

# Hill Lea Gardens

Cheddar, BS27 3JH

COOPER  
AND  
TANNER



**£614,000 Freehold**

Set in a desirable position within the heart of the village is this well presented and extended four/five bedroom bungalow sitting on a generous plot which is extremely flexible and spacious. Offered for sale with the advantage of NO ONWARD CHAIN.

# Hill Lea Gardens

Cheddar

BS27 3JH

 4  2  3 EPC TBC

## £614,000 Freehold

### OUTSIDE

Entering from the road you welcomed onto a large driveway providing ample parking for an array of vehicles. The front garden is mostly laid to lawn and is planted with a selection of trees and mature plants. There is access from the front into the rear garden at both sides and access into the garage through an up and over door which is a perfect storage space and leads back into the utility room. The rear garden is a beautiful space and is perfect for entertaining and is mostly laid to a shaped level lawn. Filled with a selection of trees, including five fruit trees, plants, shrubs, flowerbeds and mature bushes the garden carries a wealth of colour. There is a section at the end which is currently used as a vegetable garden. There is a large patio space which wraps around the side of the bungalow and there is currently a summerhouse which has previously been used as an office space and is hardwired in from the main house. There is also potential to build a separate dwelling in the garden subject to necessary consents.

### 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. 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.

The village itself has a wide range of shops to cater for everyday needs. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated

There are also a number of village sports clubs and societies to cater for everyone.

### TENURE

Freehold

### HEATING

Gas central heating

### SERVICES

All mains services

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX

Band D

### EPC

E

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

### DIRECTIONS

From our Cheddar office turn left and proceed along Union Street into Cliff Street and as far as the mini roundabout by The Riverside Inn. Take the first exit left into Tweentown and then immediately turn left again into Hill Lea Gardens. Where the property can be found on the right hand side approximately half way along with the turning bay in front.





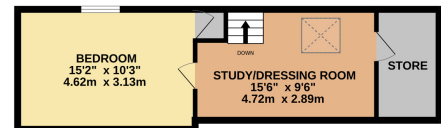




GROUND FLOOR  
1919 sq.ft. (178.3 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 2272 sq.ft. (211.1 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.  
Made with Metropix ©2023

## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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 matters stated or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

