



Sunny Court, Church Lane, Badgworth, BS26 2QP

£1,250,000 Freehold

COOPER
AND
TANNER



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 6  3  5 EPC C £1,250,000 Freehold

Description

An impressive and beautifully presented six-bedroom family home, set in a pretty village location with stunning panoramic views and substantial grounds incorporating a covered outside bar, hot tub and detached garage.

The striking entrance hall featuring a fabulous oak 'Imperial' style staircase establishes expectations and provides a glimpse into the substantial and luxurious home beyond. The real jewel in its crown is the extensive kitchen/dining/living room which stretches across the rear of the property, with bifold doors opening onto a decked terrace overlooking the garden and far-reaching countryside views across to Crook Peak. The kitchen features modern blue units with contrasting black granite worktops and a kitchen island which provides additional seating. There is a range of integrated appliances, and a Rangemaster with induction hob and a Belfast sink. The adjoining rear lobby gives access to the garden and serves as a handy boot room. A separate utility room has additional storage and space for white goods, further to this there is a downstairs shower room and walk-in pantry.

What contemporary home would be complete without a fantastic games room? Spanning the entire depth of the house and complete with a fitted granite bar, separate cloak room and access via French doors onto the decked terrace, this welcoming room is the perfect space for bringing friends and family together to relax and make memories. A further reception

room, with fitted cupboards and views over the village provides a cosier space and is currently used as a study/playroom.

Upstairs, the galleried landing provides access to 6 double bedrooms, 3 with ensuite bathrooms, each with stunning rural views. The principal bedroom suite is spacious whilst maintaining a cosy, boutique feel and features a modern ensuite bathroom, walk-in wardrobe, and there is a Juliette balcony from which to admire the stunning vista. All the bedrooms are spacious and light and have their own character and style.

Outside

Accessed via electric gates and a gravel horseshoe driveway, the front garden is laid to lawn with box hedging and shrubs. There is ample parking across the front of the property and access to a detached double garage. Pedestrian gates both sides of the house lead round to the impressive rear garden, mainly laid to lawn, including raised beds, shrubs, trees, four storage sheds and a sunken trampoline. A hot tub and a fabulous bar, with granite work surfaces, are each covered by attractive cedar shingled gazebos, ensuring that the garden can be enjoyed in all weathers. Surrounding the outside bar is a paved terrace with stone-built barbeque. The views from the rear garden across farmland to the Mendips are stunning and can be enjoyed from the large, decked terrace adjoining the rear of the property.









Location

Badgworth is a sought-after, tranquil and rural hamlet situated between the historic village of Wedmore and the A38, close to the Medieval town of Axbridge and the thriving village of Cheddar, with direct links to Bristol International Airport and the M5 junction 22. Local amenities include Badgworth Brewhouse, The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store and coffee shop; and the Ad Astra Cider Barn. The nearby village of Wedmore provides a wide range of retail and leisure facilities. Excellent sport facilities are available in surrounding towns and villages, including the championship Burnham and Berrow Golf Club on the coast, about a 15 minute drive away. The Cathedral City of Wells is about 12 miles away whilst the larger centres of Bristol and Bath are approximately 23 and 30 miles respectively. The property also falls within the popular Wessex Learning Trust, three tier school system. Local private schools include Sidcot, Millfield and Wells Cathedral schools.



Local Information Badgworth

Local Council: Somerset Council

Council Tax Band: G

Heating: Oil Central Heating

Services: Mains water and private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Worle
- Weston-super-Mare



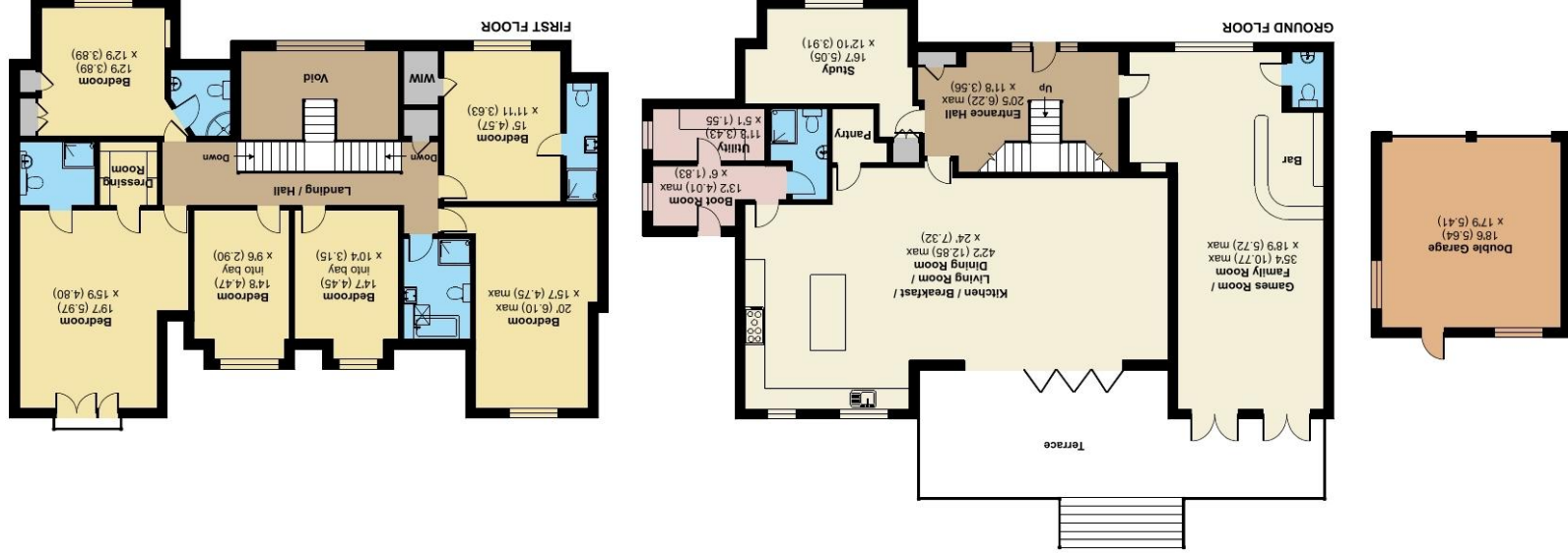
Nearest Schools

- Kings of Wessex, Cheddar
- Hugh Sexey Middle School
- Weare First School



Church Lane, Badgworth, Axbridge, BS26

Approximate Area = 4138 sq ft / 384.4 sq m (includes double garage and excludes void)
For identification only - Not to scale5303



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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