

Stoke Street

Cheddar, BS27 3UP

COOPER
AND
TANNER



£375,000 Freehold

Set down a leafy lane and surrounded by countryside is this adorable four bedroom cottage which is nicely placed in the lovely village of Rodney Stoke.

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EPC TBC

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DESCRIPTION

Set down a leafy lane and surrounded by countryside is this adorable four bedroom cottage which is nicely placed in the lovely village of Rodney Stoke.

Upon entering from the driveway you are welcomed into a spacious porch area with front and side aspect windows and access into the cosy living room. The living room is full of elegance and charm with two front aspect windows and a stone built fireplace with inset wood burner adding to the charm. The kitchen/dining room is a well proportioned room with windows over looking the garden with a door opening out. The kitchen is fitted with an array of wall and base units and provides space for white appliances and there are stairs leading to the first floor. There is a secondary living room at the rear of the property with doors opening into the garden with a further rear aspect window. There is a downstairs study which could be used as bedroom with a side aspect window. The ground floor is completed with a utility room which has space for white appliances and which currently has a corner shower cubicle and low level WC.

The first floor houses three further bedrooms and the bathroom facilities. The principle bedroom is a front aspect room with built in wardrobes, space for further wardrobes and front aspect views. There are two further rear aspect bedrooms which both enjoy garden and countryside views. The family bathroom is fitted with a panelled bath, WC and pedestal sink with a rear aspect window.

OUTSIDE

Entering from the property you are welcomed onto a driveway which provides off street parking, There is a pathway which leads to the front of the property and a patio area where there is the ability for additional seating with a wall at the front. There is also access from the front into the garage which leads back into the property and could be used to park an additional vehicle or used as a workshop or store and benefits from side access windows, electricity and lighting. The rear garden is low maintenance and is mostly laid to patio with a shingled border. The rear garden enjoys countryside views to the rear and has the plenty of space for potted flowers or raised beds.

LOCATION

Rodney Stoke is a rural village situated on the edge of the Mendip Hills and about five miles from the cathedral city of Wells and three miles from the large village of Cheddar. There is a bus service from Wells to Axbridge. There are an extensive range of amenities available at Wells or nearby Cheddar. Schools include Draycott village first school (approximately 2 miles away) and Fairlands Middle and Kings of Wessex Senior School both in Cheddar. Private schooling in the area includes Sidcot School, Wells Cathedral School and Millfield.

TENURE

Freehold

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX BAND

Band E

EPC

D

SERVICES AND HEATING

All mains services, gas central heating

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

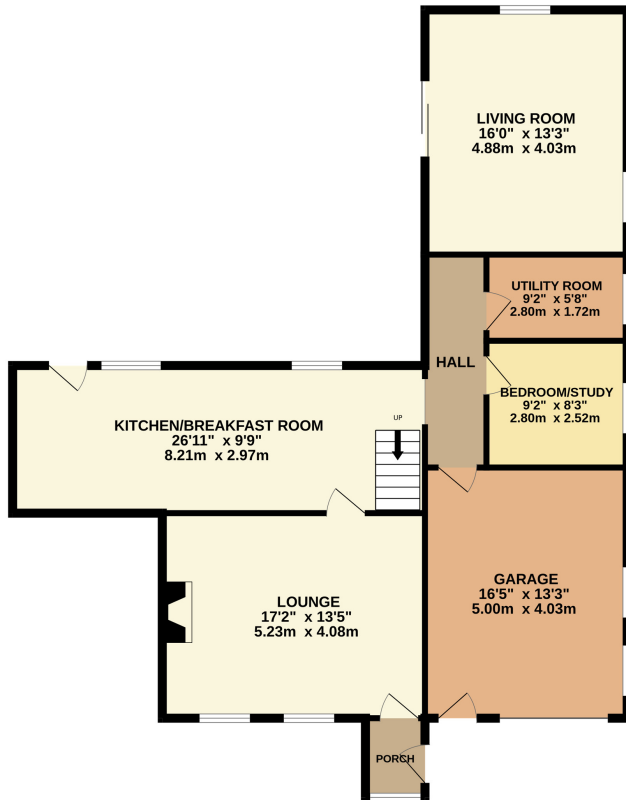
VIEWINGS

From Cheddar take the A371 towards Wells. Pass through the village of Draycott and continue along the A371 until you enter the village of Rodney Stoke. Take the first turning on the right, into Stoke Street, after The Rodney Stoke Inn, and the property will be found on the right hand side with a Cooper and Tanner board at the front.

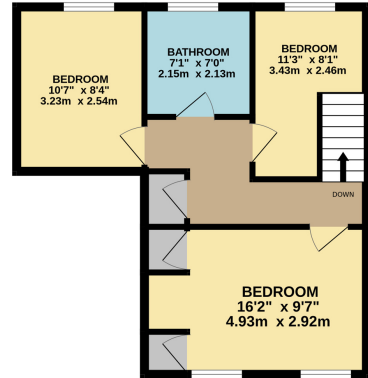




GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1553 sq.ft. (144.3 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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AND
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