



47, Longfield Drive, Wedmore BS28 4EW

£565,000 Freehold

COOPER
AND
TANNER



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Description

An immaculately presented and energy efficient 'Camden' style four-bedroom home on an enviable cul-de-sac plot with driveway parking to a detached garage with access to an enclosed, landscaped, south-facing garden.

Stylishly decorated in a soft neutral palette, with pale wood effect flooring and complementary carpeting throughout, this warm, inviting home is ready for its next owners to move in and unpack.

It is thoughtfully designed delivering equally on style and practicality. The open-plan dining room and kitchen are the hub of the home, offering over 27ft of entertaining and living space, with tri-fold doors extending this sociable space out into the garden. The beautiful kitchen area is fitted with a sleek range of wall and base units, topped with marble worksurfaces, and with integrated appliances. There is space for further storage and appliances in the adjoining utility, which also has a sink and access to the side of the

house. Glazed double doors link the dining area to the light and spacious sitting room where there is a feature fireplace housing a contemporary log-effect fire. On the ground floor there is also a study and a cloakroom. The four double bedrooms are upstairs. The principal bedroom benefits from an ensuite shower room, whilst the three further bedrooms share a family bathroom which includes a bath and separate shower. The property benefits from solar panels, is warmed by gas central heating and is double glazed throughout.

On warmer days the trifold kitchen doors slide back to extend the living area out onto paved terracing which overlooks the immaculately landscaped rear garden. Areas of shingle and paving are interspersed between thoughtfully planted flowerbeds adding colour and texture to this lovely, tranquil space. The garden is bordered by attractive fencing to the rear and rendered garage walls to the sides which provide privacy. There is parking for at least a couple of vehicles on the driveway to the side of the house which leads to the garage.









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, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 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 a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.

Directions

From the Cooper and Tanner Wedmore office take Church Street and Pilcorn Street, heading out of Wedmore. Just before you reach Wedmore First School take the right turning into Longfield Drive, bear to the right, follow the road almost to the end and number 47 will be on your left. You are welcome to park on the driveway for your viewing.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: F

Heating: Gas

Services: All mains services

Tenure: Freehold



Motorway Links

- M5



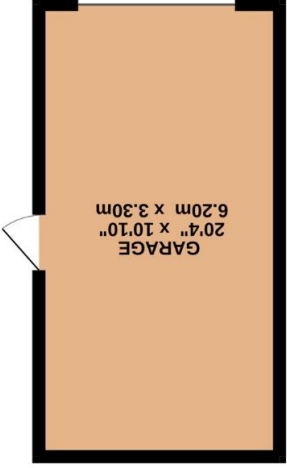
Train Links

- M5

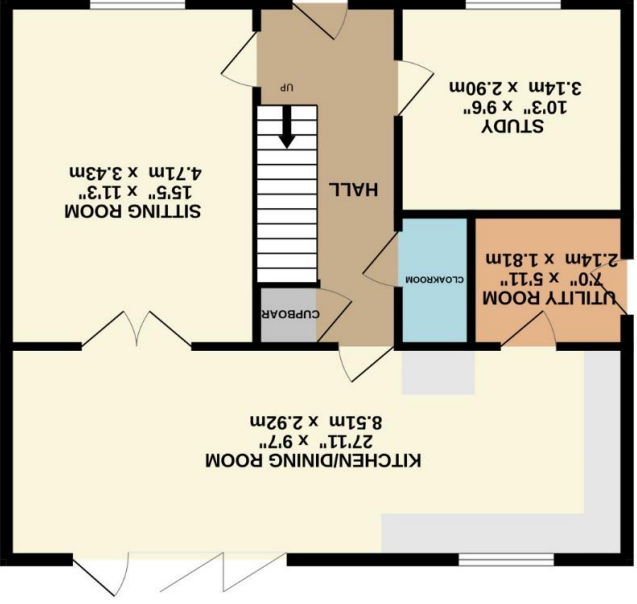


Nearest Schools

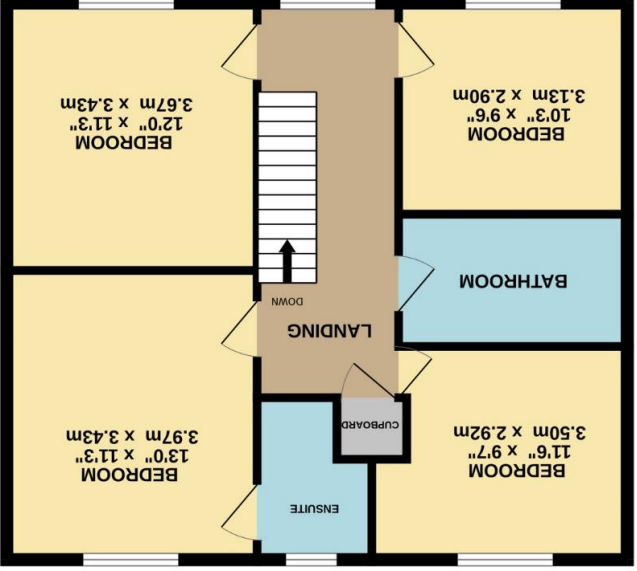
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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