



8 Holden Gardens, Cheddar Road, Wedmore BS28 4FE

£695,000 Freehold

COOPER
AND
TANNER



8 Holden Gardens, Cheddar Road, Wedmore BS28 4FE

 2  2  3 EPC B

£695,000 Freehold

Description

In the heart of Wedmore, close to amenities, is this immaculately presented detached home with two spacious bedroom suites; light and bright sitting room; kitchen and open-plan dining/entrance; and single integrated garage, bordered by landscaped gardens with driveway parking.

Holden Gardens is an exclusive development of impressive, individual homes which encircle a beautifully landscaped green maintained by a grounds manager. The road sweeps round these gardens to number eight which is in a tranquil setting towards the end of the cul-de-sac. A short stroll from the house, along footpaths, brings you into the heart of this thriving village with its shops, cafés and pubs.

The architecture of all the houses in Holden Gardens pays tribute to the characterful buildings prevalent in the surrounding area. Number 8 is no exception, combining local Somerset lias stone with light coloured render and tall gable with decorative barge board. The interior is contemporary throughout, decorated in a neutral colour palette with a combination of engineered oak flooring and pale carpeting over underfloor

heating, and lit by energy efficient LED recessed downlighters.

The sleek, stylish kitchen includes a range of wall and base units with Neff appliances and Silestone Quartz worktops and upstands. Oak pocket doors slide open to the sitting room where French doors lead out to the terrace and private rear garden. The open-plan entrance hall includes a dining/study area which has been designed so it could be adapted to accommodate a downstairs bedroom. There is also a separate utility room with access to the garage, and a downstairs shower room. Upstairs there are two beautiful double-bedroom suites, both with spacious en-suite facilities and built-in wardrobes and storage.

Outside, the rear garden has been thoughtfully landscaped with colourful borders framing the lawn and paved seating areas to make the most of the sunshine. There is paved terracing across the rear of the house providing ample space for relaxing and entertaining. The garden to the front and side of the house is mainly laid to lawn with a pretty flower bed in front of the bay window. The drive and pathways are surfaced with attractive stone and tegula paving.









Important Information

Holden Gardens is an exclusive development for the over 55s. It includes a visiting estate manager to maintain all the communal areas and gardens, as well as owners' private gardens. There is a management fee paid quarterly. Included in this service is energy and water bills for the communal areas, some external property maintenance – such as external redecoration, external window cleaning, gutter clearing – to take the mundane jobs of home ownership away and provide a lifestyle to enable a relaxing retirement.

Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 public houses.

A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Mains gas

Services: All mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Weston-super-Mare

Local Amenities Include:

- Doctor and dentist surgeries
- Post Office and various shops
- Village grocery shop
- Cafes and pubs

WEDMORE OFFICE
telephone 01934 713296
Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@cooperandtanner.co.uk

COOPER
AND
TANNER

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.
Made with Metropix v2025

TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

