



8, Pipers Close, Upper Weare, BS26 2PS

£745,000 Freehold

COOPER  
AND  
TANNER







# 8, Pipers Close, Upper Weare, BS26 2PS

 4  3  3 EPC D £745,000 Freehold

## Description

Immaculately presented throughout, this spacious and welcoming property sits on an enviable corner plot of a small executive development and benefits from a large private garden and integral double garage.

The thoughtfully extended kitchen/dining room provides the warm hub of this home. An array of wall and base units are topped with warm wooden worktops and include a beautiful Rangemaster cooker and provide space and plumbing for a dishwasher. A large kitchen island provides extra seating and there is ample space for a large table in the dining area where the current owners have created a comfortable seating area with feature log burning stove. French doors open onto a paved terrace overlooking the garden, perfect for relaxing and alfresco dining. The adjoining utility room provides more storage, space for appliances and access to the rear courtyard garden and the integral double garage. Wall and base units provide ample storage and space for white goods.

A contemporary colour palette compliments the light and airy hallway, from which three reception rooms, a downstairs toilet and understairs storage can be accessed.

The well-proportioned sitting room provides a spacious and welcoming place in which relax in front of the wood burning stove or, on sunny days, throw open the French doors which lead out onto the rear garden terrace. Internal double doors lead

into an adjoining reception room with large bay window, currently used as an office. Further to this, there is an additional reception room which provides a handy snug area and benefits from French doors into the garden.

Upstairs the primary bedroom suite is spacious and light and features a bay window; dressing area with inbuilt wardrobes; and a large ensuite with walk in shower, separate bath, and inbuilt storage. The large, dual-aspect second bedroom benefits from two sets of double wardrobes and an ensuite shower room. Further to this, there are two additional bedrooms, each with built in wardrobes and pleasant views across the garden. The newly renovated, sleek family bathroom features a walk-in rain-forest shower and decorative porcelain tiles throughout.

## Outside

This impressive home is approached via a tarmac driveway with parking for a couple of vehicles and access to the double garage. High-level wall and fencing around the rear garden create a private and tranquil space. A central, feature pergola adds interest and there is also a vegetable garden, timber summer house and established flower beds, borders, and trees. Tucked away behind the house there is an additional courtyard garden and access to a side lawn leading back to the front of the house.















## Location

The village of Weare lies to the south of the Mendip Hills. The general area provides for many outdoor activities including walking and riding; sailing on Axbridge reservoir; local golf course; bowls, tennis, and football clubs in Wedmore; and sports centre, including a swimming pool, in Cheddar.

Pipers Close is within walking distance of Weare First School. The school belongs to the Wessex Learning Trust which is a three-tier system. School busses run from the village to Hugh Sexey Middle School in Blackford and the Kings of Wessex Academy in Cheddar. Private schools with local transport include Sidcot, Millfield and Wells Cathedral School.

Wedmore, Cheddar, Winscombe and Axbridge are all within convenient driving distance, where there are more shopping, social and recreational facilities. The cities of Bristol, Bath

and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities.

Although Weare is a tranquil Somerset village it is ideally located for easy access to the A38 which is a direct route to Bristol Airport going north or, heading south, to junction 22 of the M5 motorway.

## Directions

From the A38, heading south from the Bristol direction, passing the junction for Cross and Axbridge, on reaching Lower Weare, take the left-hand turning through the village. Turn left opposite Weare First School, into Sparrow Hill Way. Pipers Close will be a little way along on the left-hand side. Number 8 is immediately on the right of the entrance into the close. You are welcome to park on the driveway for your viewing.



Local Information Weare

**Local Council:** Sedgemoor

**Council Tax Band:** G

**Heating:** Oil

**Services:** Mains drainage, water and electric

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge & Burnham



### Nearest Schools

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



TOTAL FLOOR AREA : 2298 sq.ft. (213.5 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.

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