



Ashmore, Mudgley Road, Wedmore, BS28 4DF

£950,000 Freehold

COOPER  
AND  
TANNER







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 6  3  5 EPC B £950,000 Freehold

## Description

Perched on the hillside above Wedmore, enjoying spectacular views, this substantial, handsome, modern six-bedroom home with double garage, combines the character of its beautiful stone façade and arched windows with the thoughtful design of its well-proportioned, open-plan rooms.

Ashmore is light and spacious throughout with large windows making the most of the stunning panoramic views across to the Mendips. There is no compromise on space, from the entrance hall to the attic bedroom and all the reception rooms and double bedrooms in between, offering plenty of options for any busy family to spread out and find their own space or come together in the sociable hub of the home in the kitchen/breakfast room, or relax in the extensive sitting room and adjoining library. The kitchen is fitted with sleek white wall and base units with contrasting quartz work surfaces and a central island, with ample remaining space for a breakfast table and chairs. Integrated appliances include a Neff hob, double and single oven, microwave, dishwasher. There is further storage and space for appliances in the adjoining boot room and utility/cloakroom.

The dining room and sitting room are flooded with natural light from large bay windows. These two rooms flow one into the other, creating a large sociable entertaining space but allowing for some

separation of use. Double glazed doors swing open from the sitting room into a tranquil library which is fitted with floor to ceiling bookshelves and has attractive arched windows with shutters. Also on the ground floor there is a room, currently used as a home office, which could be transformed into a double bedroom as there is a bathroom adjacent.

There are four double bedrooms on the first floor. The enviable principal bedroom benefits from a beautiful ensuite bathroom with free-standing bath and large shower cubicle, and a walk-in wardrobe. The second bedroom has an ensuite shower room and built-in wardrobes. Two further double bedrooms both have built-in storage and share a spacious bathroom with free-standing bath and separate shower. A spiral staircase rises to the second floor where there is an attic bedroom, ensuite bathroom, and access to eaves storage.

Outside, a tarmac driveway provides parking for a couple of cars to the side of the house, and a five-bar gate opens onto driveway at the rear of the house, providing further parking for multiple vehicles and access to the double garage. Paved terraces and pathways encircle the house framed by landscaped, tiered gardens on two sides, interspersed with well-stocked flower beds providing colour and texture. The thoughtful garden design creates seating areas which make the most of the fabulous views and the sunshine.















## Location

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 store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 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.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex

Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Gas

**Services:** All mains' services

**Tenure:** Freehold



#### Motorway Links

- M5



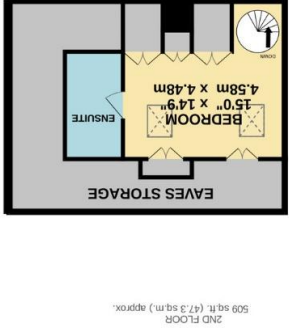
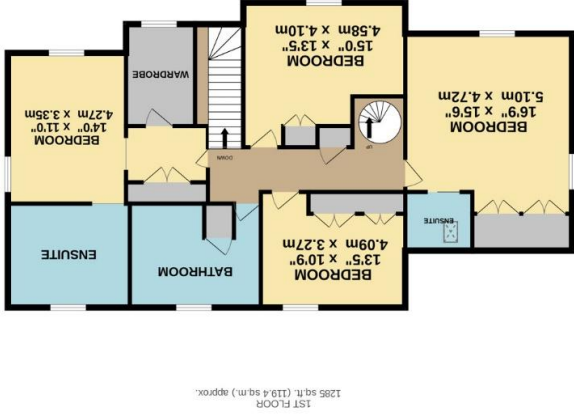
#### Train Links

- Highbridge
- Weston-super-Mare



#### Nearest Schools

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



TOTAL FLOOR AREA : 3883 sq.ft. (360.7 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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