



13, Cross Farm Green, Wedmore BS28 4EY

£600,000 Freehold

COOPER
AND
TANNER



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 3  1  2 EPC B

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Description

A rare opportunity to purchase a stylish, state-of-the-art home in the heart of Wedmore with driveway, parking and a garage, just a few steps away from village amenities.

Cross Farm is a thoughtfully designed development, built around plenty of green open space which was created just three years ago. Designed in a modern, Scandinavian style incorporating local stone, timber cladding and plenty of glazing to let natural light flood in, this home is highly efficient and is fitted with a heat recovery system, underfloor heating and triple glazed windows and doors.

Uplifted by the sense of space and light as you cross the threshold, this calming and warm home welcomes you in. The fabulous contemporary Stormer kitchen, with its quartz stone worktop, includes a range of integrated Siemens appliances including a fridge/freezer, oven, microwave, dishwasher and induction hob. A peninsular with additional seating separates the dining area which has French doors

provides alternative access to the garden, additional storage and space for white goods, there is also a separate cloakroom. The triple aspect living room, with its wall to wall sliding doors out to the garden has a light and airy feel.

Stairs lead up past full length picture windows stretching up to the vaulted ceiling, creating a fresh and spacious feeling. The principal bedroom also features a floor to ceiling picture window and a sleek ensuite shower room. There are two additional double rooms, one with a built-in wardrobe and the other with fabulous views across to the countryside. The family bathroom with a modern suite and contemporary tiles completes the upstairs space.

Outside

This lovely corner plot is bordered by lawn and shrubs and a block paving driveway provides parking for two cars. The garden is private, completely enclosed and laid to lawn with a sun terrace leading out from the sitting room. A garage with electric roller door has been boarded to create additional storage space in the loft.









Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches. There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for Wedmore First School, Hugh

Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

Directions

From the Wedmore office turn left into The Lerburne, at the end of the road turn right on to Cross Farm Green and the property will be found on the left hand side of the road.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Gas

Services: All main services

Tenure: Freehold



Motorway Links

- M5 J22



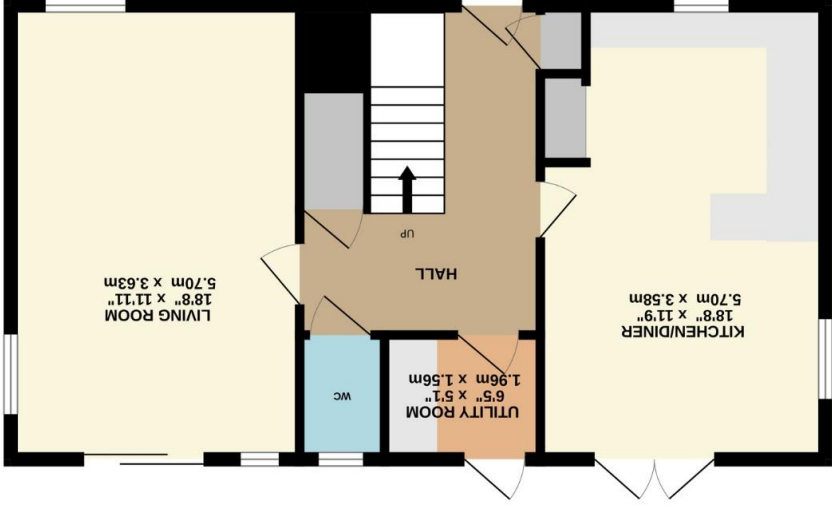
Train Links

- Highbridge & Burnham

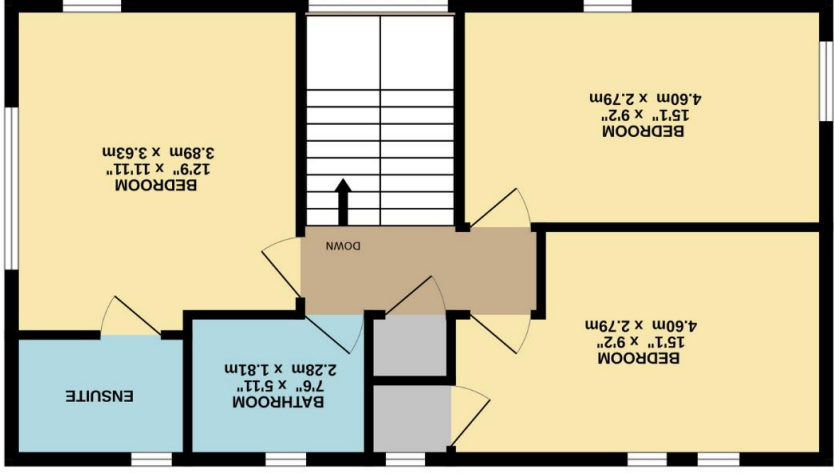


Nearest Schools

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



GROUND FLOOR (57.5 sq.m.) approx.



1ST FLOOR (58.3 sq.m.) approx.

TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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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