



Ponderosa, The Causeway, Mark TA9 4QA

£499,500 Freehold

COOPER  
AND  
TANNER



# Ponderosa

## Mark TA9 4QA

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£499,500 Freehold

### Description

Exceptional, rural views; an extensive, level, south-facing garden; and a large driveway with a double garage are just a few of the assets of this spacious bungalow, which is being sold for the first time since it was built by the current owner and is now offered with no onward chain.

On almost third of an acre, the bungalow is well-positioned on its enviable plot, providing ample parking and gardens on three sides with fabulous uninterrupted countryside views. The living space is at the back of the property, making the most of the views. The open-plan kitchen diner is well-equipped and complemented with a conservatory from overlooking the garden and open countryside. The double aspect sitting room also enjoys these lovely views with sliding glass doors giving access to the patio and gardens. Three bedrooms, located at the front and side of the property also look out onto gardens which surround the bungalow. A shower room and a

separate WC complete the accommodation. Access to the property is via an entrance lobby leading into the main entrance hall or through a side covered passageway linking the bungalow to the garages which offers useful a further useful storage/utility area and gives access to the rear gardens.

### Outside

An extensive block paved driveway and shingle parking area provide space for many vehicles. Lawned gardens wrap around the property on three sides, and there are gates to the fenced rear garden on either side of the bungalow where far reaching views across the Somerset countryside to the South greet you. A large, terraced area offers the perfect space for relaxing and entertaining, whilst most of the plot, which is presently laid mainly to lawn, offers great scope for the green-fingered to create a truly wonderful garden to frame the landscape beyond.









## Location

Mark is a popular village with a thriving community. There is a village hall and two popular pubs, the Packhorse and The White Horse. There is also a village store, post office and church. The historic village of Wedmore is approximately 4 miles away, with the coastal towns of Weston-super-Mare (10 miles) and Burnham-on-Sea (5 miles) offering comprehensive amenities as well as access to the national motorway network via Junction 22 of the M5 (3 miles). Excellent sport facilities are available including Mark Bowling Club, Mark Cricket Club, the Isle of Wedmore golf club, football and tennis clubs. The general area offers a range of country pursuits along with sailing on Axbridge Reservoir.

Rail links at Highbridge, Burnham-on-Sea and Weston-super-Mare offer a direct service to Bristol and London Paddington. The cities of Bristol and Bath are within commuting distance

with Bristol International Airport approximately 17 miles away.

Mark falls within the Wessex Learning Trust catchment area for schools, which is a three-tier system with an excellent first school in the village, Hugh Sexey Middle School in the neighbouring village of Blackford and the Kings of Wessex Academy Senior School in Cheddar. There are also many reputable private schools within proximity, including Wells Cathedral School, Millfield and Sidcot Schools.

## Directions

Driving through Mark from the Wedmore direction, continue through the village until Mark First School is on your right-hand side. Ponderosa is a little further along on the left. You are welcome to park on the driveway for your viewing.



**Local Information** Mark

**Local Council:** Somerset

**Council Tax Band:** D

**Heating:** Oil

**Services:** Mains electric, water and drainage

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge & Burnham
- Weston-super-Mare



### Nearest Schools

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



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