



10 Abbey Close, Wookey, Nr Wells, BA5 1LF

£475,000 Freehold

COOPER
AND
TANNER



10 Abbey Close, Wookey, Nr Wells, BA5 1LF

 2  2  1 EPC D

£475,000 Freehold

DESCRIPTION

Situated in a quiet cul-de-sac in a desirable location within the vibrant village of Wookey, is this two bedroom detached bungalow with garage, ample off road parking and beautifully tended gardens.

Upon entering the property is a spacious entrance hall, giving access to all rooms and airing cupboard with shelves for storage. The sitting room is a bright room with large picture window to the front of the property and a 'Morso' wood burner, with stone surround, as the focal point. The kitchen/dining room features an array of fitted units, larder cupboard, double electric oven, electric hob, plumbing for a washing machine and dishwasher, space for a table for four to six people and a wonderful views overlooking the enclosed rear gardens. From the kitchen is a side porch, a covered area providing access to the larger than average single garage with light and power and leading to two wood stores. The conservatory provides an additional room which could be used for an additional area for dining or for comfy seating to look over the gardens with a sliding door opening to the patio.

The principal bedroom can be found to the front of the property with fitted storage and a lovely view to the front. The second bedroom is also a good sized double with garden views. The bathroom comprises a bath, separate large shower enclosure, toilet, wash basin and storage.

A large attic space is accessed by a loft ladder, several residents within Abbey Close have converted their loft for additional bedrooms which could be an option subject to the necessary consents.

OUTSIDE

The gardens have been beautifully tended to over the years and features a large area of lawn with borders of shrubs, bushes and a variety of flowers. Raised beds have been created used wooden sleepers, used as vegetable patches in the past along with soft fruit bushes. There are two patios within the garden, perfect for outside entertaining and dining to follow the sun throughout the day. A greenhouse and wooden shed provide additional storage and growing space. At the front of the property is a driveway for five to six cars with









OUTSIDE (continued)

borders of shrubs and leading to a single garage with an 'up and over' door, light, power, a pedestrian door to the front and to the rear providing access to the garden.

LOCATION

Wookey is a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a 14th century church, a primary school, founded in 1880, for children aged 4 to 11, a well-equipped play area and playing fields, a village hall, Wookey Farm & shop and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill.

The picturesque Cathedral City of Wells is only two miles away and 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 Wells take the B3139 sign posted to Wookey. After approx. 1 mile you will see the Burcott Inn on your right continue for a further 250m and turn right into Preywater Road. After approx 250m turn right into Abbey Close. The property can be found at the top of the cul de sac on the left hand side.

REF:WELJAT30072025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



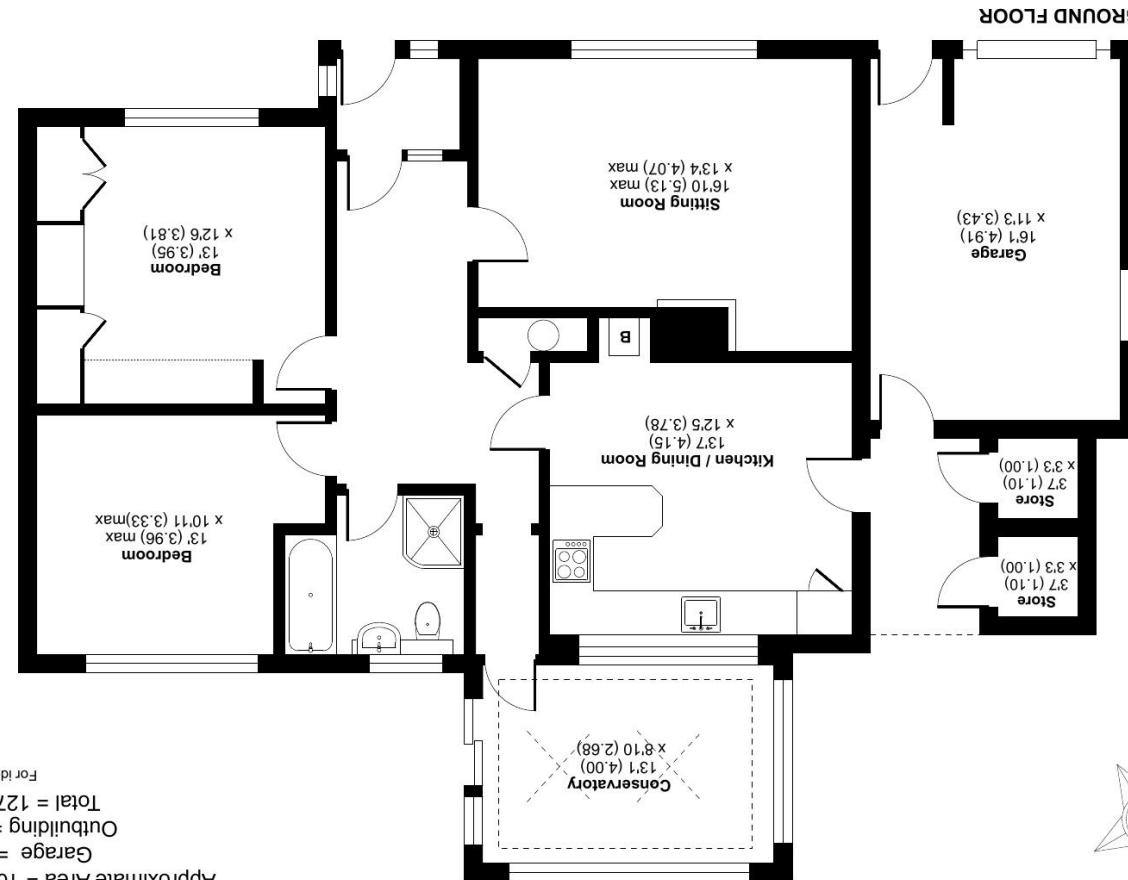
Nearest Schools

- Wookey (primary)
- Wells (primary & secondary)

COOPER
AND
TANNER

Abbe Closse, Wookley, Wells, BA5

Approximate Area = 1065 sq ft / 98.9 sq m
Garage = 183 sq ft / 17 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 1274 sq ft / 118.3 sq m
For identification only - Not to scale



wells@cooperandtanner.co.uk

19 Broad Street, Wells, Somerset BA5 2DJ
telephone 01749 676524

WELLS OFFICE

All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should rely on their own inspections. We have not tested any services, equipment or facilities and cannot guarantee them. No offer or contract.

Floor plan produced in accordance with RICS Property Measurement Standards (PM2 Residential) © nethcom 2025.
Produced for Cooper and Tanner. REF: 1332292
Incorporating International Property Measurement Standards (IPMS2 Residential) © nethcom 2025.