



5 Holden Gardens, Cheddar Road, Wedmore BS28 4FE

£600,000 Freehold

COOPER  
AND  
TANNER



# 5 Holden Gardens Wedmore BS28 4FE

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 2  2  2 EPC B

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## Description

This detached freehold two-bedroom house with an integrated over-sized single garage and parking space exudes contemporary style. The kitchen includes a range of Neff appliances and Silestone Quartz worktops and upstands, engineered oak flooring, underfloor heating and energy efficient LED recessed downlighters. Glazed doors lead straight into the living room where French doors open onto the patio and private rear garden. The reception room has been designed to be able to be adapted to accommodate a downstairs bedroom. There is also a separate combined utility and cloakroom. Upstairs there are two superb en-suite double bedrooms, one with ensuite bathroom with bath with shower and the other with a shower room with spacious walk in shower. Both bedrooms have built-in wardrobes offering plenty of storage space. The over-sized single garage with remote controlled electric door can be accessed via the kitchen and an external door to the side path.

## Outside

Outside is a patio area, lawn and borders ready for the owner to add their personal design and planting. All the pretty front gardens have been attractively landscaped. The driveways and pathways are surfaced with attractive stone and

tegula paving. With local Somerset lias stone used throughout, Holden Gardens pays tribute to the characterful buildings that are so prevalent in the surrounding area. The central gardens have been thoughtfully designed to complement the houses and feature an inviting summerhouse as a centrepiece.

Set in one of Somerset's most desirable areas in the picturesque village of Wedmore, Holden Gardens is where luxury and style combine to create stunning homes. All homes at Holden Gardens have been designed to easily adapt to needs and lifestyle as they evolve, offering a fully future-proofed home for life. A place for people to make the most of every day and reserved exclusively for those aged 55 and over, this Blue Cedar Homes development comprises of just 10 homes a short level stroll away from the shops and facilities in the village centre. A Blue Cedar Homes property includes a visiting estate manager to maintain all the communal areas and gardens, as well as owners' private gardens. Included in this service is also some external property maintenance, such as external redecoration, external window cleaning, gutter clearing, to take the mundane jobs of home ownership away and provide a lifestyle to enable a relaxing retirement.









## 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 store, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and three 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

Holden Gardens is a short stroll from the Wedmore office and a dedicated pathway, away from the road, will lead you through a small copse to the development.



Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** Anticipated - E

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- M5 J22
- M5 J21



### Train Links

- Weston-super-Mare
- Highbridge



### Nearest Schools

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

WEDMORE OFFICE  
 telephone 01934 713296  
 Providence House, The Borough, Wedmore, Somerset BS28 4EG  
[wedmore@cooperandtanner.co.uk](mailto:wedmore@cooperandtanner.co.uk)

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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**Ground Floor**

Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.9 x 5.4	12'10" x 17'9"
Kitchen	3.1 x 3.3	10'2" x 10'10"
Dining	3.4 x 2.7	11'2" x 8'10"



**First Floor**

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.1 x 4.3	10'2" x 14'1"
Bedroom 2	3.0 x 4.3	9'10" x 14'1"

