



29 The Vineyards, Coxley, Nr Wells, BA5 1FN

£465,000 Freehold

COOPER
AND
TANNER



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 4  2  3 EPC B

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Description

Situated in The Vineyards development on the fringes of the village of Coxley, this immaculate extended four bedroom family home offers a wonderful, open plan kitchen / dining / family room, magnificent master suite, garden office/study, garage and off road parking. The house was constructed approx. 6 years ago and offers flexible living accommodation along with the remainder of a 10 year NHBC certificate.

Upon entering the property is a bright entrance hall with large under stairs cupboard, offering plenty of storage for coats and shoes, along with a cloakroom comprising; WC and wash hand basin. Leading from the hallway is the sitting room which is a good size and features an attractive bay window, which floods the room with natural light. The kitchen/dining/family room runs the width of the property, and has been extended further by the current owner, with underfloor heating in the family area, a roof light and French doors leading out to the garden making the room feel particularly light and airy. The kitchen area has an array of cupboards with integrated appliances including fridge freezer, washing machine, dishwasher, Electrolux eye level oven and six burner gas hob and a kitchen island. To the other side of the room is plenty of space for a dining area and offers plenty of space for a table seating six to eight people.

Leading from the family room is a utility room with a further range of cupboards and a glazed door leading to the garden.

Stairs rise to the first floor with three bedroom and the family bathroom. The first bedroom, with front aspect, is a spacious double with built-in wardrobe. This bedroom also has an ensuite with large shower, WC, basin and heated towel rail. The second bedroom is again a good size double, again with built-in wardrobe and has views to the rear over open countryside. The third bedroom, a cosy double or generous single, again benefits from the lovely views to the rear. The family bathroom comprises a bath with shower above, WC and wash hand basin.

Stairs rise to the second floor. Off the landing is a cupboard housing the pressurised water cylinder. The master bedroom is a bright and spacious dual aspect room with dormer window and built in wardrobes at one end making a perfect dressing area. Velux windows offer views to the rear over open countryside. The ensuite shower room is a good size with large shower, WC and wash basin.

Outside

Approaching the property is a driveway to accommodate two cars leading to a single garage.









Outside (continued)

A side door from the garage and a wooden gate to the side of the house provide access to the garden. The garden has been beautifully landscaped and is currently laid to lawn with a patio area, borders of shrubs and bushes and flower beds along with a pedestrian gate leading out to open countryside. Beyond the garage and accessed from the garden is a home office, with electric underfloor heating, and a useful potting shed.

Location

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities including a village hall, primary school, church and restaurant.

Nearby, 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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Agents Note: Please note there is a charge which covers maintenance and landscaping for communal areas of the development. The charge is currently £249 per annum.

Directions

From Wells take the A39, signposted to Glastonbury. Continue for approx 1 1/2 miles to the village of Coxley, continue through the village passing the church on your left. Take the next left into The Vineyards and number 29 can be found further around on your left.

REF:WELJAT18052022



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



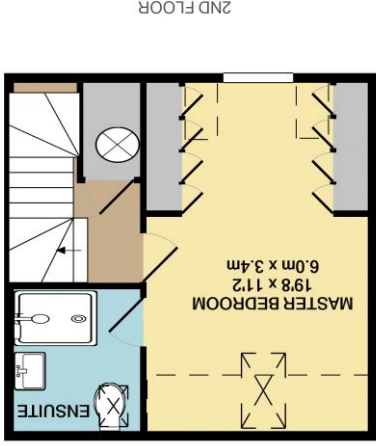
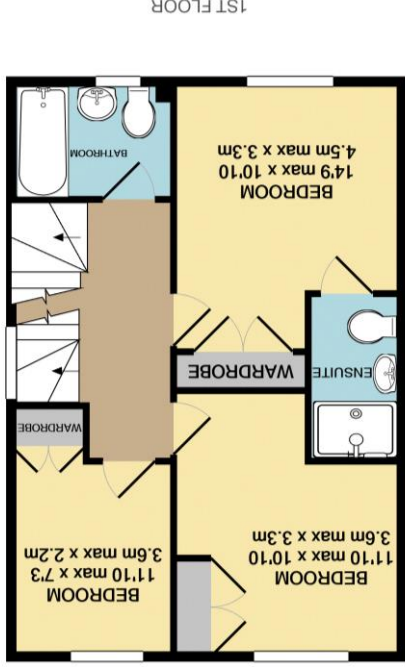
Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Coxley
- Wells



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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