



 3  1  1 EPC D

£435,000 Freehold

3 Combe Green,  
Croscombe, Nr Wells  
BA5 3QP

**COOPER  
AND  
TANNER**



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### DESCRIPTION

A spacious three bedroom detached property set in the heart of the desirable village of Croscombe with garage, wrap around gardens and parking. Set within a quiet cul de sac the property has wonderful views over the village and towards open countryside, neutrally decorated throughout but still offers scope to place your own mark or extend subject to the necessary consents.

Steps lead from the drive to the front door. Upon entering the property is a light and spacious entrance hall with two large storage cupboards. The kitchen/dining room features an array of fitted units topped with wooden surfaces, built-in eye level double electric oven, electric hob, fridge/freezer, dishwasher, space for a dining table and lovely roof top views towards the Church. From the kitchen is a door leading to the patio area, perfect for alfresco dining. The sitting/dining room is spacious dual aspect room with an abundance of natural light, ample space for a dining table for eight to ten people along with space for comfortable seating and an electric fire as the focal point. The room has a lovely view and door opening out to the gardens that surround the property.

There are two well-proportioned double bedrooms, both with garden views and along with a third, good sized, single/small double bedroom which could also be used as a home office, if desired. The bathroom comprises a bath, large corner shower, toilet, wash basin and heated towel rail.

### OUTSIDE

Gardens surround the property on three sides with an area of lawn, a wide variety of shrubs, bushes and flowers along with mature trees, hedging and a large patio area, perfect for furniture and outside dining. The larger than average garage

features an electrically operated 'up and over' door in addition to a pedestrian door opening to the rear. In front of the garage is parking for a further two cars.

### LOCATION

Croscombe is a well-served village with an excellent public house, village hall, church and a primary school. The village is approximately 3 miles from Wells and 2 miles from Shepton Mallet.

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

Viewings are strictly by appointment with Cooper and Tanner. Tel:01749 676524

### DIRECTIONS

From Wells take the A371 signposted to Shepton Mallet. Continue to the village of Croscombe and take the second turning on the right into Combe Green.

REF:WELJAT16022026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Croscombe (primary)
- Wells & Shepton Mallet (secondary)

GROUND FLOOR  
1192 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.  
Whilst every effort 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 listed and no guarantee as to their operability or efficiency can be given.  
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WELLS OFFICE  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

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