



19 Ash Close, Wells, BA5 2QR

£625,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A bright and spacious, four bedroom family home set in the ever-desirable Ash Close. Having been in the same ownership since it was built in 1995, the house has been well-maintained by the current owners but would now benefit from some internal updating. The property has a versatile layout, wrap around gardens, an integrated double garage, two additional parking spaces and is offered with no onward chain.

Upon entering the property is a notably spacious entrance hall leading to a cloakroom, with WC and wash hand basin, along with a large understairs cupboard offers plenty of space for 'day to day' storage. To one side is a recessed area with plenty of space for coats and shoes and a lockable door leading to the double garage. From the hall, double doors open into the triple aspect sitting room. This bright room has windows with views to the front and French doors leading to the side garden along with shelved alcove and a fireplace with wooden mantle and inset gas fire as the focal point. Adjacent to the sitting room is the study, this versatile room, with a hatch to the kitchen, is currently presented as a music room but could also be used as a playroom or snug. At the rear of the hall, double doors open to the dining room which benefits from French doors leading out to the patio and garden and can comfortably accommodate a table to seat ten to twelve guests. A door leads through to the spacious kitchen with a range of units with wooden doors, integrated eye level oven, gas hob, space for a fridge freezer along with space and plumbing for a dishwasher. A hatch opens to the study and a door leads out to the side garden. From the dining room

a door leads to the utility room which houses the 'Worcester' boiler and benefits from further cupboards, a sink, space and plumbing for a washing machine and a door to the garden.

Stairs rise to the first floor with a spacious open landing area. The bright space, with a Velux window leads to four bedrooms and the family bathroom and is partly galleried to the hall below. In one corner is an airing cupboard. The principal bedroom is generously proportioned and has a vaulted ceiling, built-in wardrobes along with French doors, with fixed windows on either side, opening to a large Juliette balcony with front aspect. The ensuite shower room comprises; a large walk-in shower enclosure with electric shower, WC and wash basin. The second bedroom is again a good size double, with built-in wardrobe, part vaulted ceiling and windows to the side and rear. The third bedroom, a smaller double, has a part vaulted ceiling and windows to the side and rear. The fourth bedroom, currently presented with twin beds, has a part vaulted ceiling with dormer window to the front and benefits from a large walk-in wardrobe/dressing room with built-in eaves storage with shelving. This versatile space could also be converted into an ensuite if desired. The family bathroom is mainly tiled with a part vaulted ceiling and comprises; bath with electric shower overhead, WC and wash basin.

OUTSIDE

At the front of the property are paved steps, with planting along side, leading to the front door. An east facing strip of garden runs along the front of the house with a paved









OUTSIDE (continued)

path, grass and gravel, all enclosed by a mature hedge. To the side is a block paved driveway, leading to the double garage and offering two off road parking spaces. The double garage, with 'up and over' doors benefits from light and power and has a pedestrian door to the garden.

The main part of the fully enclosed rear garden is southwest facing and is mainly laid to lawn with a patio, also accessed from the dining room. Mature trees including a quince tree are planted within the garden along with shrubs and a pergola with climbing plants in the far corner offering a shady spot to sit on warm summer days. The gardens wrap around the sides of the house and to one side has a pedestrian gate to the front of the property. The garden also benefits from outside lighting, a tap and space for bins - neatly tucked away behind the garage. A pedestrian door leads from the garden into the rear of the double garage.

LOCATION

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

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

DIRECTIONS

From the Wells Office, turn left and carry on along Priors Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn go straight across and then straight across the next set (with Waitrose on your right). Take the next left into Milton Lane. Then take the first right into Ash Close, follow the road for approx. 150m and the property can be found on your left.

REF:WELJAT10012024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

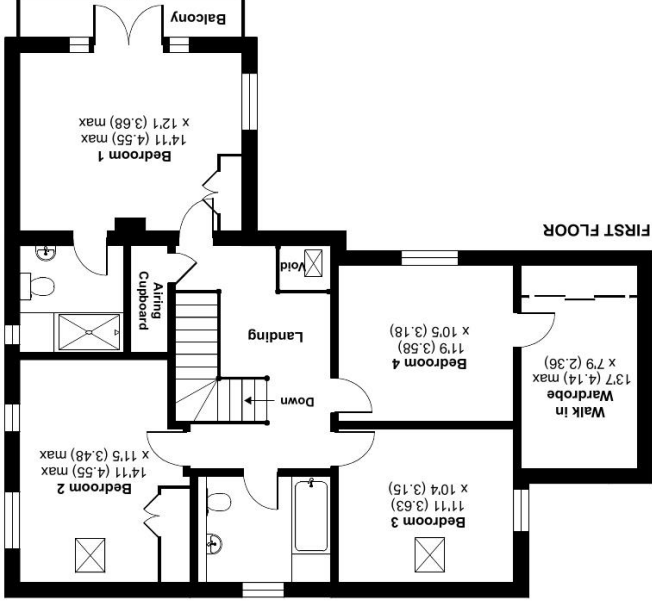
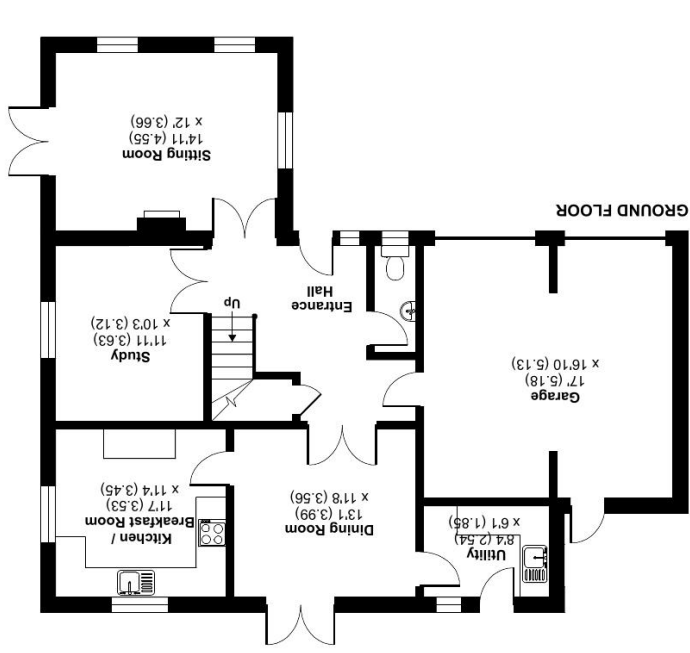


Nearest Schools

- Wells (primary & secondary)

Ash Close, Wells, BA5

Approximate Area = 2158 sq ft / 200.4 sq m (includes garage & excludes void)
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem.com 2023.
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