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 EPC C

Freehold £330,000

4 Coxley Meadows  
 Upper Coxley  
 Nr Wells, BA5 1FE

**COOPER  
AND  
TANNER**





# 4 Coxley Meadows

## Upper Coxley

### Nr Wells, BA5 1FE

 3  1  2 EPC C

£330,000 Freehold

#### DESCRIPTION

A deceptively spacious three double bedroom semi-detached family home, enhanced by the current owners and having ample parking and South facing gardens. The property is presented in immaculate order throughout and offers a wonderful home with approx. 1184 sqft of accommodation.

Upon entering the house is a large hall with ample space for shoes and coats along with under the stairs storage and a w/c with wash hand basin. Situated at the front of the house is the well-proportioned dual aspect sitting room, a great space for comfortable seating. Running the width of the house, to the rear, is the large kitchen/dining room, a beautiful room with an abundance of natural light and French doors opening out to the South facing gardens beyond. The kitchen comprises; a range of fitted units with soft close doors and drawers topped with wooden worksurfaces, larder style cupboards, integrated slimline dishwasher, space for a range cooker, tumble dryer and washing machine, ample space for a table to seat six to eight people along with comfortable seating.

To the first floor is a galleried landing with an airing cupboard for storage. The landing provides access to three double bedrooms and the family bathroom which comprises; a bath with shower above, toilet, wash basin and heated towel rail. The principal bedroom has a wonderful view overlooking the gardens towards Glastonbury Tor along with fitted wardrobes and an ensuite shower room. Two further double bedrooms can be found to the front of the house, one having the benefit of fitted storage.

#### OUTSIDE

Approaching the property is a parking area for two to three cars with a pretty garden laid to lawn to the side and a pathway leading to the front door. French doors from the kitchen open out to the patio and South facing gardens beyond making it a wonderful space for outside seating and entertaining. The rear garden is

mainly laid to lawn with a border planted with flowers and shrubs. A wooden shed provides storage and a path to the side provides access into the garden without having to go through the house.

#### LOCATION

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities including a village hall, primary school, church and restaurant.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

#### VIEWING

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

#### DIRECTIONS

From Wells take the A39, signposted to Glastonbury. Continue for approx. 1 1/2 miles to the village of Coxley. Once in Coxley continue for a further 200m, passing the Indian ocean restaurant on your right, then take the first left into Stoppers Lane (opposite Mill Lane). Then turn immediately right into Coxley Meadows.

REF:WELJAT05012026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Coxley (primary)
- Wells (primary and secondary)

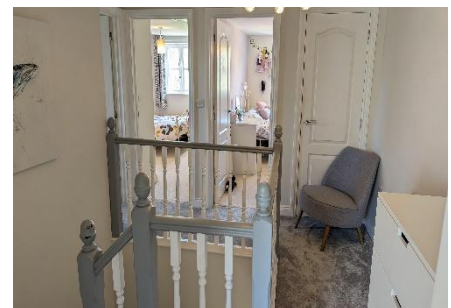


GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 6/2024



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