



64 Knight Road, Wells, BA5 1FT

£585,000 Freehold

COOPER  
AND  
TANNER



# 64 Knight Road Wells, BA5 1FT

 4  2  2 EPC B

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## DESCRIPTION

A marvellous four bedroom executive style detached home set in a prominent position on the popular Vicarage Fields development. Built in 2018, the property has a good sized garden, garage and parking and has been kept in an immaculate condition throughout.

Upon entering the property is a light and spacious entrance hall with useful cupboard, perfect for coats and shoes along with a downstairs cloakroom. The well-appointed cloakroom comprises a hidden cistern WC and wash hand basin. The generous sitting room is a lovely light room with a dual aspect, having a window to the front and French doors to the garden. There is plenty of space for comfortable seating and additional furniture. The dual aspect kitchen dining room is again a good size and naturally divides into kitchen and dining area due to the peninsula breakfast bar. The Kitchen has a good range of cabinets with soft close doors and drawers all finished in a light ivory colour. Within the kitchen is a one and a half bowl sink, perfectly positioned to enjoy the view over the garden and countryside beyond, along with integrated appliances including a Bosch eye level double oven, gas hob, dishwasher and fridge freezer. The dining area is the perfect space for entertaining and can comfortably accommodate a table to seat six to eight guests. Leading off the kitchen is the utility room with plumbing for a washing machine, a further sink, a cupboard housing the wall mounted 'Potterton' boiler and a door to the garden.

Stairs rise to the first floor and the bright and spacious landing with a deep cupboard housing the hot water

cylinder and offering additional storage. The principal bedroom has a view to the rear and benefits from built-in wardrobes with sliding mirrored doors and an ensuite shower room. The ensuite comprises a double walk-in shower, wash basin, hidden cistern WC and modern chrome towel radiator. The second bedroom is a good sized double with views over the garden and far-reaching views. To the front is an 'L' shaped double bedroom with an open aspect along the road with hills in the distance. The fourth bedroom, currently presented as a study, is a generous single room with front aspect. The family bathroom comprises a bath with shower overhead, hidden cistern WC, wash basin and modern chrome towel radiator

## OUTSIDE

The gardens at the front and the rear of the house are beautifully planted and offer year-round interest.

To the front, steps lead up to the front door with large borders on either side planted with mature shrubs and flowering plants. To one side is the drive, offering parking for two cars and leading to the garage. The garage, with 'up and over' door and pedestrian door to the garden, benefits from light and power. Open eaves could be boarded to offer additional storage space, if required.

To the rear of the property is a good-sized enclosed garden. The sunny garden benefits from a south and east aspect and is mainly laid to lawn with flower beds and borders planted with mature shrubs and spring bulbs.









## OUTSIDE (continued)

planted in the lawn are four fruit trees: two apple, one pear and one cherry. To the rear of the garage is a vegetable patch with raised bed, paved path and further planting. A paved patio runs along the rear of the property, offering space for outdoor furniture and entertaining. An outside tap and outside lighting makes the garden a very practical space and a pedestrian gate gives access to the drive.

## ADDITIONAL INFORMATION

The vendor advises that although there is a loft hatch, it is not recommended to use the loft for storage purpose. However, there are plenty of cupboards and built-in storage throughout the house along with space in the garage and garage eaves for storage.

## DEVELOPMENT CHARGE

Service charge is currently circa. £240 per annum which covers maintenance and lighting of communal areas and landscaping within the development.

## 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

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From the Wells office, continue along Priory Road at the roundabout take the second exit onto the A39 Glastonbury Road. Continue for approximately 400 metres and take the second turning on the left into Knight Road follow the road for a further 400m where it take a sharp left hand bend. The property can then be found on the right hand side, just before the turning to Beadon Drive.

REF:WELJAT11032026



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wells

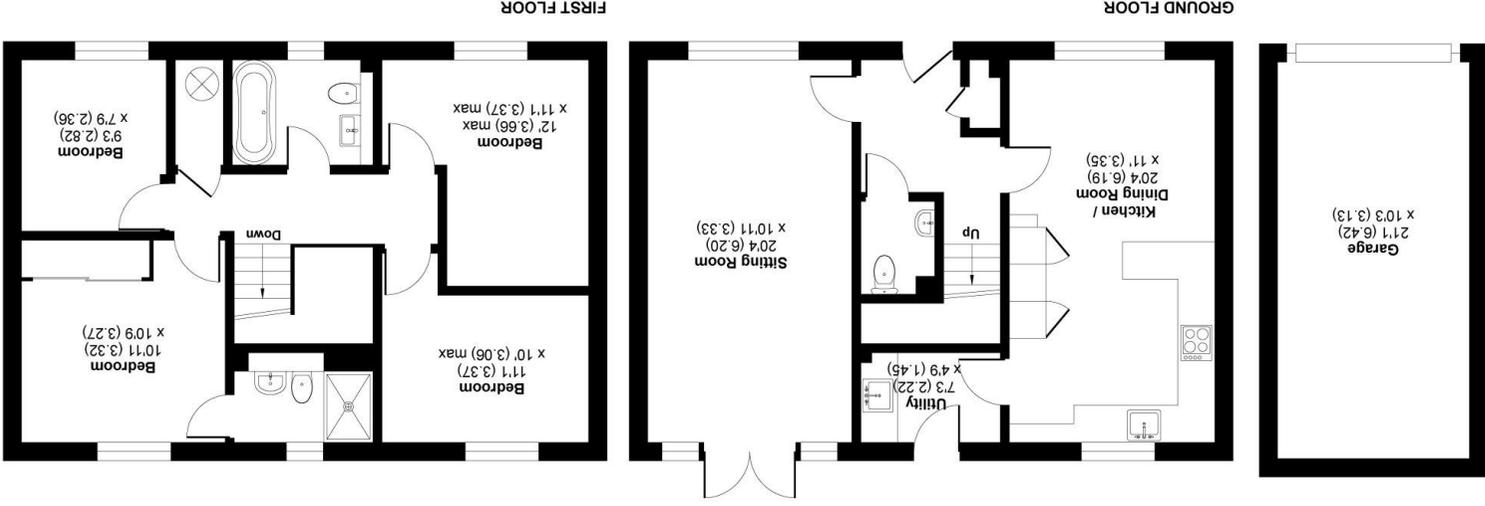
# Knight Road, Wells, BA5

Approximate Area = 1232 sq ft / 114.4 sq m

Garage = 216 sq ft / 20 sq m

Total = 1448 sq ft / 134.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Cooper and Tanner. REF: 1422979



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