

# Oaklands

Cheddar, BS27 3BS

COOPER  
AND  
TANNER



## £499,950 Freehold

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## Cheddar

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#### DESCRIPTION

Sitting on a large plot in a fantastic cul de sac is this well proportioned four bedroom family home, with ample living space, garden, garage and large driveway and offered to the market with no onward chain.

Entering the property from the front you are welcomed into a large hallway with access into the kitchen, living room, cloakroom and to the first floor. The living room is a light and airy front aspect room with a bay window bringing in plenty of light and an open fireplace. There is access into the dining room which could potentially be opened into the kitchen. There is a hatch opening to the kitchen and double doors which provide light and access into the garden. The kitchen is a dual aspect room with a larger rear window overlooking the garden. Fitted with a selection of wall and base units the kitchen also provides space for white appliances with access into the utility room where there is a side aspect door onto the driveway, space for further appliances and fitted units.

The first floor houses the bedrooms and the bathroom facilities. The principle bedroom is a front aspect room with fitted wardrobes and the benefit of its own en-suite shower room. There are three further bedrooms which all enjoy garden views. The family bathroom is fitted with a panelled bath, overhead shower, basin and WC. There is a further landing storage cupboard and access from the landing into the loft.

#### OUTSIDE

Entering from the road you are welcomed onto a large driveway that provides off street parking for multiple vehicles. There is access into the garage through an electric door and there is the benefit of power and lighting. The front is decorated with a lawn and a selection of mature flowers and trees. The rear garden is fully enclosed and can be accessed from both sides of the property. There are currently two wooden sheds, a large patio area, a good sized lawn and a selection of mature flowers and shrubs filling the garden with colour through the seasons.

#### 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. Public transport is well represented with a bus service passing through the village every hour linking Cheddar with Axbridge, Weston Super Mare and Wells. 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, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

#### TENURE

Freehold

#### SERVICES

All mains services

#### LOCAL AUTHORITY

Somerset county council

#### COUNCIL TAX

Band E

#### VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

#### DIRECTIONS

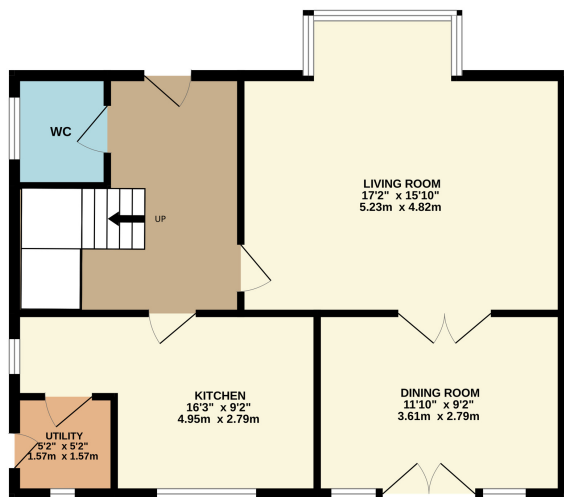
From our office in Union Street, Cheddar head towards the market cross. Turn right into Bath Street which becomes Station Road and then Wideatts Road. Turn right into Barrows Road and first left into Springfield Road which becomes Round Oak Grove. Turn left into Oaklands where the property will be found at the end of the cul de sac..



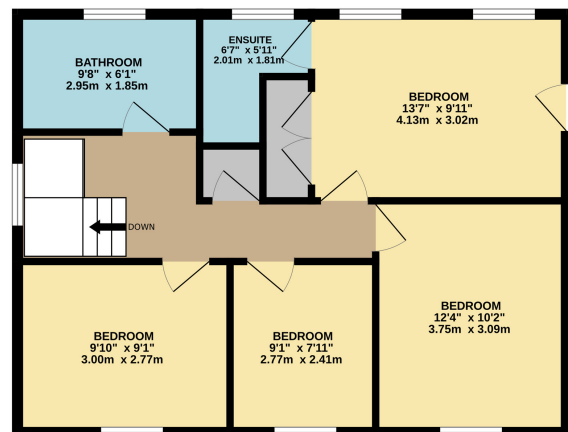




GROUND FLOOR



1ST FLOOR



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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## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

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