



Two Ways, Chapel Allerton, BS26 2PH

£615,000 Freehold

COOPER  
AND  
TANNER



# Two Ways

## Chapel Allerton BS26 2PH

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### Description

On an enviable and tranquil village plot, this immaculate and spacious three-bedroom bungalow, with open-plan kitchen and dining area, fabulous sitting room, and vaulted garden room, benefits from an extensive driveway with attractive stone outbuildings and garage.

This spacious bungalow combines contemporary and light open plan living with a warm and inviting interior finish. A large, bright sitting room with beautiful wooden parquet flooring and a bay window to the front also benefits from a feature fireplace with a log burning stove. Glass doors swing open extending this sociable living area into the fabulous, vaulted garden room. A wide central hallway connects the sitting room to the kitchen and allows space for a study/home office area overlooking the front garden, and there is access to a useful cloakroom. The extensive open plan kitchen and dining room provides plenty of space for a large dining table and other furniture. The kitchen is fitted with an attractive range of Shaker style wall and base units with warm wooden work surfaces and a matching kitchen island with breakfast bar, and further storage can be found in

the pantry and store. There is an integrated dishwasher and a Range cooker with gas hob and electric fan oven. Two of the double bedrooms are downstairs and they share a family bathroom with white suite. Stairs lead up from the rear hallway to the principal suite which has a 19' bedroom with vaulted ceiling, an ensuite shower room, a walk-in wardrobe, and easy access eaves storage.

### Outside

From double wrought iron gates on Front Street, a tarmac driveway crosses the property to a five-bar wooden gate on the quiet cul-de-sac of Ham Lane, providing plenty of parking and easy access. The bungalow sits to one side of the driveway with gardens front and back which are mainly laid to lawn bordered by mature colourful flower beds, shrubs and trees. Pretty stone outbuildings run almost the full length of the drive and include various garaging, workshops and storage. With the appropriate consents there is potential for conversion.









## Location

The tranquil, rural, yet accessible hamlets of Chapel Allerton and Stone Allerton lie between the historic and thriving communities of Wedmore, Axbridge and Cheddar, with easy access to the A38 with direct links to Bristol International Airport and the M5 junction 22. Local amenities include The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store, coffee shop and alfresco pizza oven; and the Ad Astra Cider Barn, a local social hub. The nearby village of Wedmore provides a wide range of retail and leisure facilities including a selection of boutique shops, a newsagents/general stores, chemist, butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and three public houses. Excellent sports' facilities are available including the Isle of Wedmore Golf Club, Bowls Club, Football and Tennis Clubs; sailing on Cheddar reservoir; and further sporting facilities at Kings Fitness and Leisure. The area has a wealth of opportunities for walking, cycling and horse riding. The Cathedral City of Wells is about 12 miles away whilst the larger centres of Bristol and Bath are approximately 23 and 30 miles respectively. The property also falls within the popular Wessex Learning Trust, three-tier school system. Local private schools include Sidcot, Millfield and Wells Cathedral Schools.

## Directions

Travelling from the centre of Wedmore, proceed out of the village along Church Street and turn right on to Lascot Hill. Continue along this road through Stoughton Crossroads and past Ashton Windmill before taking the next left turning into Rawlings Lane. At the end of the lane, turn right then take the second turning on the left into Front Street.

From the A38, turning onto Notting Hill Way in Weare, follow the road along passing The Valley Smokehouse on the right, then take the next turning right onto Rectory Hill. Front Street is the second road on the right.



### Local Information Chapel Allerton

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Oil

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

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

- Highbridge
- Weston-super-Mare



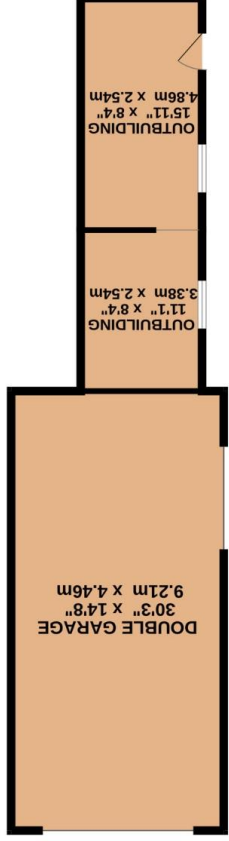
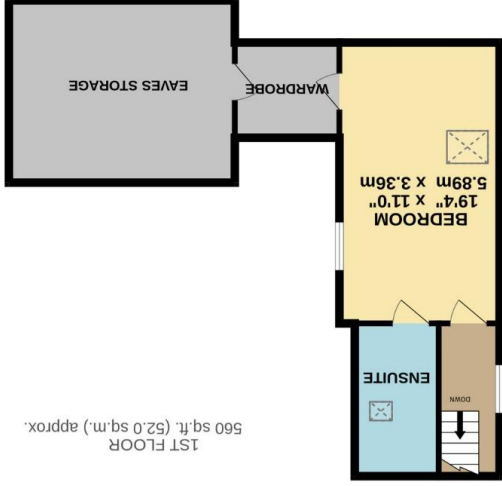
### Nearest Schools

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

TOTAL FLOOR AREA : 2885 sq.ft. (268.0 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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