



11 Holden Gardens, Cheddar Road, Wedmore BS28 4FE

£795,000 Freehold

COOPER  
AND  
TANNER





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 2  2  2 EPC B

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## Description

11 Holden Gardens is a detached freehold two bedroom house with an over-sized single integrated garage and parking space. The downstairs accommodation offers a large and flexible living space where the contemporary and stylish kitchen includes a range of Neff appliances and Silestone Quartz worktops and upstands, engineered oak flooring, underfloor heating and energy efficient LED recessed downlighters. The kitchen flows into the dining area and gloriously bright garden room beyond, with French doors leading out to the private rear garden. Recessed sliding doors from the dining area lead into the front sitting room overlooking the front gardens. A further snug/study area has been designed to be able to be adapted to accommodate a downstairs bedroom and there is an accessible WC here also. A well-specified utility room complete with appliances leads from the kitchen and gives access to the garden and the garage with a remote controlled electric door. Upstairs a landing area offers the perfect space for a study or music room with two large cupboards offering useful extra storage space. The two double bedroom suites also offer plenty of storage space with large built-in wardrobes. Each benefits from a contemporary ensuite; one with a bath with shower over, and the other with a large walk-in shower and double sink unit.

## Outside

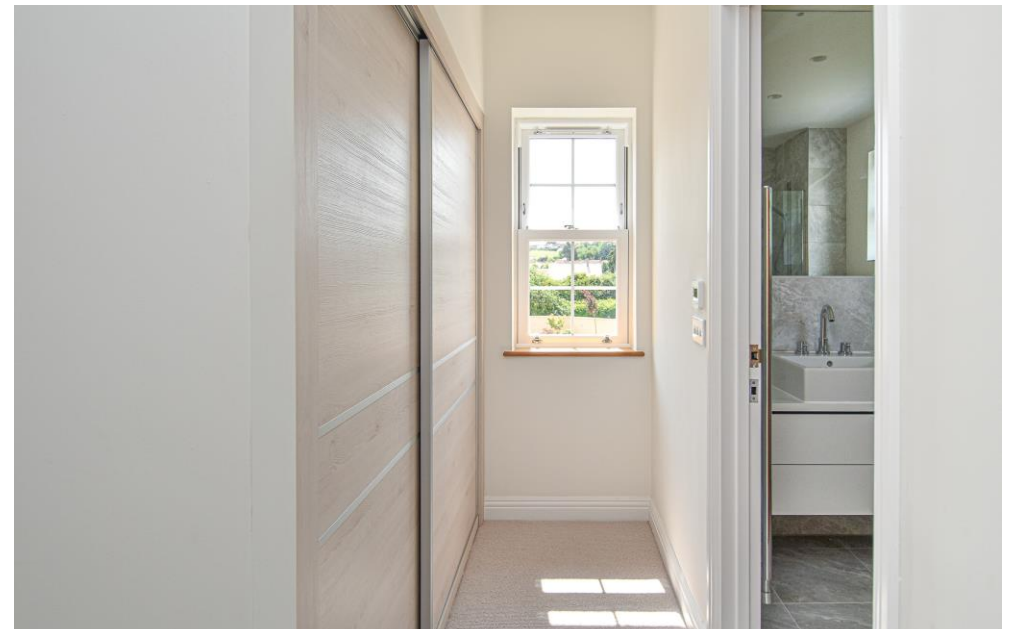
The front of the property has an attractive stone path, lawn and shrub planting and is bordered by 'heritage'

style iron fencing. A wide driveway offers plenty of space for off-road parking. The rear garden has a wonderful stone patio area, perfect for dining outside, and is mainly laid to lawn with planted borders. The driveways and pathways are surfaced with attractive stone and tegula paving. With local Somerset lias stone used throughout, Holden Gardens pays tribute to the characterful buildings that are so prevalent in the surrounding area. The property also has use of the central gardens which have been carefully designed and feature an inviting summerhouse as a centrepiece.

Set in one of Somerset's most desirable areas in the picturesque village of Wedmore, Holden Gardens is where luxury and style combine to create stunning homes. All homes at Holden Gardens have been designed to easily adapt to needs and lifestyle as they evolve, offering a fully future-proofed home for life. A place for people to make the most of every day and reserved exclusively for those aged 55 and over, this Blue Cedar Homes development comprises of just 10 homes a short level stroll away from the shops and facilities in the village centre.

A Blue Cedar Homes property includes a visiting estate manager to maintain all the communal areas and gardens, as well as owners' private gardens. Included in this service is also some external property maintenance – such as external redecoration, external window cleaning, gutter clearing – to take the mundane jobs of home ownership away and provide a lifestyle to enable a relaxing retirement.













## Location

Holden Gardens is situated just eight miles west of vibrant Wells, in the picturesque village of Wedmore. Rich in history and home to a delightful cluster of uniquely designed buildings, the setting is the perfect gateway to explore the beauty of Somerset and beyond. The development's prime position, in a delightful alcove just off Cheddar Road as you approach the village, provides the ideal small community for people who relish living in a peaceful neighbourhood.

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and three public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera,

theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches. There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

## Directions

Approaching Wedmore from Cheddar, Holden Gardens is the turning on the left just as you enter the village. You will find the property immediately on the right hand side.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** Anticipated F

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- M5 J22
- M5 J21



### Train Links

- Weston-super-Mare
- Highbridge



### Nearest Schools

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

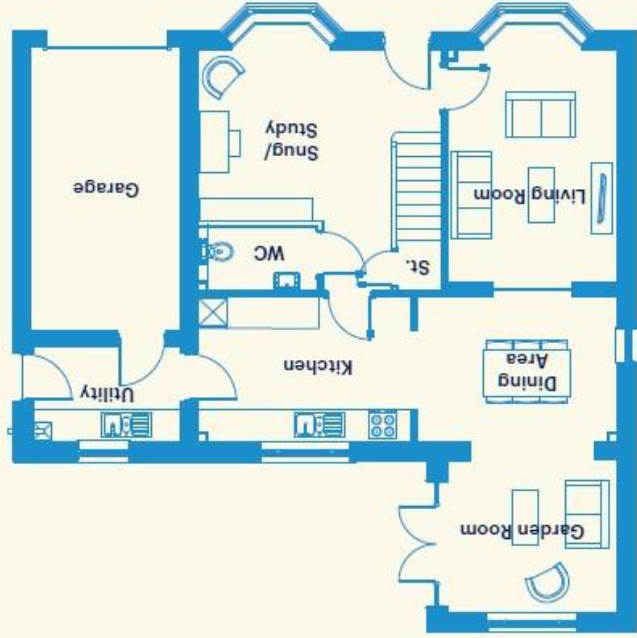


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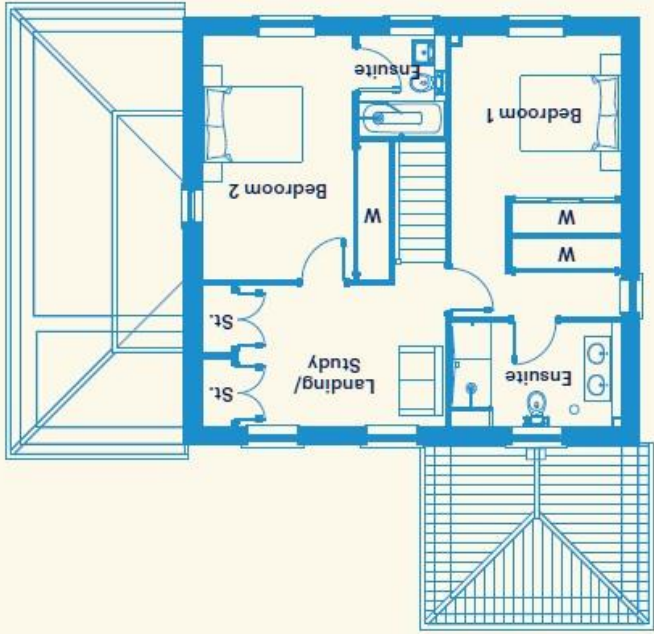


Room	Metric (metres)	Imperial (feet/inches)
Living Room	5.0 x 3.4	16'5" x 11'2"
Kitchen	2.9 x 4.3	9'6" x 14'1"
Dining	2.9 x 4.0	9'6" x 13'1"
Garden Room	3.0 x 3.4	9'10" x 11'2"
Snug/Study	3.4 x 2.4	11'2" x 7'10"



Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.2 x 3.4	10'6" x 11'2"
Bedroom 2	4.9 x 3.0	16'1" x 9'10"
Landing/Study	2.8 x 4.1	9'2" x 13'5"



First Floor

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