



Little Green Drive, Wedmore BS28 4FF

£583,000 Freehold

COOPER  
AND  
TANNER



# Little Green Drive Wedmore BS28 4FF

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£583,000 Freehold

## Description

Immaculate and handsome 'Camden' style four-bedroom home at sought-after Wedmore Grange, on an enviable west-facing plot with rural views, large driveway and double open-fronted garage, with secure gated entrance.

Designed with modern living in mind, and decorated in a contemporary palette, this beautiful house delivers on style and practicality. The open-plan dining room and kitchen are the hub of the home, offering over 28ft of entertaining and living space, with tri-fold doors opening out into the garden. The beautiful kitchen area is fitted with a sleek range of base and wall units with integrated appliances, with a door through to the utility, which also has a sink and access out to the side garden. Double doors open from the dining area to the light and spacious sitting room, which looks out to the front of the property, and links back through into the hall. Also on the ground floor there is a study, currently used as a playroom, and there is a

handy cloakroom. The four bedrooms are upstairs. The master bedroom has an ensuite shower room, fitted mirrored wardrobes, and lovely countryside views. The other three bedrooms share a family bathroom which is fitted with a bath and shower. The property is warmed by gas central heating and is double glazed throughout.

## Outside

This is an impressive home, with an attractive stone façade, porch, and symmetrically placed sash windows. A low stone wall and railings border the front garden which is laid to lawn with a paved path to the front door. Secure and substantial wooden gates and fencing surround the driveway, where there is ample space for numerous vehicles and access to the double open-fronted garage. There is side access to the rear garden, which is level and laid to lawn, with paved patio where you can enjoy the afternoon and evening sun.









## Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings

of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

## Directions

From the Cooper and Tanner Wedmore office take Church Street and Pilcorn Street, heading out of Wedmore until you reach Wedmore First School. You will find Little Green Drive on your left-hand side, and number 2 is immediately on your right. You are welcome to park on the driveway for your viewing.



### Local Information Wedmore

**Local Council:** Sedgemoor District Council

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** All mains services

**Tenure:** Freehold



### Motorway Links

- M5



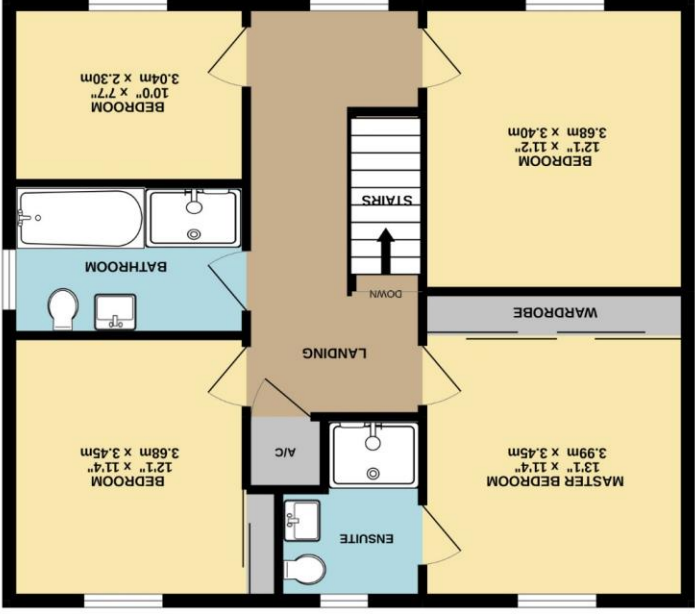
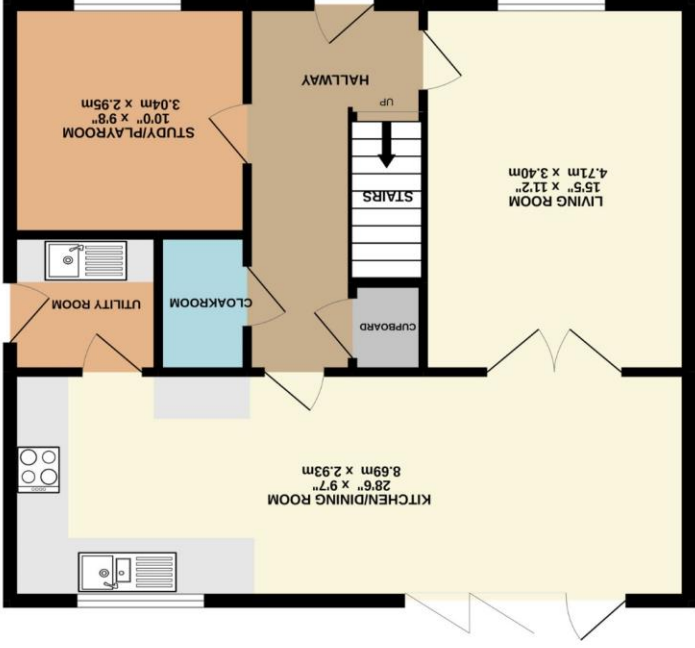
### Train Links

- Highbridge
- Weston-super-Mare



### Nearest Schools

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



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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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