



6, Orchard Close, Wedmore BS28 4DQ

Guide Price £847,500 Freehold

COOPER
AND
TANNER



6, Orchard Close Wedmore BS28 4DQ

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Description

Nestled away at the end of a quiet cul-de-sac, on Wedmore's West End, this superbly presented modern home enjoys a private wrap-around garden overlooking woodland, with driveway parking and a large detached, stone-built studio.

The spacious hallway features wooden parquet flooring which continues throughout the downstairs living space. The kitchen diner has been recently renovated and fitted with a range of base units housing integrated appliances including a Quooker tap and wine fridge. A large peninsular provides space for extra seating and the spacious dining area leads out onto a paved sun terrace.

The sitting room features wall to wall bifold doors to the garden and frame the views of the woodland beyond. A woodburning stove and bespoke book shelves with in-built seating help to create a comfortable and relaxing space. A second reception room, currently used as a games room, provides a cosy and versatile additional living space.

A large, tiled boot room has been cleverly designed with muddy boots and pets in mind and features inbuilt, bespoke cabinetry, sink unit with

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shower hose and a heated bench for drying off. A separate utility room provides storage and space for white goods, a large storage cupboard and access to the rear garden. There is also a downstairs cloak room.

A glass panelled, oak staircase leads up to a bright and spacious galleried landing, from which there are four double bedrooms, two with en-suites, a single room currently used as an office and a family bathroom. The principal bedroom has an adjoining dressing room with a bank of fitted Howden's wardrobes and drawers. The ensuite features a wooden vanity unit with double sinks.

Outside

Bifold doors in the kitchen lead onto a pretty paved sun terrace overlooking the woodland beyond. The level lawned area wraps around the house and steps lead down to a decked area among the trees and shrubs, creating a private haven to relax amongst nature. The block paved driveway provides parking for several cars beyond which is a large stone-build studio currently used as a games room.

Agent note: the vendor is a Cooper and Tanner employee









Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar,

where there is also Kings Fitness and Leisure Centre. Private schools include Millfield, Sidcot School, and Wells Cathedral School, which are all served by private buses.

Directions

From the Cooper and Tanner office in central Wedmore, proceed along Church Street and take the left-hand turning just after the church into Glanville Road. At the round-about turn right and follow Sand Road along past the chapel. As the road bears round to the right into West End, take the second on the right into Orchard Close and the property will be found on the right-hand side.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: G

Heating: Gas central heating

Services: Mains services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge
- Weston-super-Mare

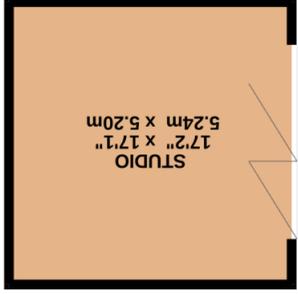
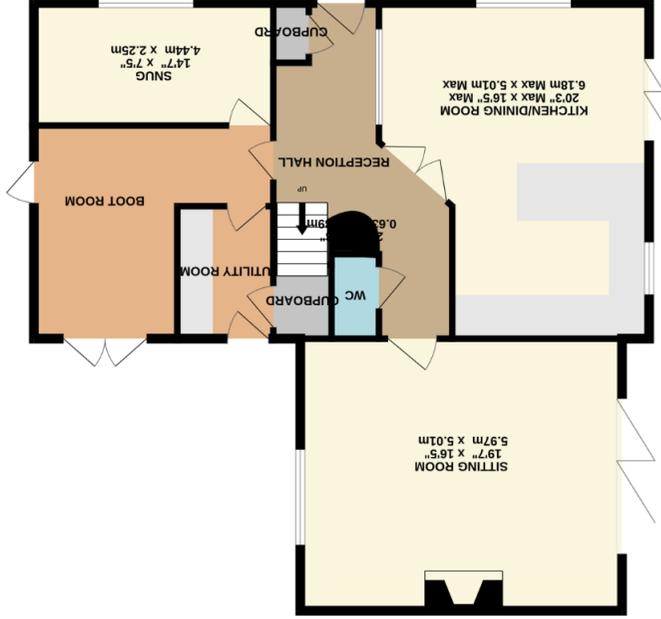


Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

WEDMORE OFFICE
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 wedmore@cooperandtanner.co.uk

TOTAL FLOOR AREA : 2433 sq.ft. (226.0 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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1ST FLOOR (99.5 sq.m.) approx.

GROUND FLOOR (126.6 sq.m.) approx.