



'Obaco', 6 Cherry Orchard Drive, Wells, BA5 2LN

£750,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Tucked away on a quiet no through road and backing on to open fields is this deceptively spacious detached bungalow. Set in a sought-after location, just off the desirable Ash Lane this versatile property benefits from four bedrooms (one ensuite), two reception rooms, a conservatory, kitchen, utility room and wraparound gardens. Within the garden is a carport / pergola and a barn with workshop and covered parking for two cars. There is ample off-road parking. OFFERED WITH NO ONWARD CHAIN.

Upon entering is a porch with space for coats and shoes. A glazed door with attractive stained glass opens into the 'L' shaped entrance hall. Leading off the hall is a large dining/family room with window to the front, 'Karndean' wood effect flooring, stone fireplace with electric fire in situ and sliding doors leading out to a paved front terrace. Open to the dining room is the kitchen which features a range of units with stone faced worktops and white gloss doors and drawers along with integrated appliances including Smeg ceramic hob, extractor hood, Neff eye level double oven and dishwasher. A Franke 1 1/2 bowl sink is perfectly positioned in front of a large picture window looking out to the rear garden. Adjoining the kitchen is the utility room with Worcester wall mounted boiler and space for both a washing machine, tumble dryer, further white goods and storage along with a door leading to the rear

garden. From the utility room a glazed door leads through into the conservatory. This bright space has a tiled floor, windows on three sides overlooking the gardens and offering far reaching views, over rooftops, to the surrounding Somerset Countryside and Glastonbury Tor. At the far end of the Hall is the main sitting room which features, parquet flooring, stained glass door, dual aspect with windows to the front and sliding patio doors to the side, fireplace with electric fire in situ and wall lights.

To the front are two double bedrooms with views over the garden and both benefitting from built-in wardrobes. To the rear are two further bedrooms. The first, currently presented as an office with fitted cabinetry has a view over the rear garden is either a cosy double or generous single or could remain as a study, ideal for working from home. Again with a rear aspect, is a double bedroom, currently presented as a single, with ensuite wet room. The fully tiled shower room comprises; WC, vanity basin, wet floor shower and modern towel radiator. The family bathroom is a generous size and comprises; WC wash basin, bath with overhead shower and a further separate shower enclosure.

OUTSIDE

The garden surrounds the property and features a drive offering parking for numerous vehicles. A slope leads up









OUTSIDE (continued)

a covered car port with light and power which could also double up as a covered eating area, with it adjoining the large patio. To one side is a barn with light and power offering covered parking for two cars and to the other is a workshop/storage space. To the side of the property is a large terrace offering plenty of space for outside furniture and entertaining. To the front is an area of lawn surrounded by mature trees and shrubs. The rear garden is mainly laid to lawn with mature trees and shrubs.

LOCATION

The picturesque City of Wells 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 the Wells Office, turn left and carry on along Priors Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn left into Wookey Hole Road. Continue along Wookey Hole Road for approximately 500 metres passing Blake Road on your left, take the next right onto Ash Lane and continue for approx 200m, Cherry Orchard Drive can be found on your left.

REF:WELJAT18102024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

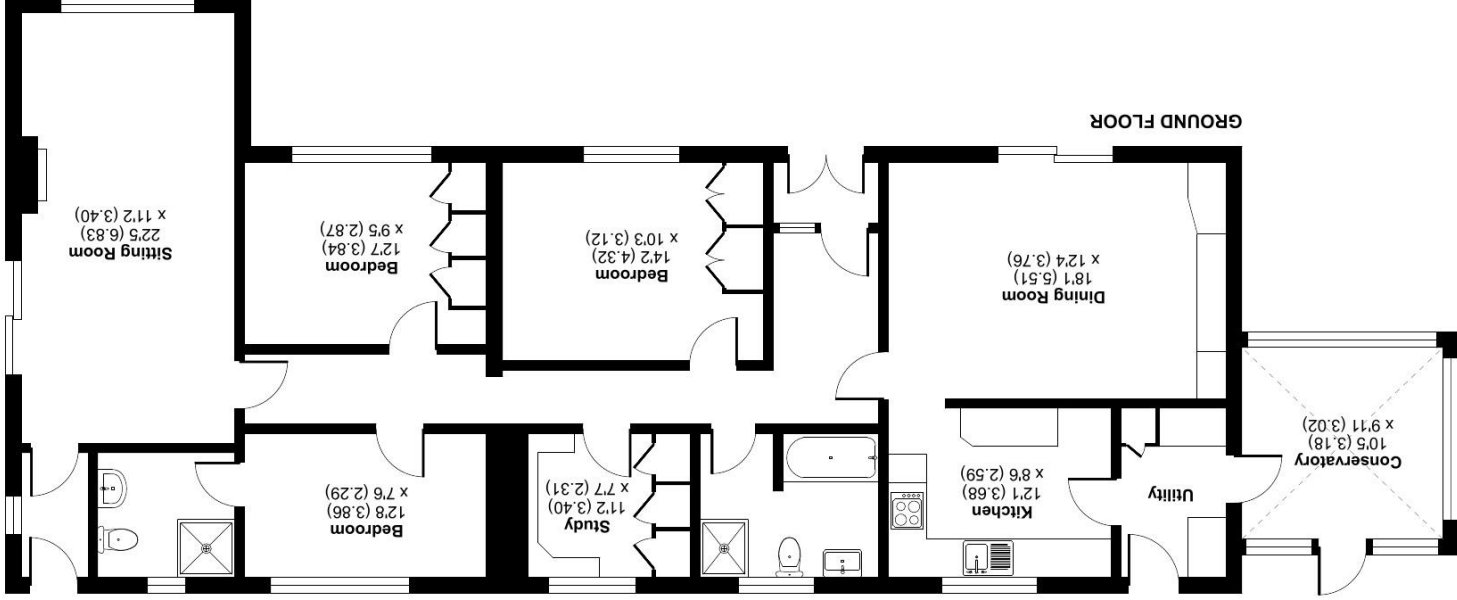
- Wells (primary and secondary)

Cherry Orchard Drive, Wells, BA5

Approximate Area = 1566 sq ft / 145.5 sq m
Outbuilding = 442 sq ft / 41 sq m
Total = 2008 sq ft / 186.5 sq m
For identification only - Not to scale



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhccom 2024. Produced for Cooper and Tanner. REF: 1173153

WELLS OFFICE

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