

# Cross Farm Road

Cheddar, BS27 3SE

COOPER  
AND  
TANNER



## £465,000 Freehold

Set in the corner of a quiet cul de sac is this beautifully presented four bedroom home. The property benefits from ample living space, a double garage and an enclosed landscaped rear garden.

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 4  2  2 EPC TBC

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### DESCRIPTION

Set in the corner of a quiet cul de sac is this beautifully presented four bedroom home. The property benefits from ample living space, a double garage and an enclosed landscaped rear garden.

Entering the property from the front you are welcomed into spacious hallway that provides access into all the ground floor rooms. The living room is a large front aspect room with a large bay window and a further front aspect window. There is large open plan kitchen/breakfast room which opens to the conservatory and is recently fitted. The kitchen benefits from a selection of wall and base units, integral appliances and provides space for a dining room table. The conservatory is a rear aspect and enjoys panoramic views of the garden. The ground floor is completed with a downstairs cloakroom fitted with a WC and basin and utility room which provides space for appliances with a selection of wall and base units.

The first floor houses the four bedrooms and the bathroom facilities. The master bedroom is a large front aspect room and benefits from a dressing area, wardrobes, far reaching views and access into the ensuite shower room which is fitted with a shower cubicle, WC and basin. There is a further rear aspect room and two front aspect double bedrooms. There is a handy landing cupboard, a side aspect landing window and a family bathroom which is fitted with a panelled bath with overhead shower, WC and a basin.

### OUTSIDE

The property is nicely tucked away in the corner of the cul de sac, perfect for anyone liking their privacy. Access is via a partially shared driveway (with two other houses) and leading to the tarmac driveway, with parking for two cars. The frontage of the property is low maintenance with a shingled area and a pathway leading to the front door and into the rear garden. A discreet fence allows private pedestrian access from the side garage door along the side of the property and into the rear garden. The rear garden is beautifully landscaped and immaculately maintained. It has a preferable south facing aspect and is fully enclosed on all boundaries. The main area of garden is laid to level lawn with patio areas and is filled with a selection of mature tree, bushes and shrubs. There is also a large double garage which is accessed from a side door from the garden and double up and over doors

at the front. The garage benefits from lighting and power.

### LOCATION

Draycott is a much favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include General Stores, village school, Church, one local inn and a bus service to Wells and Cheddar. Bristol and Bath are within daily commuting distance and the nearest M5 motorway junction is c.10 miles. Bristol International Airport is c.12 miles.

### TENURE

Freehold

### SERVICES

All mains services

### COUNCIL TAX

Band E

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

### DIRECTIONS

From our Cheddar office in Union Street, turn right and head towards the Market Cross. Take the turning left and head out of the village along the A371 towards Wells. Proceed past the Football Club into the village of Draycott turning right into Cross Farm Road and follow the road around to the left where the property will be found on your right hand side in the bottom corner.

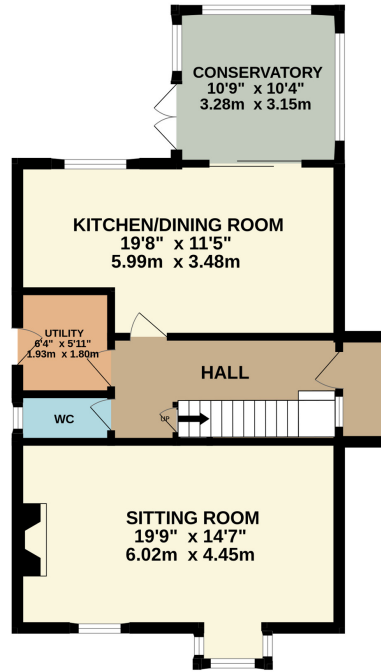




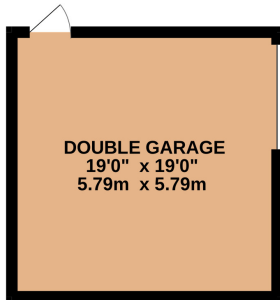
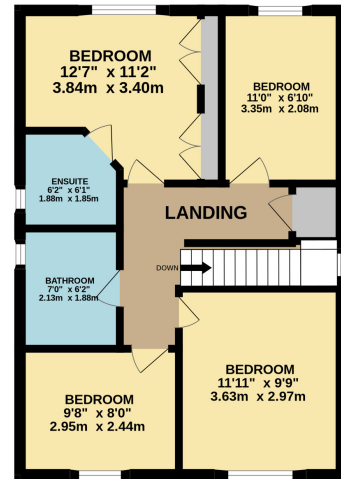




GROUND FLOOR



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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