



5 South Meadow, South Horrington, Nr Wells, BA5 3DJ

£530,000 Freehold

COOPER  
AND  
TANNER



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 4  3  2 EPC C

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## DESCRIPTION

A spacious four bedroom detached home situated on a substantial corner plot with ample gardens, double garage and wonderful South facing views over Wells Golf course and Tor Woods. The property has been improved by the current owner whilst still offering potential for someone to enhance further or extend, if desired.

Upon entering the house is a light and spacious entrance hall with a downstairs w/c and double doors opening into the sitting room. The sitting room is a wonderful room with a bay window to the front overlooking gardens, a gas fire as the focal point with a stone surround and mantle piece along with double doors opening into the large conservatory. The conservatory is a well-proportioned room with a sunny South-West facing triple aspect, overlooking the gardens and Tor Woods in the distance. The room is large enough to comfortably accommodate both a dining and sitting area, making it a brilliant entertaining room with double doors out to the patio and gardens. The kitchen has been refurbished by the current owner and features an array of fitted units, a double electric eye level oven, gas hob, integrated

fridge/freezer, integrated dishwasher and door out to the garden. From the central hall is a formal dining room, a fabulous room for formal dining and entertaining but could equally be utilised as a games or play room if desired.

To the first floor is a galleried landing leading to four bedrooms and the main family bathroom which comprises; a bath with shower above, toilet and wash hand basin. The principal bedroom is a spacious size with fitted wardrobes and a newly fitted ensuite shower room with walk-in shower. A further double bedroom also has the benefit of fitted wardrobes with two further bedrooms, both good sized single rooms having wonderful garden and countryside views.

## OUTSIDE

The gardens wrap around the house providing sun throughout the day, mainly laid to lawn with a wide variety of shrubs, rose bushes, trellis with climbing plants and flower beds. A patio area provides a wonderful space for outside seating, dining and entertaining with the countryside views as a backdrop.









## OUTSIDE (continued)

The double garage features electric operating doors to the front, a pedestrian door to the back along with having plumbing and electric for a utility area to the rear. In front of the garage is parking for a further two cars with a pathway leading to the front door.

## LOCATION

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington surrounded by open countryside and 1 mile east of Wells. 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

Strictly by appointment with Cooper and Tanner.  
Tel:01749 676524

## DIRECTIONS

from central Wells take the B3119 out of the city, signposted to Bath. Immediately after you leave the city boundary, take the first right onto the Old Frome Road. Continue for approx. 300m, passing Wells Golf Club on the right. Take the next left into Gilbert Scott Road, and then first left into South Meadow.

REF:WELJAT18092023



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**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

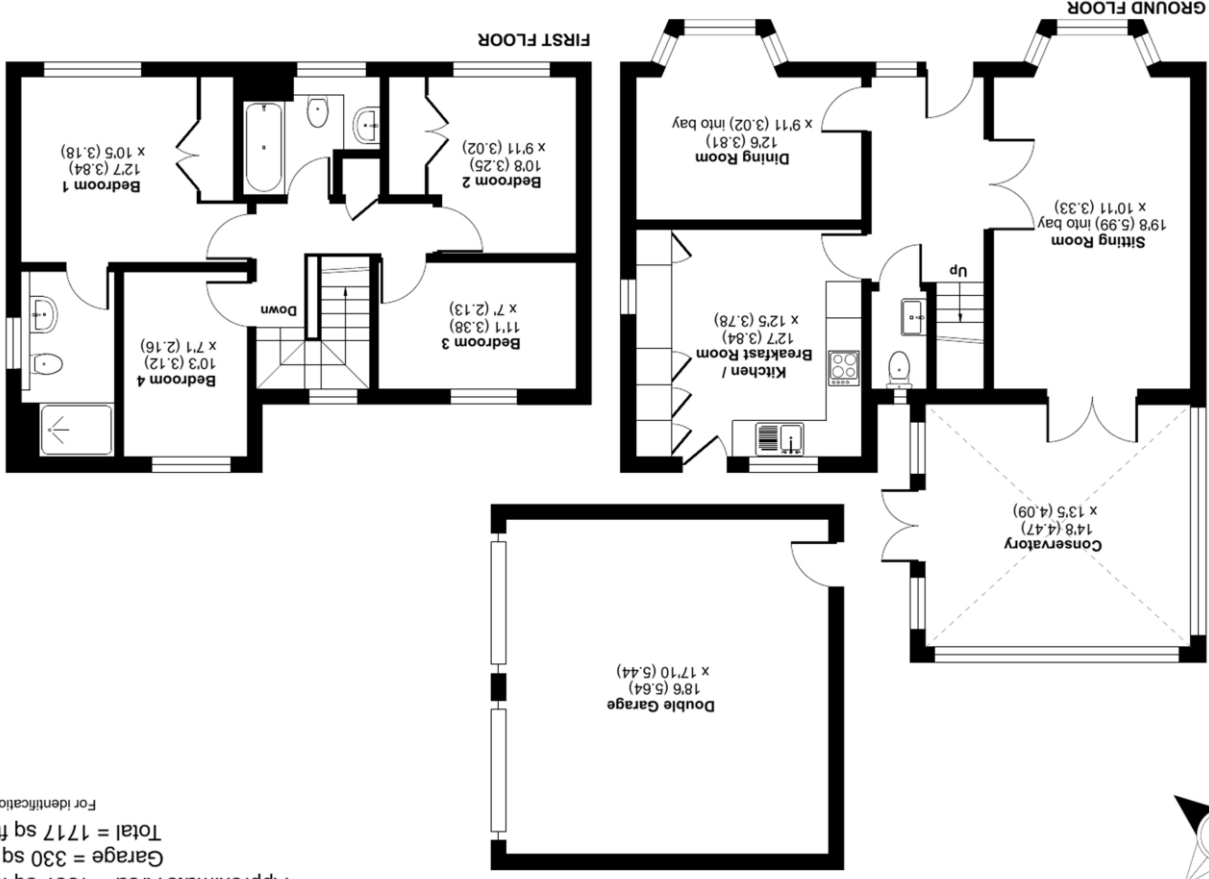


### Nearest Schools

- Horrington & Wells

## South Meadow, South Horrington Village, Wells, BA5

Approximate Area = 1387 sq ft / 128.8 sq m  
 Garage = 330 sq ft / 30.6 sq m  
 Total = 1717 sq ft / 159.4 sq m  
 For identification only - Not to scale



**RICS**  
**Certified**  
**Property**  
**Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2023.

Produced for Cooper and Tanner. REF: 1030902

### WELLS OFFICE

telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

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