



Towy, The Green, Easton, Nr Wells, BA5 1EB

£385,000 Freehold

COOPER
AND
TANNER



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 3-4  1-2  2 EPC C
£385,000 Freehold

DESCRIPTION

Set in the village of Easton is this bright, detached family home. The property is set out over two levels, with the main living accommodation on the upper level, and comprises a kitchen dining room open to the sitting room, principal bedroom with ensuite, three further bedrooms and a family bathroom. A decked terrace offers space for outdoor furniture and entertaining with far reaching views over the neighbouring countryside and there is a driveway with parking for two to three cars.

Upon entering is a hallway with space for coats and shoes. From here a door opens into the versatile fourth bedroom which is double in size and has a window and glazed door the front of the property. Benefitting from its own separate access this space could be used for a home-based business (subject to the necessary consents) or equally could be used as a playroom, study or snug. From the hall stairs rise to the upper floor and the main living accommodation.

A large landing, with useful store cupboard, leads to all rooms. The kitchen dining room, with wood effect flooring, is well-appointed and features a range of cabinets with Shaker style doors and drawers, finished in a soft taupe colour, one and a half bowl inset ceramic sink, integrated eye-level oven and ceramic hob. There is space for both a washing machine and dishwasher along with further white goods. This bright room offers space to accommodate a table to seat six and benefits from a glazed door the garden, window to the rear garden and window to the front offering countryside

views. Open to the kitchen dining room is the sitting room, again with wood effect flooring and benefiting from a contemporary wall mounted radiator. This dual aspect space has a window to the side overlooking the decked terrace and sliding patio doors opening onto a balcony and benefiting from a wonderful aspect over the surrounding Somerset countryside.

The principal bedroom is a good-sized double with plenty of room for bedroom furniture and a large picture window to the front, again offering splendid views. The fully tiled ensuite shower room, comprises, quadrant shower enclosure with both waterfall and adjustable sprays, vanity wash basin, WC and modern towel radiator. To the rear of the property are two similar sized single bedrooms both looking out over the rear garden. The family bathroom is again fully tiled and features a 'P' shaped bath with shower overhead, WC, vanity wash basin and modern towel radiator.

The property also benefits from a generous loft space, which offers potential for conversion into additional accommodation (subject to the necessary consents).

OUTSIDE

The property is accessed via a shared driveway with dedicated parking for two to three cars. To the front of the house are two areas of lawn and a path to the side garden.

At the side of the house is a terraced garden laid out over three levels with steps between. This low maintenance









OUTSIDE (continued)

space is mainly laid to gravel and slate shingle, offering space for garden pots, if desired. On the first level is a covered store area (beneath the patio above). This lockable space offers useful storage for garden equipment, tools, bikes and bins. The upper terrace, which can also be accessed directly from the kitchen dining room is decked and offers space for outside furniture, and entertaining. The deck wraps around the front of property with a further patio area and balcony with glass balustrade. This south westerly facing terrace and balcony benefits from sun throughout the day and offers the perfect vantage point for those glorious countryside views.

To the rear is a paved area with wooden shed and bin store. Adjacent is an area of lawn with raised border, edged with sleepers, and planted with mature shrubs. This area of garden is enclosed by a wall with mature trees and hedges beyond.

LOCATION

The village of Easton is situated 2.5 miles west of the Cathedral City of Wells and neighbouring Village of Westbury Sub Mendip which has a village shop and public house. There is a regular bus service from Wells to Cheddar which passes through Easton.

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Viewing is strictly by appointment with Cooper and tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A371 Cheddar Road. Pass through the village of Haybridge and onto Easton. Take the first turning on your left into The Green. The property is the first house on the left-hand side.

REF:WELJAT5122025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas fired central heating

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

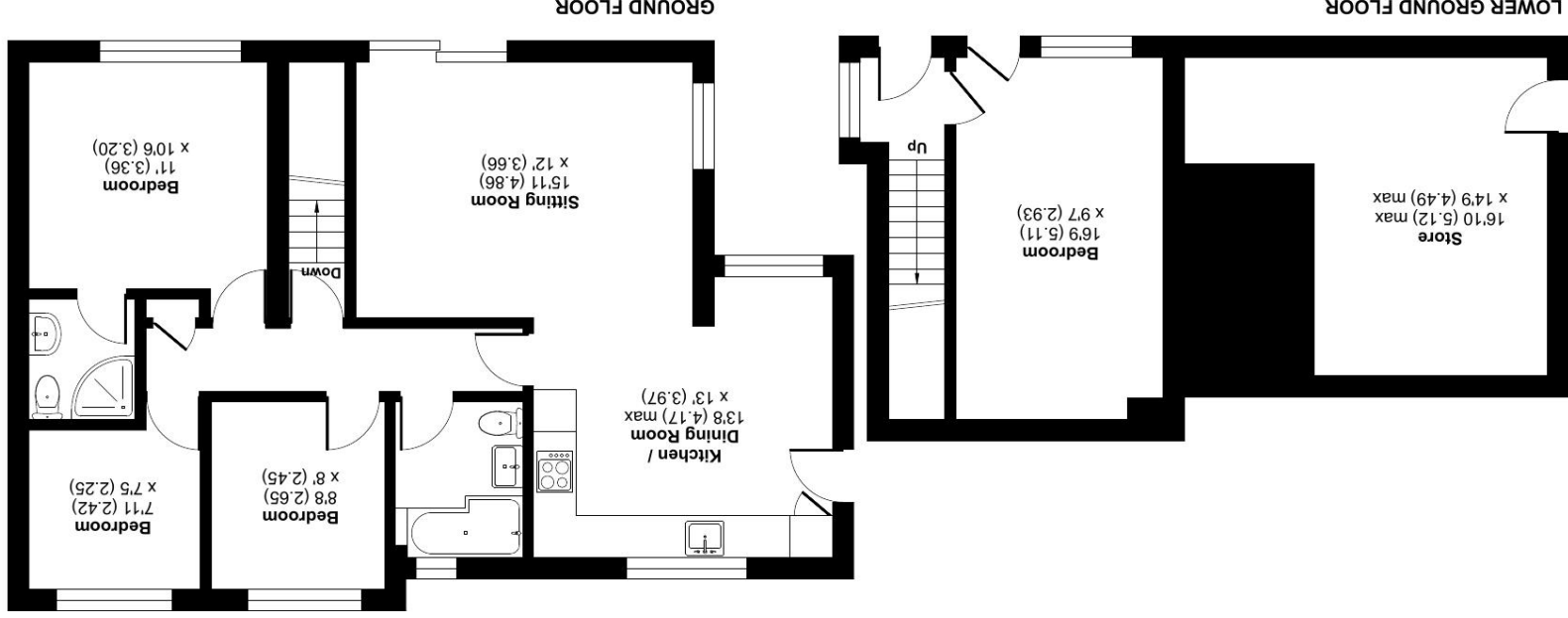



Nearest Schools

- Westbury Sub Mendip (Primary)
- Wells (Secondary)

The Green, Easton, Wells, BA5

Approximate Area = 1034 sq ft / 96 sq m
Outbuilding = 189 sq ft / 17.5 sq m
Total = 1223 sq ft / 113.5 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nihcom 2025.
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WELLS OFFICE

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