

Springfield Close

Cheddar, BS27 3AR

COOPER
AND
TANNER



£500,000 Freehold

Set in the heart of the village, in a cul-de-sac location, is this well proportioned, south facing four bedroomed family home with no onward chain.

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 4  2  2 EPC TBC

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DESCRIPTION

Set in the heart of the village, in a quiet cul-de-sac location, is this well proportioned, south facing, four bedroomed family home, with no onward chain.

On entering the property, the light hallway offers access to most of the ground floor accommodation, including a cloakroom with WC and basin and benefits a useful understairs cupboard for storage. The living room is light and bright with windows on two aspects, and features a fireplace with chimney. Glazed sliding doors between the living room to the dining room allows a great flow of light through the property. The dining room itself benefits from glazed sliding doors into the south facing garden via a patio area, and also provides access to the kitchen. The kitchen has a selection of wall and base units, providing plentiful cupboard space, whilst accommodating appliances too. There is ample room for a breakfast table. The kitchen provides access to a further flexible reception room/snug/office with a large window, and also to the utility room which has space to house appliances and has storage cupboards. The utility benefits from a door into the rear garden.

Upstairs, the large principle bedroom has a dressing room with fitted wardrobes providing plentiful storage space, and an en-suite with walk in shower and fitted cabinetry providing additional storage. Two further generous bedrooms offer fitted wardrobes and a further bedroom benefits views of the garden. The upstairs landing has an airing cupboard and a further good sized storage cupboard, and provides access to the loft which is boarded and has a ladder for access, and a light.

OUTSIDE

The front of the property benefits from a generous driveway, with parking for multiple vehicles and a well maintained front garden with mature shrubs and trees, and a further large side area that could provide further parking or additional storage. There is a good-sized garage with electric door. Access from the front of the property to the rear garden can be gained by a side gate adjoining the garage. The rear garden is enclosed, mostly laid to lawn and provides mature planting with patio areas to sit and relax and enjoy the surroundings. There is a hard standing for a shed if desired and an outside

tap.

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.

SERVICES

All mains services

COUNCIL TAX BAND

Band E

LOCAL AUTHORITY

Somerset county council

TENURE

Freehold

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

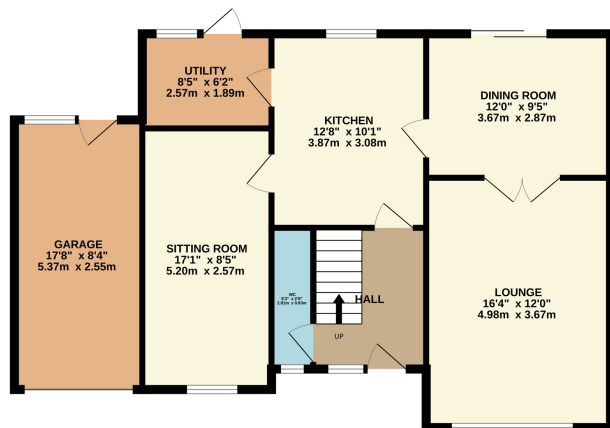
DIRECTIONS

From our Cheddar office turn right, and right again at The Market Cross. Proceed out of the village, past the War Memorial, and take the fourth turning on the right into Barrows Road. Turn first left into Springfield Road and then left again into Springfield Close, follow round and then at the end of the cul de sac follow it around to the left where the property can be found.

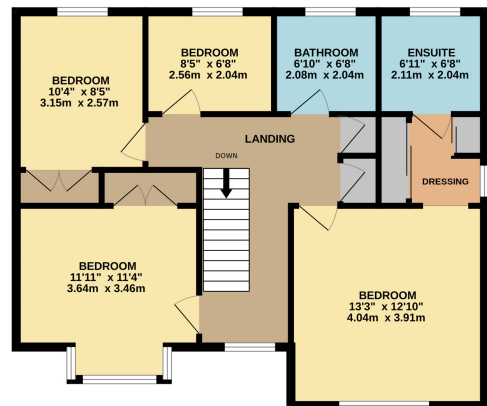




GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 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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