



1, Birch Close, Wedmore, BS28 4BG

£535,000 Freehold

COOPER  
AND  
TANNER







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## Description

Nestled in a quiet, sought-after cul-de-sac near Wedmore's popular West End, this spacious bungalow with two double bedrooms, open-plan kitchen, living room and fabulous garden room, has an integral double garage and is set back on its generous plot which features a beautifully landscaped, south-facing garden.

1 Birch Close has been a well maintained and loved home with well-proportioned rooms decorated in a neutral colour palette. The sizeable kitchen and living area flow into the exceptional garden room creating a light, airy living space with views over the stunning rear garden.

The open plan kitchen-diner features a range of shaker-style base and wall units topped with sleek black worktops and includes a Rangemaster cooker and integrated dishwasher. The adjoining utility room provides additional storage, space for white goods and access to the side of the property. Through French doors the kitchen area flows into a generous sitting room, where a vaulted ceiling and feature fireplace with wood burner create an airy and welcoming space from which the garden room can be accessed. Warm and inviting, the garden room is the perfect spot to settle down with a book and take in views of the pretty rear garden, and

features a wood burning stove to cosy up to in the winter months.

The principal suite, situated at the rear of the property, is light and bright with triple aspect windows, and provides a tranquil, relaxing space with a glass door opening onto the rear garden. It benefits from built-in wardrobes and an ensuite shower room. A generous second double bedroom has an additional dressing area which could accommodate an occasional bed or other furniture. It is next to the modern family bathroom with a shower over the bath and a separate cloak room. A handy door from the hall leads directly into the double garage which has potential for conversion (subject to consents).

Tucked well back on its plot, secluded behind trees and shrubs, the front of the property is private and provides parking for several vehicles. Bordered by hedges, a lawned area wraps around the side of the property and includes several raised beds. The beautifully landscaped rear garden is laid to lawn, with a sprinkling of shrubs and flower beds, while a pergola frames a paved pathway to a seating area with plenty of space for a table and chairs. On the other side of the property there is a shed and pedestrian access to the driveway.















## 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 store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 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.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the

Wessex Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



**Local Information:** Wedmore

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Gas

**Services:** Mains gas, electricity, water and drainage

**Tenure:** Freehold



### Motorway Links

- M5
- J22



### Train Links

- Highbridge



### Nearest Schools

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



**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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TOTAL FLOOR AREA : 1570 sqft. (145.8 sq.m.) approx.