



Aceleis, Bristol Road, Rooksbridge, BS26 2TA

£470,000 Freehold

COOPER
AND
TANNER



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Description

With no onward chain, this beautifully presented 1920's four-bedroom home offers practical, open-plan living, with integral garage on a substantial plot with a versatile south-facing garden.

This house was in its infancy in the time of Art Deco when dancing the Charleston and the Fox Trot was all the rage. Over the generations it has undergone thoughtful and sensitive extensions and renovations to create the warm and welcoming family home it is today.

The light and spacious entrance hall, decorated in a soft neutral palette features laminate wood flooring which continues into the spacious open plan sitting room/ dining room. Here, a wood burning stove provides a cosy focal point and the double aspect dining area also features an original fireplace. Natural light also floods across this living area through French doors which open out into the conservatory overlooking the south-facing garden. Tucked away in the corner of the conservatory is a handy cloakroom. The kitchen, is fitted with open shelves and modern, shaker-style units topped with wooden worktops. Integrated appliances include a larder fridge, double oven and induction hob. There is a handy walk-in pantry and the area opens

up into a versatile breakfast room, currently housing the piano. The adjoining utility room provides plenty of additional storage, a sink, space for white goods and access to the integral garage which benefits from an electric door and pedestrian access to the driveway.

The four bedrooms are upstairs. The principal bedroom suite spans the depth of the property from the front to the back, with an opulent ensuite shower room. There are two further double bedrooms and a single room (currently a home office) which all share a fabulous bathroom with a hint of Art Deco luxury.

Outside, the property is set back from the road behind a small, landscaped area of mature shrubs with a shingle border, and wooden fencing across the width of the property with five-bar gated driveways on either side. The south-facing rear of the property is level with paved terraces, hard-standing and shingle play area. There is a greenhouse and a shed.

The vendors tell us that they have right of access over the private lane to the right of the property for access to the oil tank at the rear of the garden.









Location

The village of Rooksbridge is one of those rare communities which is lucky enough to have retained its post office/store and pub. It is situated on the A38, Bristol to Taunton Road, and has local facilities within reach. The medieval town of Axbridge and Village of Cheddar lie a few miles to the north with excellent range of shopping, social and recreational facilities. The surrounding area is well-known for its beauty and country activities available including riding, walking, fishing and sailing. Kings Fitness and Leisure Centre in Cheddar is an excellent local sports' complex with a 25m swimming pool. Renowned golf courses can be found locally at Wedmore and Burnham-on-Sea. Rooksbridge falls within the Wessex Learning Trust, a three-tier schooling system, and is in the catchment for Weare First School, Hugh Sexey Middle School, and Kings of Wessex Academy. Bristol, Weston-super-Mare and Wells are within daily commuting distance and there is access to the national motorway network at M5 Junction 22, a few miles to the south. The nearby seaside town of Burnham-on-Sea is about 15 minutes' drive away.



Local Information

Local Council: Somerset

Council Tax Band: D

Heating: Oil

Services: Mains electric, water and drainage

Tenure: Freehold



Motorway Links

- M55



Train Links

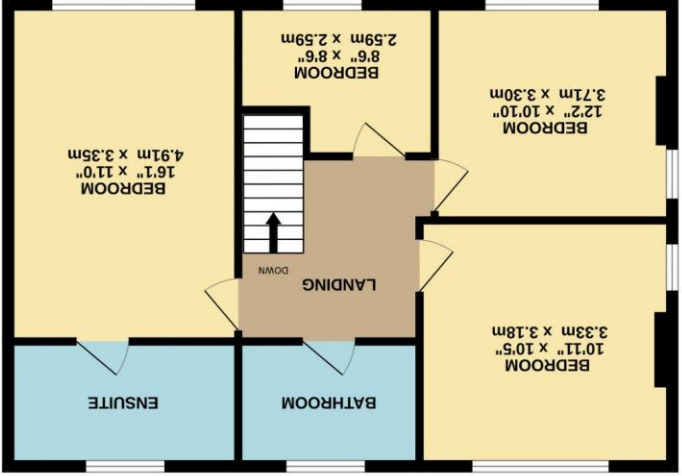
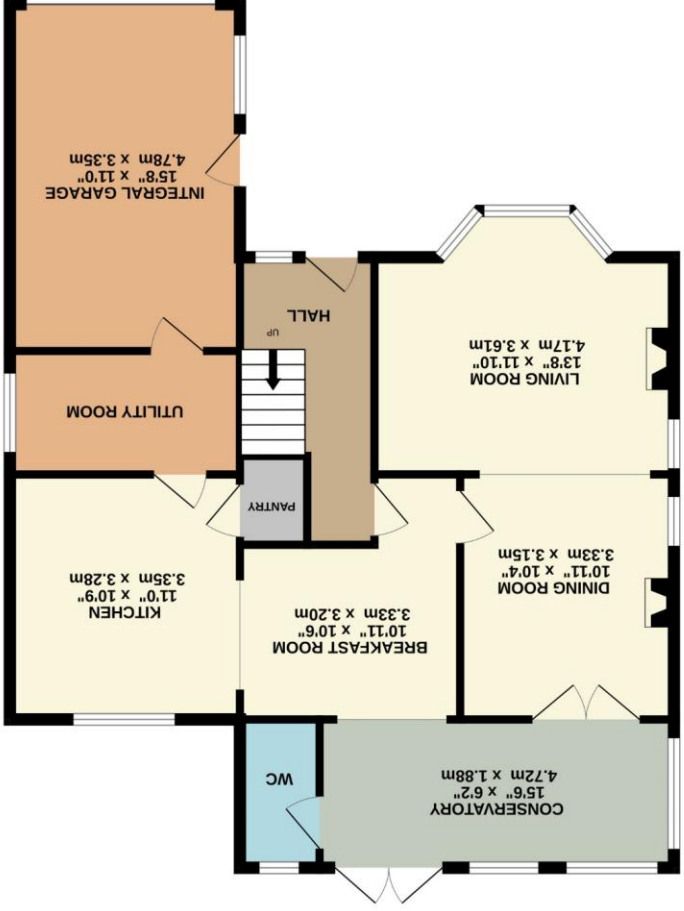
- Highbridge
- Weston Super Mare



Nearest Schools

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





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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