



6 Gogs Orchard, Wedmore BS28 4BP

£795,000 Freehold

COOPER
AND
TANNER



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 4  2  2 EPC D

£795,000 Freehold

Description

Tucked away in a quiet, desirable cul-de-sac yet within close proximity to Wedmore's thriving centre, this handsome and spacious four-bedroom home offers a well-designed layout and sits on a tranquil plot with an integral double garage, driveway, summerhouse and pretty gardens to the front and rear.

The light, spacious kitchen has been opened up to include a seating/breakfast area and there is an adjoining utility room, both of which have views over the back garden. The kitchen is fitted with modern shaker-style base and wall units, it is well equipped with integrated appliances including a Neff double oven, induction hob, dishwasher and large fridge and freezer. A well-proportioned dining room, with bay window to the front, provides space for a dining table and other furniture. The extensive double aspect sitting room stretches from the front of the property, where a curved bay window looks out to the front garden, to the back where glass sliding doors open out onto the pretty back garden.

A stone fireplace with open fire creates a cosy and welcoming focal point. A light open entrance hall and downstairs shower room complete the ground floor. The four double bedrooms are upstairs. They all benefit from built-in wardrobes, and they share a family bathroom.

Outside

At the end of a small cul-de-sac of executive homes, number six is situated on a corner plot, set back off the road behind attractive stone walling. There is a well-maintained mature garden and driveway to the front and level landscaped gardens to the rear. The back garden is mainly laid to lawn with paved patio, fruit trees and mature borders. A summer house on a terrace offers a tranquil spot for relaxing or entertaining. The driveway allows for parking for several vehicles and leads to a double integral garage with electric door and an electric car charging point. The property also benefits from solar water heating.









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 store, 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 approximately 14 miles away from Bristol

International Airport, 8 miles from the Cathedral City of Wells and of commutable distance to Bristol and Bath.

Directions

From the Wedmore office of Cooper and Tanner, continue along Church Street into Pilcorn Street. Take the second road on the left into West End, proceed along and Gogs Orchard will be found on the left-hand side. Number 6 is in the far-right corner of the cul-de-sac. You are welcome to park on the drive for your viewing.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Gas central heating and solar water heating

Services: Mains' services

Tenure: Freehold



Motorway Links

- M5 J22
- M5 J21



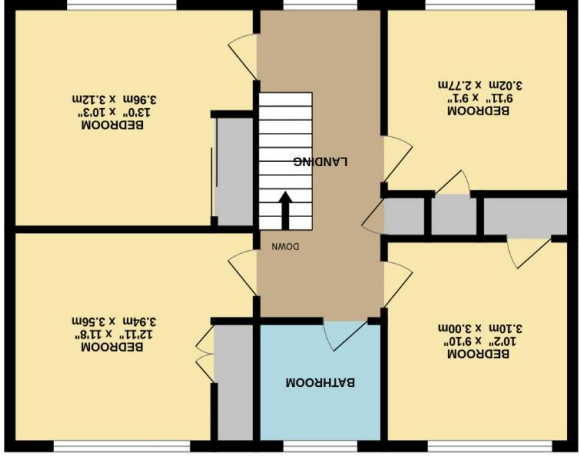
Train Links

- Weston-super-Mare
- Highbridge



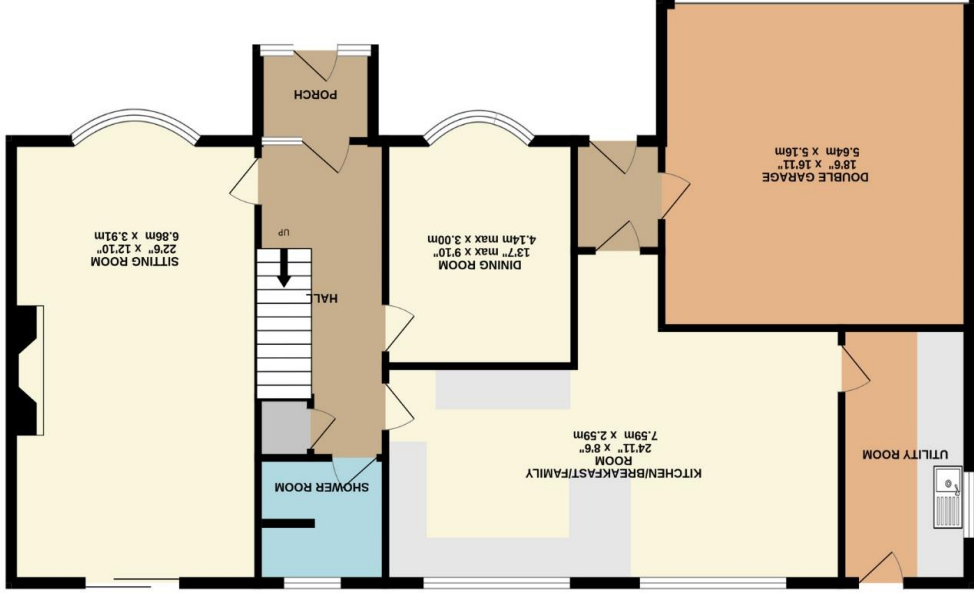
Nearest Schools

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



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.

TOTAL FLOOR AREA : 1906 sq.ft. (177.1 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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GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.