

# Mead Close

Cheddar, BS27 3XN

COOPER  
AND  
TANNER



## £480,000 Freehold

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### DESCRIPTION

Well positioned in the heart of the village is this well proportioned four bedroom family home. Benefiting from off street parking, double garage, ample living space and four bedrooms this is fantastic family home.

Stepping through the front door you are welcomed into a spacious hallway with access into most of the ground floor rooms and there is also a useful storage cupboard under the stairs. The living room is off the left of the hallway. It is a front aspect room with double doors back to the kitchen and a front window allowing plenty of light into the room. The room benefits from a wood burner. Off the right of the hallway is a second reception room which has a front aspect window and could be used as a dining room, second living room or study. The heart of the property is the modern kitchen/diner. It has a window overlooking the garden and also French doors opening out to a patio. The kitchen is fitted with an array of wall and base units and there is plenty of room for a dining room table, creating a sociable space. The separate utility room is fitted with a matching range of wall and base units with space for appliances and currently houses the boiler, has access at the side and there is access into the cloakroom with a WC and basin.

The first floor houses four generous bedrooms, family bathroom, master en-suite and landing airing cupboard. The master bedroom is a front aspect room with built in fitted wardrobes and access into the en-suite which is fitted with a shower cubicle, concealed WC and basin. There is a good-sized front aspect bedroom with a built in cupboard and two good sized rear aspect bedrooms which both overlook the garden. The bedrooms share the family bathroom which is fitted with a WC, basin and panelled bath with overhead shower. The property is double glazed throughout and is warmed with gas central heating.

### OUTSIDE

Entering from the cul de sac at the front you are welcomed onto a driveway that provides off street parking for multiple vehicles and there is access into the double garage through two up and over doors at the front. The garage benefits from power and lighting and there is a further side door. There is a side front lawn and access into the garden through a side wooden gate. The garden is fully enclosed by fencing is mostly laid to lawn. There is a patio area that is perfect space to sit and enjoy the surroundings. The garden is a great space for children to play or to entertain from. The garden is filled with a selection of mature plants and flowers helping to fill the garden with colour.

### LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy

wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public transport is well represented with a bus service passing through the village linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

### TENURE

Freehold

### SERVICES

All mains services

### COUNCIL TAX BAND

Band F

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by appointment only -Please Call Cooper and Tanner

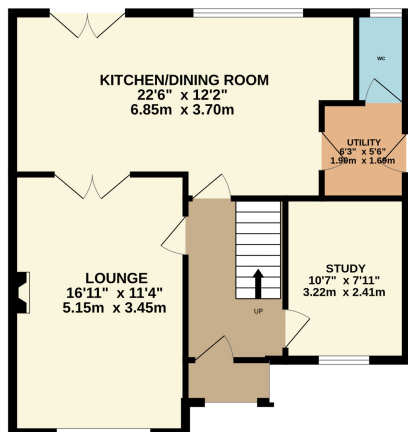
### DIRECTIONS

From our office in the centre of Cheddar, turn right and proceed to the Market Cross. Turn left and join the A371 following it out of the village in the direction of Wells. Proceed past the church, across the bridge and take the first turning right immediately after the Football Ground. On entering the Draycott Park development, turn left at the first T junction into Labourham Way and follow the road around a right hand bend. After the open area on the right hand side, turn right into Mead Close and the property can be found on the right hand side in the corner.

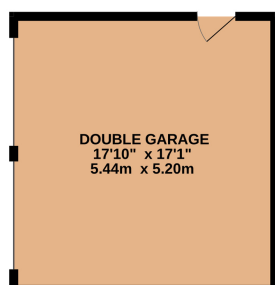
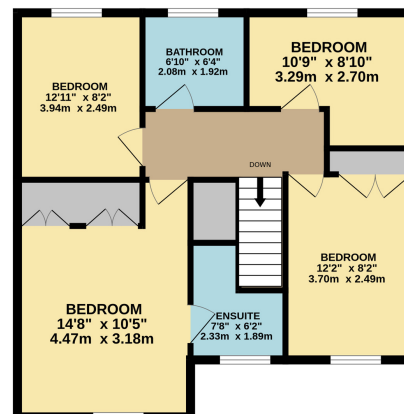




GROUND FLOOR



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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## CHEDDAR OFFICE

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