



Bracken, Barrows Park, Cheddar, BS27 3AZ

£775,000 Freehold

COOPER
AND
TANNER



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Description

Refurbished with modern and stylish interior throughout, this large, detached family home is located in a desirable road in Cheddar. It occupies four/five double bedrooms, open plan kitchen/diner/living space, family room, ample driveway parking, garage, a well-maintained rear garden and an outdoor bar/entertainment space.

Access into the property is through a solid oak wooden door into a spacious hallway with solid oak wooden flooring. Here, there is access to the ground floor rooms and stairs to the first floor. To the left of the hallway is a front aspect, reception room which is currently being used as an office but could additionally be a fifth bedroom. The lounge is to the right of the hall. It is front aspect and has a bespoke, wooden sliding door leading through to the open plan kitchen/dining/living area. This room is the heart of the property and has been designed to suit modern day living and has solid oak flooring throughout. The contemporary kitchen is fitted with a range of wall and base units and marble rolled edge work surfaces. There is a breakfast bar, sink with mixer tap, integrated fridge/freezer and dishwasher, AEG double oven with incorporating microwave oven, induction hob with a pop-up stainless-steel extractor unit and a built-in wine cooler. It is a bright and airy space and has double glazed, French doors leading to the rear garden. Access into the garage is through a solid oak wooden door and there is also a side door leading to the garden. The dining area has two feature hanging lights and there is plenty of space for a large dining room table. There is a range of built-in units, matching with

the kitchen. Extended for more space, the living area has exposed wooden beams and two double glazed French doors leading to the garden. There is a feature remote controlled, flame gas fire with slate hearth creating a cosy atmosphere. This large, open plan room is an ideal space for socialising and entertaining with friends and family. The ground floor also benefits from a useful cloak room fitted with a pedestal basin and low-level WC and there is under stair storage.

On the first floor, there are three double bedrooms, two en suites and a family bathroom off the large landing. The master bedroom is a front aspect room with two built in wardrobes and has views towards Cheddar Gorge. It benefits from a spacious en suite with 'his and hers' pedestal basin, walk in shower with rainfall shower head and a low-level W/C. The second bedroom is double aspect and also benefits from an en-suite fitted with a walk-in shower cubicle, vanity basin and low-level WC. The third double looks out to the rear garden and there is a modern family bathroom fitted with a panelled bath with overhead shower, vanity basin and low-level WC. A second stair case on the landing leads to the fourth double bedroom. This room benefits from six Velux windows, allowing in plenty of light and looks towards the **views**. There is also a further area which is an ideal room for an office/entertainment space. The entire property is fitted with solid oak fire doors and is double glazed throughout.









Outside

Approaching the property through double five bar wooden gates, there is a large block paved driveway for a variety of vehicles and access into the garage through an up and over door. At the front, there is also an area laid to lawn and it is planted with a variety of trees and bushes. A side gate leads through to the rear garden. There is a useful glass veranda which is ideal for storage and shelter. The rear garden is well maintained and looked after by the vendors. It has been landscaped and has a lovely patio space where there is currently outdoor furniture. The main garden area is laid to lawn there is a range of flower beds, trees and shrubs, creating privacy. At the end, there is a purpose-built bar which has power and lighting. It is an ideal space for entertaining and there is a useful outdoor WC! A wooden shed also provides storage space.

Location

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include

Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

The village itself has a wide range of shops to cater for everyday needs, bank, and a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

Directions

From our office, turn left and proceed along Union Street and Cliff Street to the roundabout by the Riverside Inn. Turn left along Tweentown and continue taking the fourth turning left into Barrows Road. Opposite Maunders turn right into Barrows Park and the property can be found on the left-hand side and the end of the road.



Local Information Cheddar

Local Council: Sedgemoor District Council

Council Tax Band: Band F

Heating: Gas central heating

Services: Mains gas, mains electricity, mains water, mains drainage

Tenure: Freehold



Motorway Links

- Junction 21
- Junction 22



Train Links

- Worle Train Station
- Burnham and Highbridge Train Station



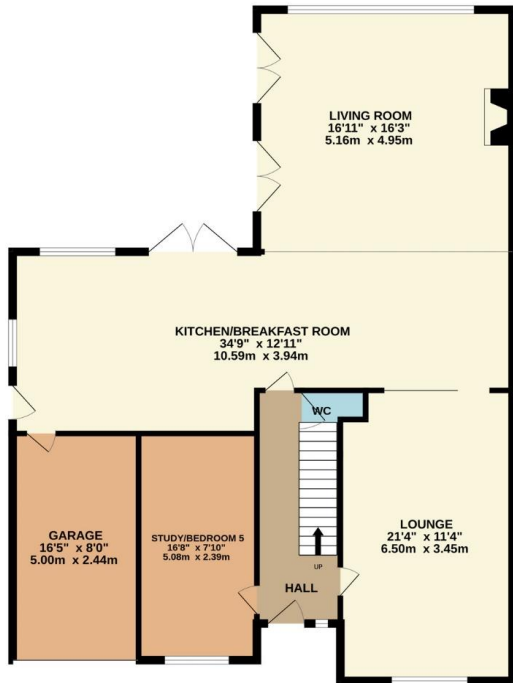
Nearest Schools

- Cheddar First School
- Fairlands Middle School
- Kings of Wessex

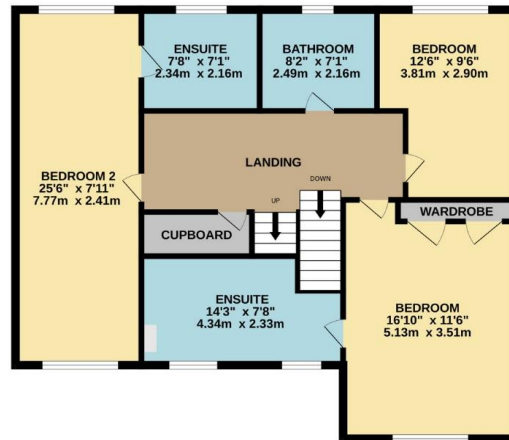


CHEDDAR OFFICE
 telephone 01934 740055
 2 Saxon Court, Cheddar, Somerset BS27 3NA
cheddar@coopertanner.co.uk

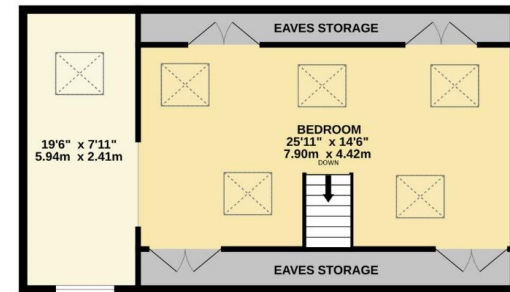
GROUND FLOOR
 1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR
 917 sq.ft. (85.2 sq.m.) approx.



2ND FLOOR
 663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 2858 sq.ft. (265.5 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.