

# Ozark Road

Cheddar, BS27 3GG

COOPER  
AND  
TANNER



**£320,000 Freehold**

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 3  1  2 EPC B

## £320,000 Freehold

### DESCRIPTION

Beautifully presented in the heart of the village is this almost new, three bedroom family home. Benefiting from all guarantees, ample living space, three bedrooms, bathrooms and an enclosed rear garden this is a fantastic family home.

On entering the property from the front you are immediately welcomed into a hallway which provides access to all ground floor rooms and benefits from stairs leading to the first floor. There is a front aspect kitchen, fitted with an array of wall and base units, an integrated oven, gas hob, extractor hood and basin. The rear of the property benefits from an open plan living/dining room with a side aspect window which is perfect for entertaining and family living and has patio doors at the rear opening into the garden. There is also a handy ground floor cloakroom which is fitted with a pedestal sink and WC.

The first floor houses the three bedrooms and the family bathroom. The principle bedroom benefits from its own en suite bathroom fitted with a good sized shower cubicle, WC and pedestal sink and a storage cupboard. There are two further bedrooms which both overlook the garden. There is also a contemporary family bathroom fitted with a paneled bath, WC and pedestal sink.



### OUTSIDE

The front of the property benefits from a driveway providing off street parking for a couple of vehicles. There is a pathway which leads to the rear garden and is accessed through a gate at the side. The garden is fully enclosed and is mostly laid to lawn with a patio area directly outside the lounge doors. There is also a handy freestanding wooden shed which is perfect for garden storage.

### DIRECTIONS

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. 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.

### SERVICES

All mains services

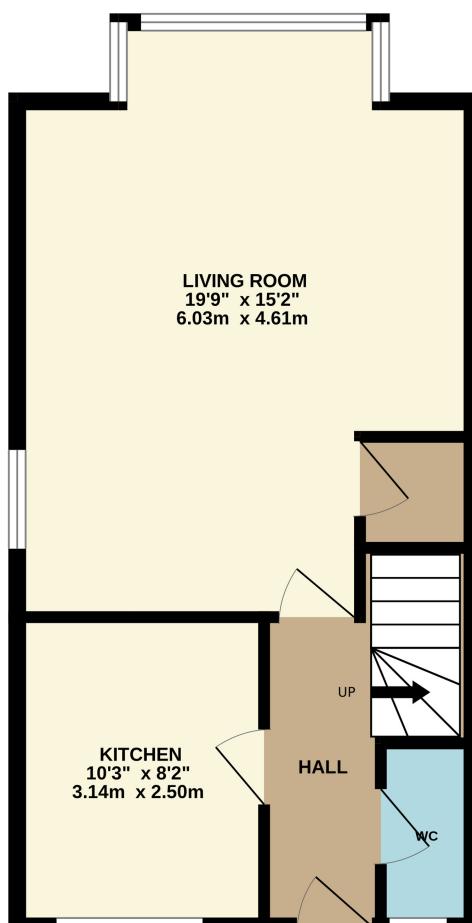
### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

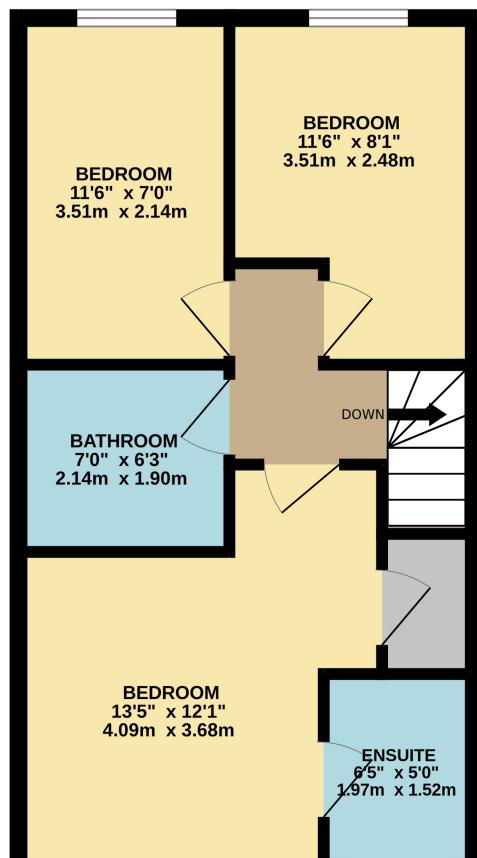




GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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CHEEDAR OFFICE  
Telephone 01934 740055  
Unit 2, Union Street, Cheddar, Somerset BS27 3NA  
[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

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