



 4  2  2 EPC C

£399,950 Freehold

Bathway Cottage
Chewton Mendip
Nr Radstock, BA3 4NS

**COOPER
AND
TANNER**



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Guide Price £399,950 Freehold

DESCRIPTION

Situated in the popular village of Chewton Mendip is this spacious four bedroom cottage which has been renovated, in recent years, to a high standard throughout by the current owner.

The property comprises; an entrance hall with exposed stone feature wall and space for coats and shoes, a bright and particularly spacious dual aspect sitting room with uplighters and modern wall hung electric fire with wooden mantle. The open plan dining area is a good size with windows to the front. From the dining area a door leads to a useful utility room with work surfaces and plumbing for a washing machine, a door opens into a full height cupboard/pantry. Also from the dining room, an arch leads into the fully fitted kitchen. The kitchen is well appointed with light wood effect units, grey work surfaces, tiled flooring and plenty of storage. There are fully integrated Indesit appliances including gas hob, electric oven, fridge, freezer and extractor hood. The kitchen also benefits from feature lighting under the wall cupboards and on the plinths and a one and a half bowl sink.

Stairs with fitted feature lights lead up to the first floor. A spacious landing leads to all the bedrooms and family bathroom. The master bedroom is a good size and has two windows to the front, a built-in wardrobe, a further cupboard and a door leading to the ensuite. The ensuite has travertine style tiles throughout, a WC with hidden cistern, basin and shower. There are two further double bedrooms, one with views over open countryside, and a single bedroom with built-in cupboards. The family bathroom has travertine style tiles throughout, a bath, WC, basin and separate shower enclosure.

The property also benefits from a hard-wired alarm system.

OUTSIDE

To the front of the property is a block paved area enclosed by iron railings with patio garden and parking area.

LOCATION

Chewton Mendip is a popular village with a highly regarded primary school, pre-school, a Public House, shop and village hall. The village is conveniently situated for commuting to both Bath and Bristol and is well served by public transport.

Nearby, the picturesque City of Wells 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 fourteen miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just sixteen miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A39 Bristol Road. Continue to the village of Chewton Mendip. Upon entering the village the property can be found on the right hand side, directly opposite the phone box.

REF:WELJAT28012025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: Band 'C'

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

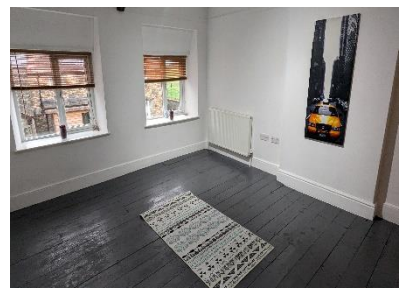
GROUND FLOOR



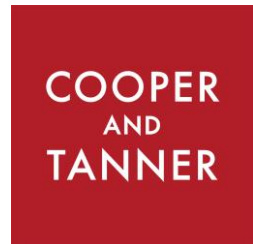
1ST FLOOR



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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