



Chimes, Glanville Road, Wedmore BS28 4AD

£725,000 Freehold

COOPER  
AND  
TANNER



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£725,000 Freehold

## Description

Festooned in wisteria, this elegant stone-built Victorian double fronted home, with garden and garage, has enviable views of the church, the village and the Mendips beyond.

Typical of its time, a central entrance hall runs between the two well-proportioned reception rooms, both with beautiful bay windows and fireplaces. The light, spacious kitchen is to the rear of the house, and is fitted with wall and base units with integrated dishwasher, oven and hob. It leads through to the garden room which has tranquil views over the private rear garden. A single storey extension to the side of the original Victorian build provides a versatile extra room, currently used as a study, with French doors to the garden, and which houses the stairs to the first floor. This room links the garden room to the rear hallway where there is a cloakroom. The four bedrooms are upstairs, each with its own unique character. The two double rooms enjoy fabulous

views across the village, both have built-in wardrobes, and the principal bedroom has an ensuite shower room. There are two further bedrooms and a family shower room. The house is warmed by gas central heating.

## Outside

Chimes is perched above Glanville Road behind stone boundary walls, box hedging, and stone steps which lead up to the front door. The rear garden is a private haven hidden away from the hubbub of village life. It is landscaped with a paved terrace extending out from the house creating a secluded tranquil spot for alfresco entertaining or relaxing. The garden is well-established with lawn, rose beds, shrubs and trees, with a summerhouse and stone shed. A garden gate opens to the driveway with access to the single 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, 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 in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

## Directions

From the Cooper and Tanner Wedmore office, proceed along Church Street to the junction of Glanville road. The property will be found on the left hand side of the road. The garage and parking is accessed through the small car park opposite the church



### Local Information **Wedmore**

Local Council: Somerset

Council Tax Band: E

Heating: Gas central heating

Services: All mains' services

Tenure: Freehold



### Motorway Links

- M5 J22
- M5 J21



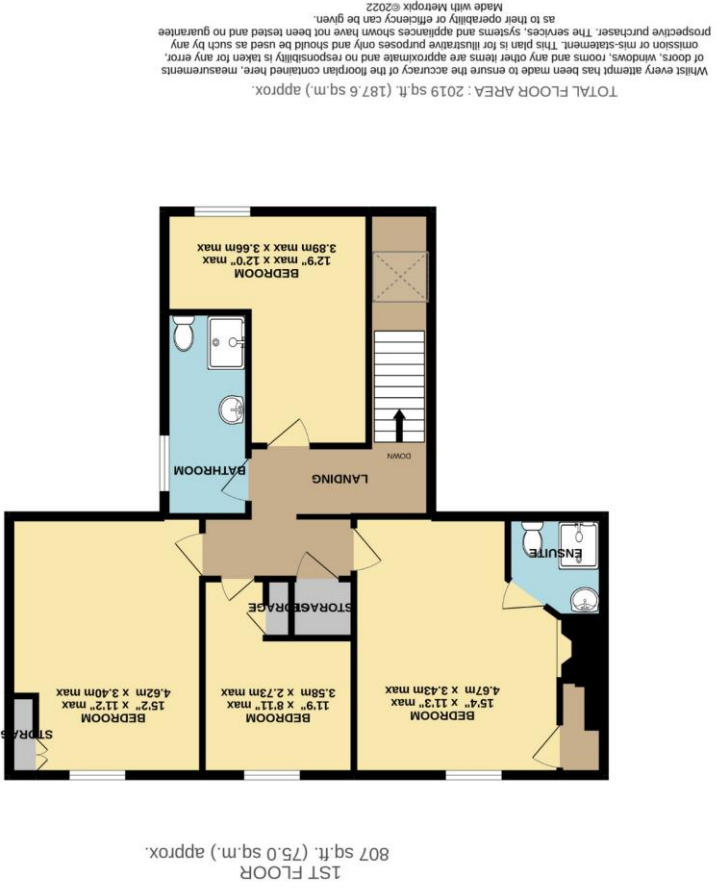
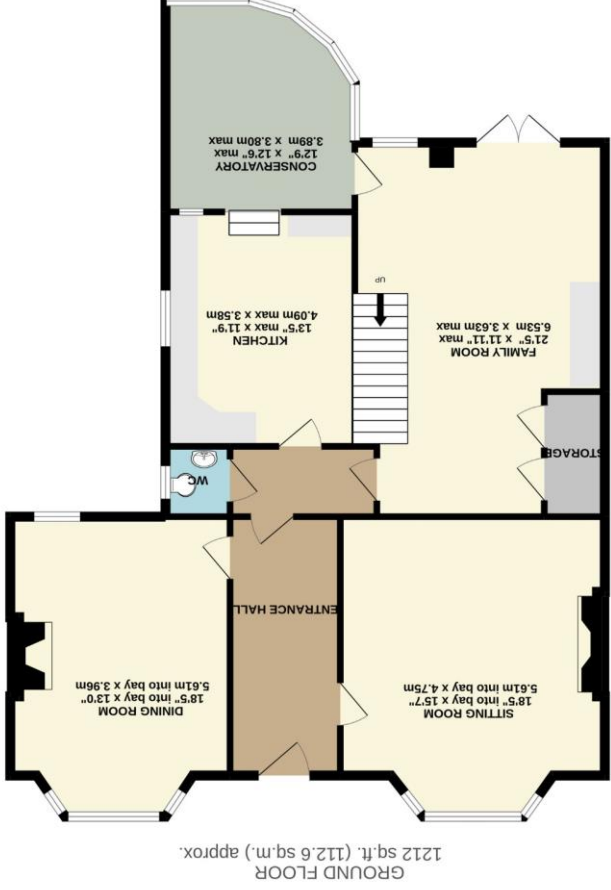
### Train Links

- Weston-super-Mare
- Highbridge



### Nearest Schools

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



While 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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TOTAL FLOOR AREA: 2019 sq.ft. (187.6 sq.m.) approx.

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 AND  
 TANNER

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