

# St Andrews Road

Cheddar, BS27 3NG

COOPER  
AND  
TANNER



## £630,000 Freehold

Beautifully presented and boasting an exceptionally presented garden is this well proportioned grade II listed family home in the heart of the village.



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### DESCRIPTION

Beautifully presented and boasting an exceptionally presented garden is this well proportioned grade II listed family home in the heart of the village.

Entering into the grand entrance hall you are provided with access into a cupboard and into the grand living room and kitchen. The living is a beautiful triple aspect room with an array of original features and a side door. These include period coving and wooden shutters on a couple of windows and there is an ornate marble fireplace with mantelpiece and tiled hearth with inset gas fired coal effect stove. The kitchen is a large side aspect room and is fitted with a selection of wall and base units, with space for appliances and a wood burner. There is access into the utility room which has a front exit into the garden, skylights and ample space for more white appliances. The ground floor is completed with a handy shower room which is conveniently positioned from the utility room and benefits from a WC, basin and shower cubicle.

The first floor houses two double bedrooms, the family bathroom and provides access to the top floor. The principle bedroom is a large triple aspect room and allows beautiful views of the gardens and benefits from a feature fireplace. The second bedroom is a side aspect double and the side aspect bathroom is fitted with a WC, vanity sink, panelled bath with overhead shower and a bidet. The middle floor is finished with a grand landing with storage cupboards and a large window over the stairs.

The top floor houses a further large bedroom with wooden beams, a side aspect window and skylights. There is a landing area which boasts natural light from a skylight and has space for an office table to create a study. There is a further shower room on the top floor with a shower cubicle, WC, basin and a cupboard.

### OUTSIDE

Entering onto the newly laid driveway you are provided with ample parking for multiple vehicles. The garden is fully enclosed and is filled with colour from an array of mature flowers, trees, including magnolia and willow and bushes which fill the garden with colour through the seasons. There is currently a summerhouse, a selection of different patio areas. The garden has a

selection of turfed areas and boasts the benefit of being surprisingly private and a beautiful space to entertain or to allow children to play. Situated around to the rear of the property and approached via The Croft (the neighbouring road). The detached single garage has an up and over door and there is hard standing to the front of the garage for one or two vehicles.

### 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 F

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

### DIRECTIONS

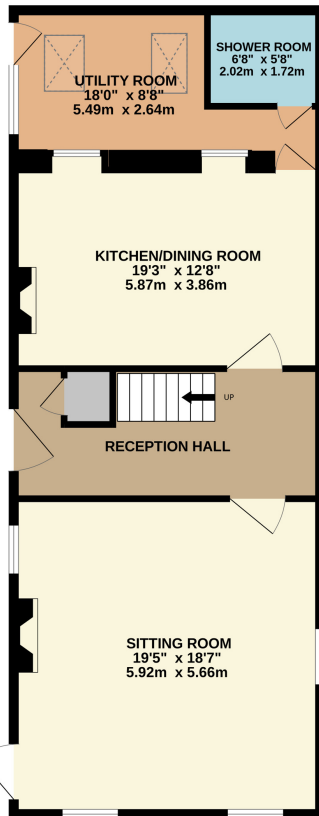
From our office turn left and proceed along Union Street, turning right over the bridge into Redcliffe Street. Take the second turning left into St Andrews Road and proceed along for approximately a quarter of a mile. Magnolia House will be found on the left hand side, on the corner of The Croft.



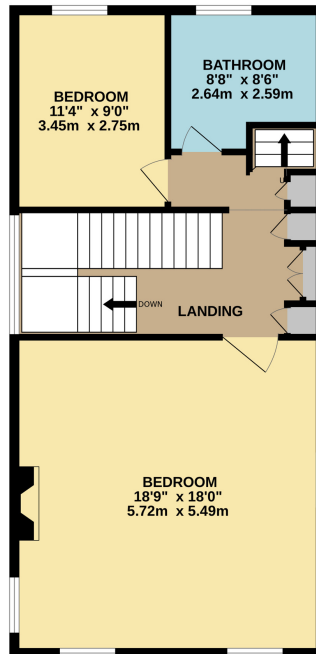




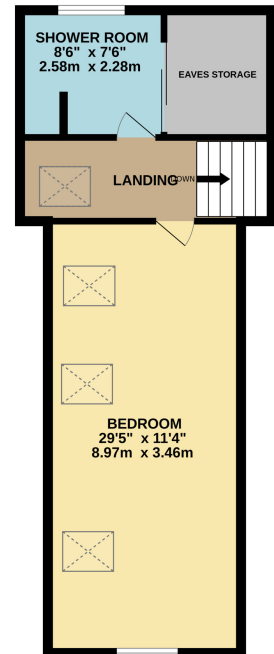
GROUND FLOOR  
834 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



2ND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.9 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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## CHEDDAR OFFICE

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