



1 Longfield Drive, Wedmore BS28 4EW

£665,000 Freehold

COOPER
AND
TANNER



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Description

On an exceptional plot, this immaculate, 'Camden' style, four-bedroom house was the fabulous show home at sought-after Wedmore Grange, with extensive, gated driveway; impressive double garage with annexe potential; and lovely, private, gardens on three sides.

Thoughtfully designed, and decorated in a contemporary palette, this beautiful home delivers on style and practicality. The open-plan dining room and kitchen are the hub of the home, offering over 28ft of entertaining and living space, with tri-fold doors extending this sociable space out into the garden. The beautiful kitchen area is fitted with a sleek range of base and wall units with integrated appliances and a breakfast bar. There is space for further storage and appliances in the adjoining utility, which also has a sink and access to the side garden. Glazed double doors link the dining area to the light and spacious sitting room where there is a feature fireplace housing a log burning stove. On the ground floor there is also a study and a cloakroom. The four double bedrooms are upstairs. The master bedroom has an ensuite shower room

and bank of fitted mirrored wardrobes. One of the other three bedrooms also benefits from floor to ceiling fitted wardrobes. These three bedrooms share a family bathroom which includes a bath and separate shower. The property is warmed by gas central heating and is double glazed throughout.

Outside

A five bar gate swings open to a private a driveway with parking for multiple vehicles and access to the front of this impressive home, with its attractive stone façade, porch, and symmetrically placed sash windows. A large, separate, double garage offers exciting potential for anyone wanting a home office, a gym, or to create and annexe (subject to consents) as it was once the spacious, show home office and, as such, retains the rooms which housed the office kitchen and WC. Landscaped gardens border the house on three sides, mainly laid to lawn with creative planting providing texture and colour. Paved patio at the rear of the house offers plenty of space for entertaining and relaxing, whilst a beautiful pergola provides more seating and makes the most of the afternoon and evening sun.









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 Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

Directions

From the Cooper and Tanner Wedmore office take Church Street and Pilcorn Street, heading out of Wedmore until you reach Wedmore First School. You will find Longfield Drive on your right-hand side, and number 1 is immediately on your left. The driveway beyond the five-bar gate belongs to this property. You are welcome to park on the driveway for your viewing.



Local Information Wedmore

Local Council: Sedgemoor District Council

Council Tax Band: F

Heating: Gas central heating

Services: All mains services

Tenure: Freehold



Motorway Links

- M5



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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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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TOTAL FLOOR AREA : 1432 sq.ft. (133.1 sq.m.) approx.

