

# Millway

Cheddar, BS27 3XA

COOPER  
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TANNER



**£725,000 Freehold**

Offered to the market with no onward chain is this individual large four bedroom detached family home, set in the desirable village of Rodney Stoke. The property sits on a fantastic plot with a large garden, off street parking, detached garage and boasts ample living accommodation.

# Millway Cheddar BS27 3XA

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## £725,000 Freehold

### DESCRIPTION

Offered to the market with no onward chain is this large four bedroom family home, set in the desirable village of Rodney Stoke. The property sits on a fantastic plot with a large garden, off street parking, detached garage and boasts ample living accommodation.

Entering through the porch at the front you are welcomed into a spacious entrance hall with access into all the ground floor rooms. The living room is a light front aspect room with a bay window at the front and an open fire helping to warm the room and fill it with charm. There is access from the living room to the rear aspect conservatory which enjoys panoramic views of the garden and doors opening out. The kitchen is a rear aspect room and is fitted with a selection of wall and base units and currently benefits from an electric range cooker, Belfast sink and has space for appliances. There is access from the kitchen into the dining room that benefits from garden views and links back to the hallway. The ground floor is completed with a cloakroom, fitted with a WC and basin and a utility room that has space for white appliances and houses the floor mounted boiler with a door that opens to the side path linking the driveway with the garden.

The first floor houses the four bedrooms and the bathroom facilities. The principle bedroom is a large rear aspect room and benefits from built in wardrobes and its own, large, en suite bathroom which is fitted with a bath with overhead shower, W/C and basin. There are three further bedrooms with two rear aspect rooms which over look the garden and a front aspect bedroom with a cupboard. There is a hallway cupboard on the landing and access into a family bathroom which is fitted with a basin, W/C and bath.

There is a detached garage which can be accessed from the driveway. The garage benefits from an up and over door at the front with double doors at the rear which open out to the garden. The garage benefits from lighting and power and a side aspect window.

### OUTSIDE

Entering from the front you are welcomed onto a large driveway that provides ample off street parking for multiple vehicles. There is a turfed area and selection of mature flowers and plants and access down the side path

to the garden and into the rear garden. The rear garden is a fantastic space and boasts far reaching countryside views. The garden is split into two sections. The rear section of the garden is fully enclosed and there is currently a wooden shed, greenhouse and vegetable patches. The main, entertaining area of the garden is mostly laid to lawn with a patio area. The garden is decorated with a selection of plants and flowers helping to fill the garden with colour through the seasons. There is an outside tap, small pond and the oil tank is positioned in the corner of the garden.

### LOCATION

The village of Rodney Stoke lies on the southern slopes of the Mendip Hills between the village of Cheddar and the Cathedral City of Wells.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, The Kings of Wessex School in Cheddar, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 30 minutes drive away) to London Paddington.

### SERVICES

Mains Electricity, Oil Heating, Mains Water, Mains Drainage

### COUNCIL TAX BAND

Band F

### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner





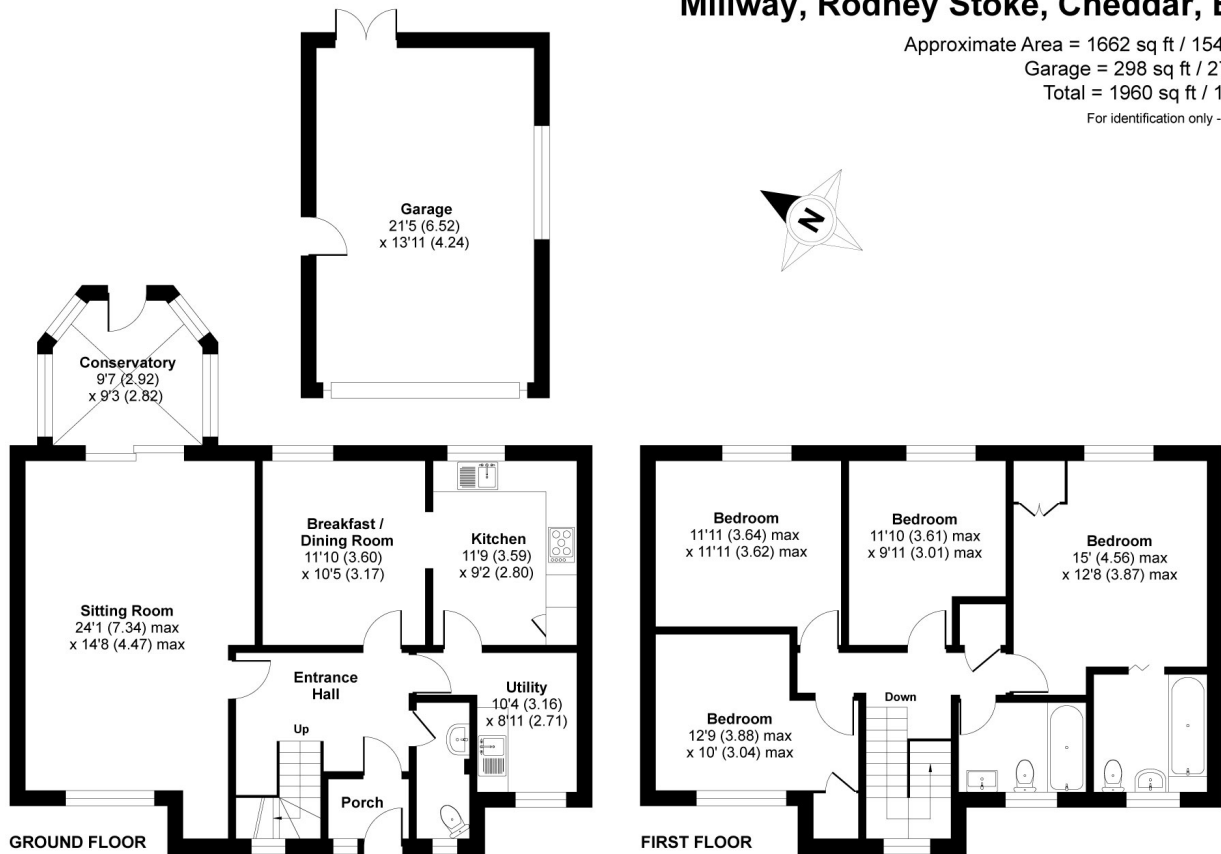
## Millway, Rodney Stoke, Cheddar, BS27

Approximate Area = 1662 sq ft / 154.4 sq m

Garage = 298 sq ft / 27.6 sq m

Total = 1960 sq ft / 182 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1429194

### CHEDDAR OFFICE

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