



16 Merryfield, Mark TA9 4NB

£420,000 Freehold

COOPER  
AND  
TANNER



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## Description

Disguised as a traditional three-bedroom bungalow, with extensive driveway to the front, the deceptive façade hides a warm contemporary living space opening out to a private haven of a garden with home office.

Decorated in a contemporary colour palette and complemented by warm wood-effect laminate flooring, the kitchen and living area create a welcoming hub to this surprising home. There is ample space for a large dining table and comfortable seating with a feature log burning stove, and there are French doors opening out to a secluded paved terrace, perfect for relaxing and alfresco dining. The kitchen is fitted with a sleek range of base and wall units with integrated eye-level oven and separate microwave, induction hob, integrated dishwasher, fridge/freezer and a breakfast bar with further storage. There is space for other appliances in the utility which is also home to a

shower and WC. A bright second living room provides a more intimate environment for relaxing around a log burning stove. There are three double bedrooms which all have built-in wardrobes, and the primary bedroom benefits from an ensuite shower. The bedrooms share a modern family bathroom which is fitted with a bath, wash-hand basin and WC. A purpose-built home office, which is fully double-glazed and has power and lighting, is situated in the garden.

## Outside

The shingle driveway spans the width of the property at the front, providing parking for numerous vehicles. A side passage leads to the private, mature, rear garden which is mainly laid to lawn with paved and shingle seating areas. The home office is at the back of the garden where there is also a useful garden shed.









## Location

Mark is a well sited and popular Somerset village with an active local community. There is a popular pub in the centre of the village, The White Horse, as well as The Packhorse on Church Street. There is a thriving village hall nearby and also a post office/stores, garage and church. There are many active clubs and groups including Mark Friendship Group. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

Mark has an excellent local first school, with Hugh Sexey Middle School in neighbouring Blackford and the Kings of Wessex Senior Academy in Cheddar. Accessible private sector schooling includes Millfield School, Sidcot School and Wells Cathedral School.

The historic village of Wedmore is approx. 4 miles away, offering a good range of shops

and facilities with the coastal towns of Weston-super-Mare and Burnham-on-Sea offering comprehensive amenities as well as access to the national motorway network via Junction 22 of the M5. Rail links at Highbridge, Burnham on Sea and Weston-super-Mare offer a direct service to Bristol and London Paddington. The general area offers a range of country pursuits together with an excellent local golf course in Wedmore and sailing on Axbridge Reservoir. The cities of Bristol and Bath are approx 24 miles and 30 miles away respectively with Bristol International Airport approximately 17 miles away.

## Directions

Approaching Mark from Wedmore, pass the church and Packhorse pub on your left and the Post Office on your right then take the 2<sup>nd</sup> right turning into Merryfield. Number 16 is situated on the right-hand side with parking outside.



Local Information Mark

**Local Council:** Somerset

**Council Tax Band:** C

**Heating:** LPG

**Services:** Mains electric, water and drainage

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

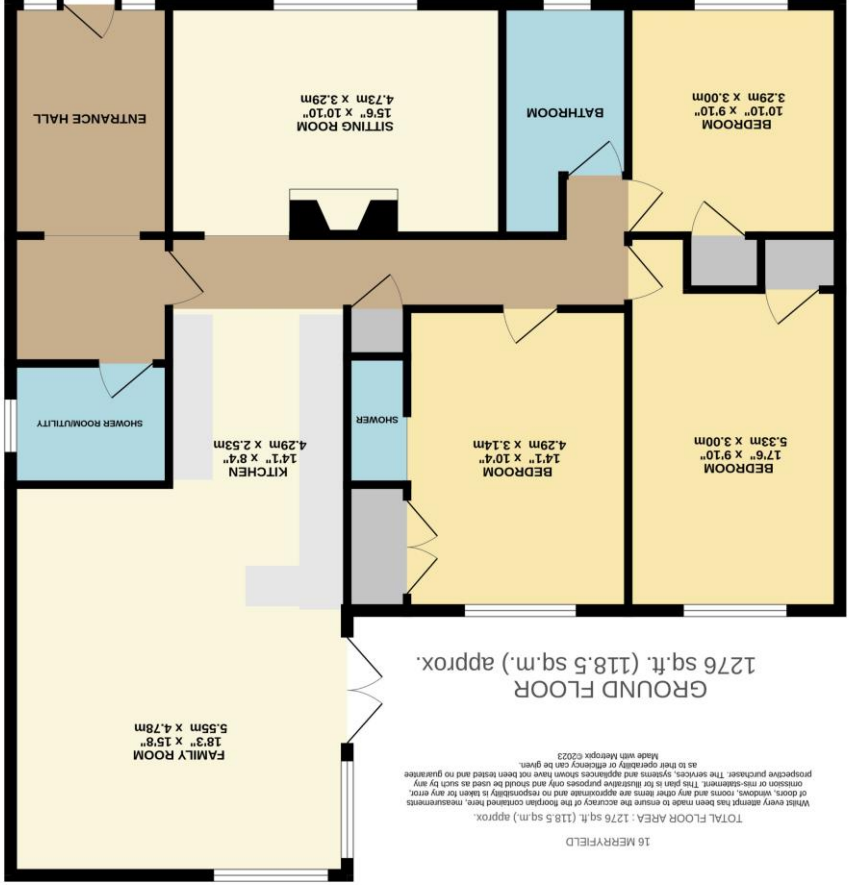
- Highbridge & Burnham



### Nearest Schools

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

WEDMORE OFFICE  
 telephone 01934 713296  
 Providence House, The Borough, Wedmore, Somerset BS28 4EG  
[wedmore@cooperandtanner.co.uk](mailto:wedmore@cooperandtanner.co.uk)



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