



29 Longfield Drive, Wedmore, BS28 4EW

£540,000 Freehold

COOPER  
AND  
TANNER



# 29 Longfield Drive, Wedmore, BS28 4EW

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 4  1  2 EPC B

£540,000 Freehold

## Description

Immaculately presented, four-bedroom home with a handsome White Lias stone façade and south-facing garden leading to a garage and parking for two cars, on a quiet plot in a sought-after village location.

Built in 2021, and lovingly maintained by the current owners, this home is ideal for anyone wishing to move in, unpack and not worry about renovating or even decorating. Finished in a modern colour palette throughout this home feels light, bright and welcoming. On clear days, sunshine floods in through the back of the house and draws you out onto the terrace overlooking the garden. The enviable energy efficiency rating of a 'B' means throughout those colder winter months the house stays cosy without breaking the bank. Not only is this attractive home designed for aesthetic appeal but also functionality, with its practical layout and thoughtful use of space. In this satisfyingly symmetrical design, the main living areas span the house, front to back, either side of the entrance hall where there is a useful cloakroom. The sitting room benefits from bifold doors which open out onto a terrace, extending the space into

the garden. The kitchen and dining room provide plenty of room for a dining table and chairs. The kitchen is fitted with a contemporary range of base and wall units complemented by pale quartz work surfaces. Integrated appliances include a Neff double oven, dishwasher and fridge. There is plumbing and space for other appliances in the adjoining utility room along with further storage. The four bedrooms are upstairs. The principal bedroom benefits from a sleek, modern ensuite shower room and a bank of fitted, mirrored wardrobes. Two of the other bedrooms also have built-in storage, and they share a family bathroom with the fourth bedroom.

Outside, the property is fronted by a low stone wall and manicured hedging with a central paved pathway leading across the front garden to the main entrance. The enclosed rear garden is bordered by a high wall and accessed via a side gate. Paved pathways border the lawn and run from the sun-trap of a terrace, across the back of the house to the side of the garage at the bottom of the garden. The garage can be accessed from the garden via a side door, or from the driveway where there is parking for a couple of vehicles.









## Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School,

Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

## Directions

From the Cooper and Tanner Wedmore office take Church Street and Pilcorn Street, heading out of Wedmore. Just before you reach Wedmore First School take the right turning into Longfield Drive. Follow the road up with the park on your right, and number 29 will be in the corner on your right.

## Agents Note

There is an annual maintenance charge for upkeep of the communal areas.

The property benefits from a ten year building warranty from 2021.



**Local Information** Wedmore

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Gas

**Services:** Mains

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

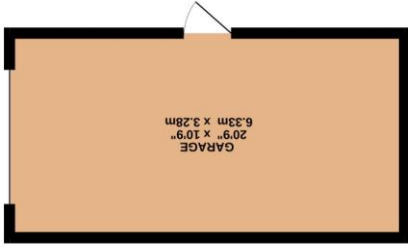
- Weston-super-Mare
- Highbridge



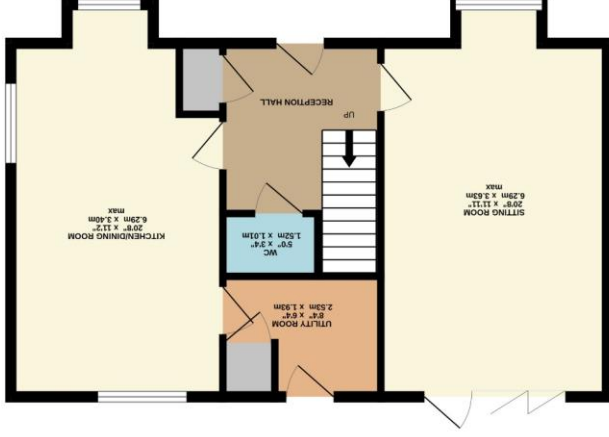
### Nearest Schools

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

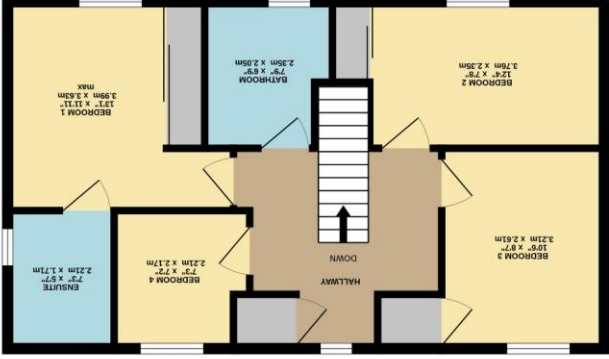
GARAGE  
223 sq.ft. (20.8 sq.m.) approx.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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