

# Woodlands

Axbridge, BS26 2AX

COOPER  
AND  
TANNER



## £490,000 Freehold

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### DESCRIPTION

Sitting on a generous plot is this well positioned four bedroom family home with double garage, enclosed gardens and ample living space.

Entering from the front you are welcomed into a large entrance hall that provides access into the living room, kitchen, cloakroom and to the first floor. The living room is a large front aspect room with a large bay window making the room bright and airy and with access into the dining room through an arch. The dining room links into the kitchen and lounge and has double doors opening to the enclosed rear garden. The kitchen is a good family space with a windows allowing panoramic views of the garden. The kitchen is fitted with a selection of wall and base units and has ample work space. The kitchen provides space for appliances and links back to the hallway and into the utility room. The utility houses further space for appliances and has side access and homes the boiler which warms the property. The ground floor is completed with an under stair cupboard and a cloakroom which is fitted with a WC and basin.

The first floor houses the four bedrooms and the bathroom facilities. The principle bedroom is a large front aspect room with elevated views, wardrobes and a recently refitted en suite shower room with cubicle, WC and basin. There are three further bedrooms with one at the front and two which enjoy garden views at the rear. The family bathroom is fitted with a panelled bath with overhead shower, WC and basin.

### OUTSIDE

Entering from the front you are welcomed onto a driveway that provides off street parking for multiple vehicles. There is access from the drive to the garden through a wooden gate. The garage is accessed through two up and over doors and benefits from lighting and power. There is a front lawn area and a selection of mature plants. The rear garden is fully enclosed and is mostly laid to lawn. The rear garden is coloured with a selection of mature plants and trees and benefits from a patio area directly outside the patio doors.

### LOCATION

An important wool-producer in the Middle Ages, Axbridge has always been at the centre of things. Indeed, in earlier times, it was a river port. This was reflected in its early charters allowing it to hold markets, fairs and become a royal borough. It even had its own mint, with coins showing the town's symbol - the Lamb and Flag. The layout of the town has changed little over the centuries, a medieval town expanding on a fortified Saxon burgh and even today visitors can wander the winding streets that remain at the heart of this charming place and soak up hundreds of years of the histories of ordinary lives. Axbridge is well located for commuting to local business centres of Wells, Cheddar, Weston-super-Mare and Bristol via the nearby M5 and A38. Bristol international Airport is 15 minutes drive away.

### TENURE

Freehold

### SERVICES

All mains services

### COUNCIL TAX

Band E

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

### DIRECTIONS

From The Square in Axbridge, proceed in an easterly direction along St Mary's Street and Jubilee Road into Cheddar Road. Take the third turning on the left into Farthing Combe, follow up and take the first right and the property can be found on the left hand side.

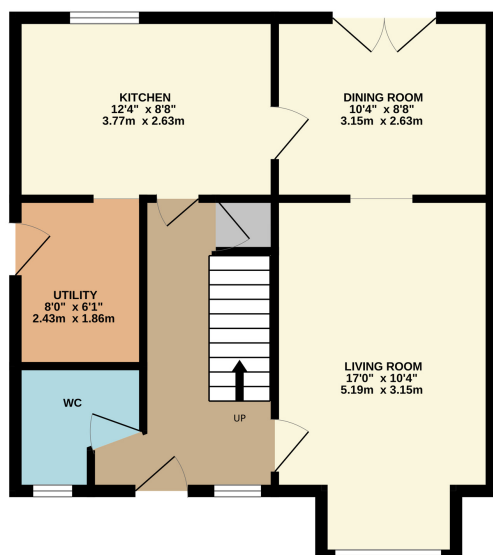




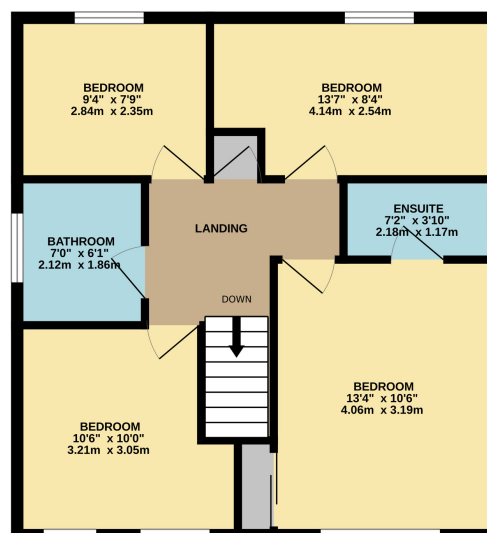




GROUND FLOOR



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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