



4, West Well Lane, Theale, Wedmore BS28 4SW

£695,950 Freehold

COOPER
AND
TANNER



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Description

Beautifully presented four-bedroom, extended and refurbished, family home, with desirable open-plan living areas, with level west-facing garden, driveway parking and garage, in a tranquil village lane location.

From the lane, the unassuming façade gives little indication of the fabulous contemporary make-over hidden within. The remodelled and extended, open-plan hub of the home, where the thoughtfully designed kitchen, dining and living areas create an enviable, sociable space which spills out into the garden as the glazed tri-fold doors slide away. The kitchen is fitted with a sleek range of wall and base units topped with contrasting worksurfaces, with integrated appliances and space for a range style cooker, whilst a large, separate utility/boot room provides plenty of further storage and space for other appliances. This versatile kitchen/living room has ample space for comfortable seating and dining furniture, and benefits from lovely views across the garden to the countryside beyond. Warm engineered oak flooring, over underfloor heating, runs through this kitchen/living space and through the hall. A large, separate sitting room offers a more intimate space to relax, with a log burning stove providing a warm focal point on cooler days, and glass sliding doors opening to the rear garden terrace when the weather is warmer. A third

reception room which is currently a study/snug could also be an occasional bedroom, with a cloakroom just down the hall.

At the top of the stairs a floor to ceiling picture window takes in the views and allows natural light to flood in. There are four double bedrooms on this floor, three of which share a contemporary family bathroom fitted with a shower cubicle, bath, wash-hand basin and WC. The principal suite is a spacious, tranquil haven, away from the other bedrooms, with a wall of built-in wardrobes and a stylish ensuite bath and shower room.

Located in a quiet village lane, backing onto fields, this home offers a peaceful retreat between the thriving, historic centres of Wells and Wedmore, with easy access to the main road and local pick-up points for school buses. The house sits on a generous level plot with driveway parking at the front and access to the large double garage. The lovely rear garden has been thoughtfully landscaped to create terraced seating and entertaining areas to make the most of the sunshine and the views, with an inviting pergola at the far end of the garden. The garden is mainly laid to lawn with well-stocked established boarders. Solar panels were installed in 2025 and they are privately owned.









Location

Theale is a village situated just 2.5 miles from the Village of Wedmore and has a thriving community with a church, village hall and children's play area. There is a bus stop servicing Wells and the local school buses stop in the village 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. Theale is not far from the beautiful Cathedral City of Wells and of commutable distance to Bristol and Bath.

The local village of Wedmore is a busy historic village with an exciting social and commercial centre featuring a wide range of retail and leisure facilities including boutique shops, newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers,

grocers, a range of eateries, and public houses. Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities. There is a community run bus service to the larger nearby towns.



Local Information Theale

Local Council: Somerset

Council Tax Band: E

Heating: Oil

Services: Mains electricity and water. Private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston-super-Mare



Nearest Schools

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

wedmore@cooperandtanner.co.uk

Providedence House, The Borough, Wedmore, Somerset BS28 4EG

telephone 01934 713296

WEDMORE OFFICE



For identification only - Not to scale

Total = 2445 sq ft / 227.1 sq m

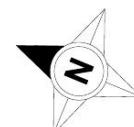
Garage = 290 sq ft / 26.9 sq m

Approximate Area = 2155 sq ft / 200.2 sq m

West Well Lane, Theale, Wedmore, BS28



Up



Floor plan produced in accordance with RICS Property Measurement Standard 2nd Edition.
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