

Saxon Way

Cheddar, BS27 3GB

COOPER
AND
TANNER



£450,000 Freehold

A good sized detached, four-bedroom property on the highly sought after Draycott Park Estate close to village amenities. It is offered to the market with no onward chain

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 4  2  3 EPC D

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DESCRIPTION

Upon entering, the front door opens into a welcoming entrance hallway with doors leading to the downstairs cloakroom, lounge and kitchen. A staircase rises to the first floor. The good-sized cloakroom has a low-level WC, pedestal sink and built in cupboards. The spacious living room has a front aspect window overlooking the front garden and an attractive fireplace fitted with a gas fire. Double doors at the rear of the living room lead into the dining room, which has space for a large table and benefits from sliding doors opening onto the patio at the rear. The kitchen is situated at the rear of the property which benefits from a view of the back garden and is accessed from both the hallway and the dining room. Fitted with an array of wall and base units, integrated dishwasher, fridge, electric double oven, gas hob and extractor hood. There is ample room to accommodate a table and chairs plus a storage cupboard currently used to house a fridge/freezer. A door leads into the utility room which has access to the garage and the back garden. There is a large storage cupboard, sink and drainer, wall and base unit and space and plumbing for washing machine and tumble drier. There is also a wall mounted gas boiler.

On the first floor there is a square landing leading to the four bedrooms and family bathroom. The principal bedroom to the front benefits from built-in wardrobes and an en-suite shower room. There are two further double bedrooms with rear aspect, one of which has a built-in wardrobe. The smallest bedroom is a front aspect room and is currently fitted as a study. The family bathroom is fitted with panel bath, WC and pedestal sink. There is also an airing cupboard.

OUTSIDE

At the front of the property is a driveway providing parking for two vehicles. There is also a large, gravelled area to the side which could provide additional parking or space for a caravan. The single garage is accessed by an up and over door and has lighting and power. To the right of the driveway is an attractive garden area with a small patio and is planted with various flowering shrubs. The pretty rear garden has a large patio area which is perfect for al fresco dining. There is a variety of mature plants and shrubs, a lawned area, a raised vegetable/flower bed and a garden shed. A gate at the side gives access to the front of the property.

LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

The village itself has a wide range of shops to cater for everyday needs, bank, and a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

SERVICES

Mains gas, mains electricity, mains water, mains drainage

COUNCIL TAX

Band E

VIEWINGS

Strictly by appointment only- please call Cooper and Tanner

DIRECTIONS

From the Market Cross in Cheddar, take the A371 towards Wells for approx. 1/4 mile. Take the first turning right after the football club and then right again onto Draycott Park. At the T-junction, turn left into Labourham Way, and continue along following the road around to the right and then left into Saxon Way. The property will be found in the corner on the right hand side.

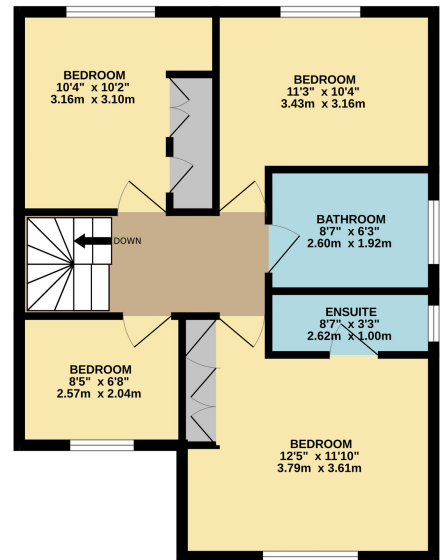




GROUND FLOOR



1ST FLOOR



Whilst every attempt 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 tested and no guarantee as to their operability or efficiency can be given.
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