

# Charterhouse Close

Cheddar, BS27 3XT

COOPER  
AND  
TANNER



## £485,000 Freehold

Sitting on a generous plot and in a highly sought after estate is this well positioned four bedroom family home. The property benefits from four bedrooms, ample living space, a large garden and driveway.



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### BS27 3XT



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EPC C

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#### DESCRIPTION

Sitting on a generous plot and in a highly sought after estate is this well positioned four bedroom family home. The property benefits from four bedrooms, ample living space, a large garden and driveway.

Entering from the front you are welcomed into a hallway that provides access into the living room, kitchen, cloakroom and to the first floor. The living room is a large front aspect room with a large bay window at the front and access into the kitchen. The kitchen/diner is a large rear aspect room with patio doors opening to the garden with a large rear aspect window. The kitchen provides plenty of space for a breakfast table and is fitted with a selection of wall and base units and has ample space for white appliances. There is access from the kitchen into a rear porch that leads into a utility space and outside. The utility room provides space for further white appliances and has access into the garage/store. The ground floor is completed with a handy cloakroom which is fitted with a WC and basin.

The first floor houses the four bedrooms and the bathrooms. The master bedroom is a large front aspect room with built in wardrobes and access into the en suite shower room. There are two rear aspect bedrooms and a front facing bedroom with the benefit of built in wardrobes. There is also a handy landing cupboard and a family bathroom which is fitted with a panelled bath with overhead shower, WC and basin.

#### OUTSIDE

The property from the front benefits from a large driveway which provides ample parking for multiple vehicles with a further gravelled area which is perfect for parking a larger vehicle. There is also a front lawn and a selection of mature flowers filling the garden with colour. The rear garden is fully enclosed and is mostly laid to lawn and is filled with colour from a selection of mature flowers and raised beds. There is a decked area found directly outside the rear doors which is covered with a veranda and there is currently a freestanding greenhouse.

#### 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 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

All mains services

#### COUNCIL TAX

Band E

#### LOCAL AUTHORITY

Somerset County Council

#### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

#### DIRECTIONS

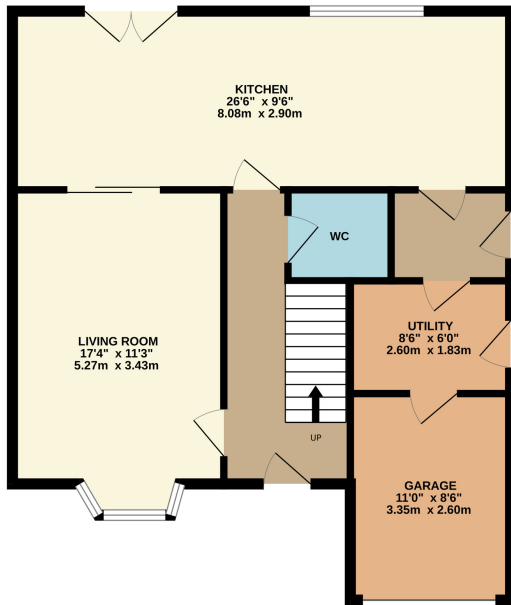
From our Cheddar office, turn right into Union Street and proceed along to the market cross. Turn left and follow this road past the church, across the bridge and out of the village. Turn first right after the football ground onto Draycott Park, then right again. At the T junction, turn right and then first left into Charterhouse Close.



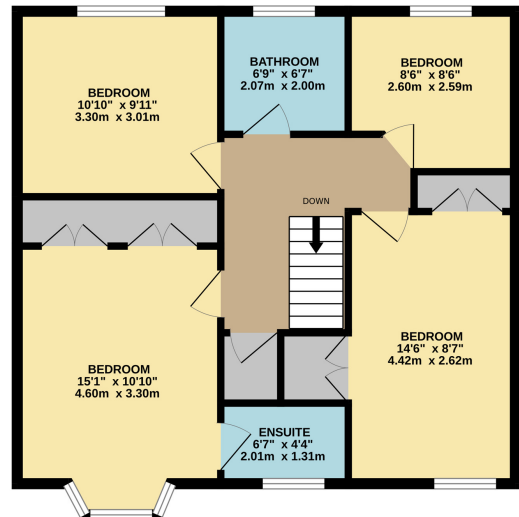




GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1402 sq.ft. (130.3 sq.m.) approx.

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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## CHEDDAR OFFICE

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