

Warrens Hill

Cheddar, BS27 3LN

COOPER
AND
TANNER



£735,000 Freehold

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DESCRIPTION

Beautifully presented and offered with no onward chain is this fabulous five bedroom property which boasts exceptional far reaching views, ample living space and garage and a large garden.

Entering the property from the driveway you are immediately welcomed into a hallway providing access into all the ground floor rooms. The large utility room has space for appliances alongside a selection of units. There is access at the end into the shower room which is fitted with a cubicle, basin and WC and access into the kitchen. The kitchen is a dual aspect room and benefits from a beautiful finish throughout, integral appliances and space for further appliances. The kitchen allows space for a large dining table and sitting area and access back into the hallway. There is a further front door from the hallway and a beautiful wooden staircase with glass panelling. There are three ground floor double bedrooms. The larger bedroom enjoys garden views with doors opening. The family bathroom is beautifully fitted and benefits from a cupboard, WC, panelled bath and basin.

The first floor boasts an exceptional wooden framed living room. The living room is filled with light and far reaching views with big windows at the front, rear and side and a door opening to the decking. There are two further rear aspect bedrooms. The smaller is currently used as a study but offers a magnitude of uses and there is a handy upstairs cloakroom with WC and basin.

OUTSIDE

Externally the property benefits from two driveways. There is a tandem driveway before entering the property which allows parking for a couple of vehicles and a gated driveway which provides ample off street parking. There is a large double garage which is perfect for storage and benefits from power and lighting. The rear garden is a great entertaining space. Boasting panoramic views towards Cheddar Gorge, the Mendip hills and over open farm land, this property offers space and tranquility. The garden is mostly laid to lawn, is fully enclosed and is filled with a selection of mature flowers, plants and trees. There is a decked area outside of the property that is perfect for enjoying the views and entertaining and a further patio area with steps leading back to the driveway.

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. 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 and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

The village itself has a wide range of shops to cater for everyday needs and a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

TENURE

Freehold

COUNCIL TAX

Band E

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

DIRECTIONS

Travelling towards Cheddar along the A371 from the A38, turn left at the Shell Garage into Axbridge Road (B3135), following directions for The Gorge. Hannay Road is the second turning on the left. Follow Hannay Road around a left hand bend and continue to the end, turning right into Warrens Hill. The property will be found towards the top after taking a track on the left hand side where we have a for sale board at the bottom with the property found at the top on the left.

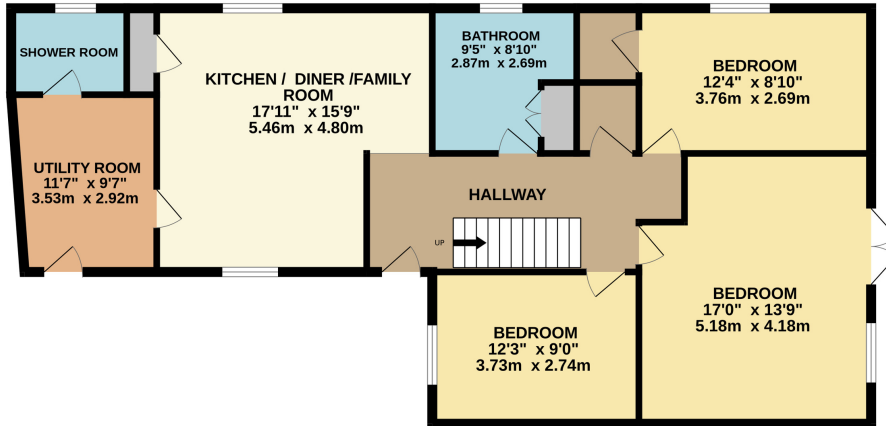
WHAT 3 WORDS

truck.handicaps.pies





GROUND FLOOR



1ST FLOOR



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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