. The principal suite is a spacious room benefitting from dual aspect and has an ensuite, comprising a shower, WC and wash basin. The second bedroom, again having a dual aspect, is a good size double, looking over the front of the property. The third bedroom, again with a front aspect, is a spacious single or small double. The family bathroom, with grey and white marble effect tiles, features a bath with shower above, toilet and wash basin.

## OUTSIDE

Situated at the front of the property is a tarmac driveway offering parking for two cars and leading to the garage. The garage provides space for extra storage, and has the huge benefit of light, power, drainage and water connected. A side pedestrian

gates lead through to the rear garden, recently landscaped and designed to be low maintenance. The garden has a patio area along with an area of composite decking, ideal space for outside furniture and alfresco dining. The current owners have a hot tub, which is available by separate negotiation.

## LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

## VIEWING

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

## DIRECTIONS

From central Wells take the A371 towards Cheddar. Leaving Wells, follow the road round to the right and start to go down the hill towards Haybridge. Take the first turning on the right onto Ebbor Gorge Road (Taylor Wimpey - Rosebank development) and follow the road round to the right and then left. Continue for approx. 200m and turn right into Horrington Hill Close.

REF:WELJAT20092024

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



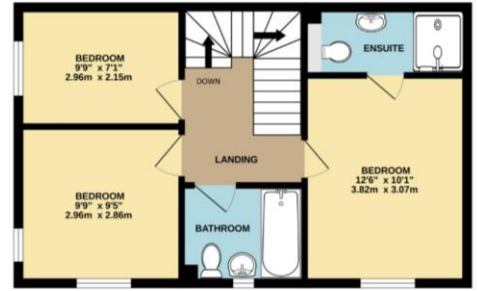
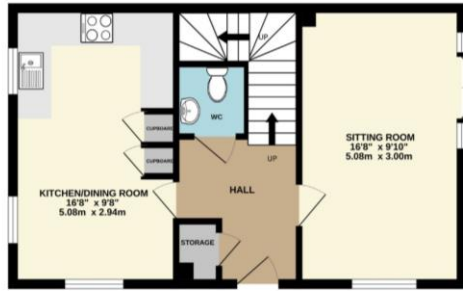
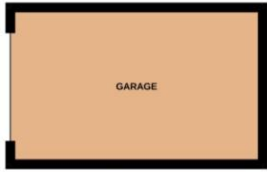
### Nearest Schools

- Wells

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

GARAGE  
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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WELLS OFFICE  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

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