



 2  1  1 EPC C

£220,000 Freehold

4a Henley Lane,
Wookey
Nr Wells, BA5 1JN

**COOPER
AND
TANNER**



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DESCRIPTION

A splendid two bedroom house with ample off road parking, south facing gardens, no onward chain and situated within the ever popular village of Wookey. The property is set within a quiet location and presented in excellent condition throughout.

The ground floor is predominantly open plan, benefitting from an abundance of natural light with windows and French doors opening out onto the sunny rear garden. The kitchen comprises a range of dark grey gloss units, an integrated electric oven and hob, space for an under-counter fridge and space and plumbing for a washing machine. From the kitchen is a small storage cupboard, along with a downstairs WC. The sitting/dining area has both a view and French doors out to the rear garden, along with space for comfortable seating and a dining table to seat two to four people.

To the first floor are two bedrooms and a bathroom. The larger of the two bedrooms, situated at the front of the property, is a good size double with built-in cupboard and window to the front. The second bedroom is single in size, with a Velux window making it a lovely light room. The bathroom comprises; bath with shower overhead, WC and wash basin.

OUTSIDE

To the front is a tarmac driveway leading to the front door and offering parking for two cars. A gate leads through to the fully enclosed south facing rear garden which has been designed to be low maintenance. The garden is laid to lawn with a patio area, perfect for outside dining and entertaining. Within the garden, situated to one side, is a wooden summer house benefitting from light and power.

LOCATION

Wookey is a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills.

Wookey has three public houses, a 14th century church, a primary school, founded in 1880, for children aged 4 to 11, a well-equipped play area and playing fields, a village hall, Wookey Farm & shop and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill.

The picturesque Cathedral City of Wells is only two miles away and 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 Wells take the B3139 signposted to Wookey. Upon entering the village take the first right, immediately after The Burcott Inn, into Vicarage Road, continue to the end of the road. At the junction, turn right onto Henley Lane and the property can be found on the right.

REF:WELJAT27052025

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Electric heating with air source heat pump

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

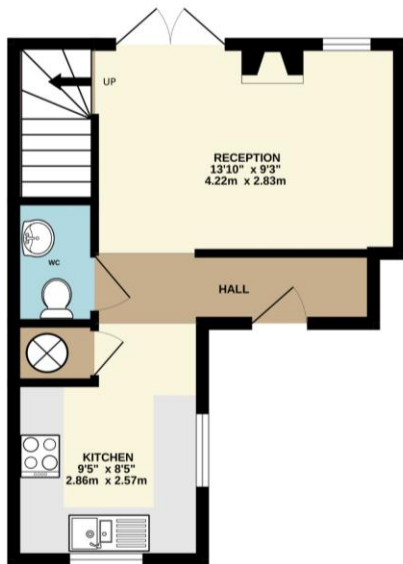
- Castle Cary
- Bath Spa
- Bristol Temple Meads



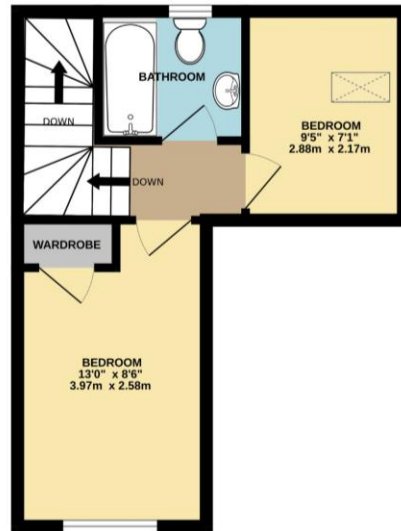
Nearest Schools

- Wookey & Wells

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.8 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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