



The House in the Garden, Cheddar Road, Wedmore BS28 4EQ £675,000 Freehold

COOPER  
AND  
TANNER



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£675,000 Freehold

## Description

With no onward chain and tucked away in the heart of the village, close to shops and amenities, this modern, spacious, detached 3-bedroom home with driveway, separate garage and outbuildings is a hidden gem.

Approached through impressive wrought iron gates, a tree-lined driveway opens out providing parking for several vehicles. The house itself is nestled back on its plot behind a wooden picket fence beyond which a pathway leads to a large sun terrace and covered porch area. The large airy entrance hall sets the tone for the light, spacious and well-proportioned rooms beyond. A substantial dual aspect sitting room features sliding doors leading onto the sun terrace to make the most of those warm sunny days, whereas on dark chilly evenings the stone fireplace with gas fire creates a cosy focal point. A further versatile room, formally a dining room, also has views across the terrace and leads onto the kitchen and utility room beyond.

The kitchen features a dining area overlooking the front garden and a range of shaker-style wall and base units with integrated appliances including Neff ovens, dishwasher, and fridge. The adjoining utility room leads

to the back garden and provides space for further appliances and features a built-in pantry cupboard and houses the boiler. The downstairs accommodation also includes an impressive principal bedroom, with a bank of built-in wardrobes and an ensuite bathroom. There is a further cloakroom leading off from the hall.

Upstairs the light and spacious galleried landing, with views across the front garden leads to two well-proportioned bedrooms, one of which has built-in wardrobes and views across the front garden, the other looks out across the rear of the property. A family bathroom with a modern suite and large airing cupboard completes the upstairs accommodation.

## Outside

The sun terrace is the perfect spot for relaxing and dining in the evening sun and is bordered by flower beds, shrubs and trees. A path winds around the rear of the property where, via a decorative archway in the garden wall, a further secluded garden can be found. This area, enclosed by a stone wall, contains a substantial outbuilding which has potential for development (subject to consents). Part of the stone garden wall comes under the Grade II listing of the neighbouring property.









## 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 stores, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two 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. There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



#### Motorway Links

- M5 J22
- M5 J21



#### Train Links

- Weston-super-Mare
- Highbridge



#### Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



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TOTAL FLOOR AREA: 1934 sq.ft. (179.7 sq.m.) approx.