

# Upper New Road

Cheddar, BS27 3DL

COOPER  
AND  
TANNER



## £499,500 Freehold

Beautifully presented and located in a desirable plot is this well proportioned four bedroom family home with ample living space, enclosed garden, garage and driveway.

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 4  2  2 EPC C

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### DESCRIPTION

Upon entering the property you enter into a spacious entrance hall with openings into the cloakroom, lounge and kitchen with handy under stair storage cupboards and there is access to the first floor. The cloakroom is a front aspect room with a frosted window, vanity sink and low level WC. The lounge is a good sized front aspect room with a dual fuel wood burner as the feature point in the heart of the room. The kitchen/dining room is at the rear of the property and is the hub of the house and benefits from a large rear aspect bi fold door and a further sliding door that opens out and overlooks the garden, with a centre island which houses a sink with a breakfast bar, a five ring gas hob with extractor fan overhead, an electric oven, a selection of wall and base units with space for a large fridge/ freezer. The kitchen leads into a well-equipped utility room where there is further side space and space for white appliances with a and side aspect door. There is also plenty of space for a sitting area, a modern electric wood burner and plenty of space for a dining room table.

As you enter onto the first floor, the landing has a good sized airing cupboard and access into the loft which is partially boarded, fully insulated with a drop down ladder. There are four bedrooms, three front aspect rooms and a master rear aspect room. The third room has a good sized storage cupboard and the master room opens into the beautiful en suite bathroom with a walk in shower, pedestal sink, low level and WC. There is also a family bathroom with a panelled bath with shower overhead, extractor fan, shaving point, low level WC, pedestal sink, a rear aspect frosted window and some handy shelving units. The property has undergone a transformation with improvement in every room which includes some new radiators.

### OUTSIDE

As you enter the property from the front you enter through gates and into a large driveway with parking for multiple vehicles. The front garden which is mainly laid to lawn with a patio area around the front door is enclosed with a selection of pretty shrubs bordering the garden. There is also an outside light and access into the rear garden and into the integral garage which is accessed through an up and over door with a lighting and power and houses the boiler which is wall mounted and warms the home. The rear garden is mainly laid to lawn with a further patio area and is bordered by a selection of pretty borders and is enclosed by walling with fencing above. There is also an electric awning which is ideal to cool the dining area on the warm evenings and there is the benefit of outside lighting. There is also the benefit of being able to walk out the gates and through the cul de sac at the rear which has access to the reservoir and into the village along the Strawberry Lane.

### 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. Public transport is well represented with a bus service passing through the village linking Cheddar with Axbridge, Weston Super Mare and Wells. 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, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

### TENURE

Freehold

### SERVICES

All mains services

### COUNCIL TAX BAND

Band E

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

### DIRECTIONS

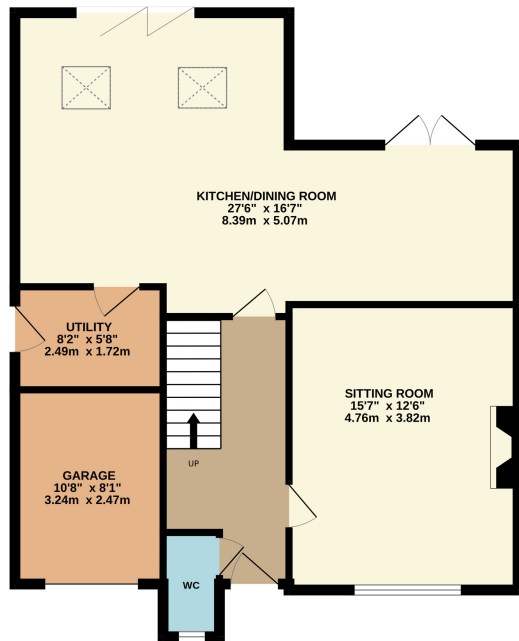
From our office turn right and proceed to the Market Cross. Turn right again onto Bath Street, the main A371 road out of Cheddar and follow this along Station Road and Wideatts Road before turning right onto Upper New Road. Proceed for approximately one mile and Dial House will be found on the left hand side.



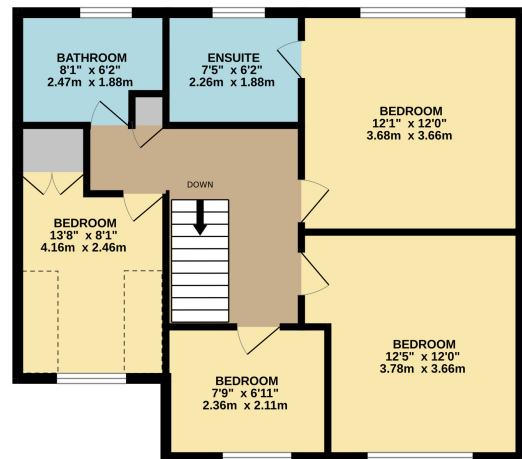




GROUND FLOOR



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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## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

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