

Hippisley Drive

Axbridge, BS26 2DE

COOPER
AND
TANNER



£490,000 Freehold

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DESCRIPTION

Set in the heart of Axbridge and benefiting from a well proportioned, south facing rear garden is this well presented four bedroom family home.

Entering from the front you are welcomed into a large hallway that provides access into all the ground floor rooms. The shower room is found immediately on the left and benefits from a shower cubicle with WC and basin. The hall provides access into two handy cupboards and into the lounge. The lounge is a large rear aspect room with windows overlooking the garden with doors opening out with a handy open fire which helps to add charm to the room. The kitchen is a rear aspect room with a door at the rear, with side and rear windows helping to fill the room with light. The kitchen benefits from a selection of wall and base units with space for appliances. There is also a hatch opening into the dining room which could potentially be opened up to allow for a bigger family space. The ground floor is completed with a front aspect dining room which enjoys views of the hills.

The first floor houses the four bedrooms and the family bathroom. The landing is light and airy and currently has space for a desk with a front aspect window which enjoys views at the front. There are four double bedrooms which all benefit from storage, with two front aspect rooms and two rear aspect rooms which both enjoys garden views and views towards the reservoir. The first floor is completed with a family bathroom which is fitted with a corner bath, shower cubicle, WC and basin.

The property benefits from a new electrical consumer unit, full electrical compliance testing and a boiler fitted, newly within the last year.

OUTSIDE

Entering from the road you are welcomed onto a large driveway that provides ample off street parking for multiple vehicles. There is a integral garage which benefits an up and over door and a side window. There is access into a side storage area that runs the length of the property and is accessible from the garden and there is side access into the garden from the other side. The rear garden is fully enclosed and surrounded by a selection of mature plants, flowers and trees. There is a decked area located next to the kitchen and lounge doors. The garden is south facing and is a perfect space to sit and enjoy the seasons or to allow children to play safely.

LOCATION

An important wool-producer in the Middle Ages, Axbridge has always been at the centre of things. Indeed, in earlier times, it was a river port. This was reflected in its early charters allowing it to hold markets, fairs and become a royal borough. It even had its own mint, with coins showing the town's symbol - the Lamb and Flag. The layout of the town has changed little over the centuries, a medieval town expanding on a fortified Saxon burgh and even today visitors can wander the winding streets that remain at the heart of this charming place and soak up hundreds of years of the histories of ordinary lives. Axbridge is well located for commuting to local business centres of Wells, Cheddar, Weston-super-Mare and Bristol via the nearby M5 and A38. Bristol International Airport is 15 minutes drive away.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX

Band D

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

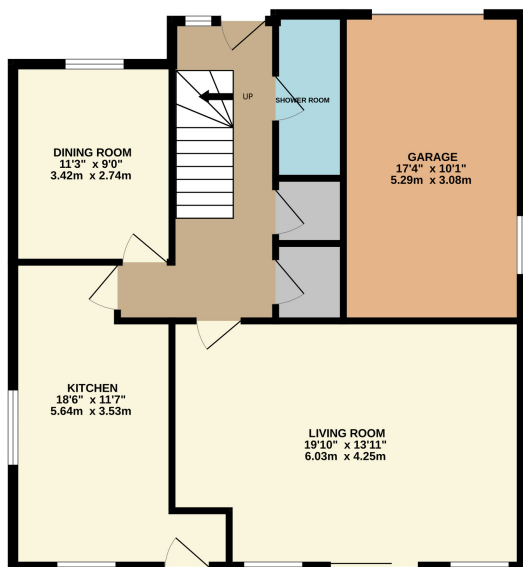
DIRECTIONS

From The Square in Axbridge proceed out of the town towards Cheddar along St Mary's Street into Jubilee Road, turning left into Hippisley Drive and the property is the third property found on the right hand side.

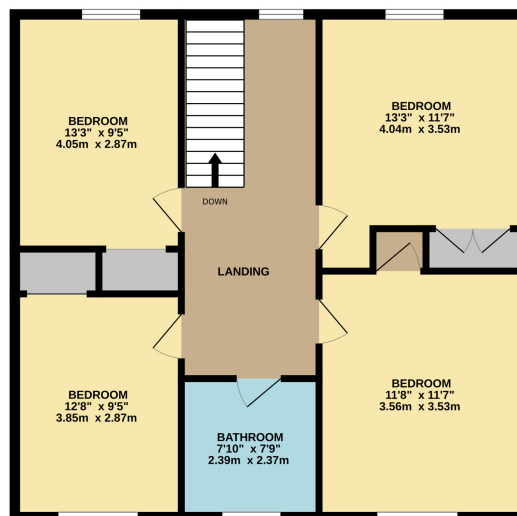




GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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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