

Saxon Way

Cheddar, BS27 3GB

COOPER
AND
TANNER



£469,999 Freehold

Beautifully presented throughout, this four bedroom, detached family home is perfect for the growing family. The property offers modern interior living and style with adaptable accommodation. It has a south east facing rear garden and ample off street parking at the front.

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 4  3  2 EPC C

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DESCRIPTION

This property enjoys open living style accommodation to the ground floor. Upon entering the property, there is a spacious entrance hall. From the hallway, the sitting room has a modern wood burner and a front aspect window. The dining room leads through from the sitting room. The heart of the property is the fabulous kitchen/breakfast room with bi folding doors opening out to south east facing rear garden and benefiting from underfloor heating. A lovely feature in the kitchen is the central island/breakfast bar. The kitchen is fitted and well equipped with induction hob, oven, integral dishwasher, deep ceramic sink, plumbing for washing machine, a Quooker hot water tap and concealed gas boiler in the cupboard. This is a bright and airy room with space for dining table and chairs, perfect for entertaining. From the kitchen, there is a bedroom with access into the garden and is perfect to enable adaptable living. The ground floor also benefits from a handy cloak room fitted with a pedestal basin and low level W/C. There is a useful under stairs storage cupboard. Upstairs there are three further bedrooms and a family bathroom. The principle bedroom benefits from built in storage and an en suite shower room. There is a double and single bedroom to the rear aspect which both enjoy garden views. The family bathroom is fitted with a panelled bath and over head shower, pedestal basin, low level W/C and the airing cupboard. The property is warmed by gas central heating and is double glazed throughout and enjoys contemporary shutters.

OUTSIDE

Gardens at the front of the property are laid to lawn planted with a mature tree and shrubs. A pathway leads to the front door and there is a gravelled area. Driveway provides parking for multiple vehicles. The rear garden is a large South/East aspect space and is fully enclosed. There is a decked area positioned conveniently by the bi fold doors linking the house and the garden seamlessly. The garden is mostly laid to lawn and has additional space at the side for storage. The garden benefits from a selection of trees and there is currently a further gravelled area in the rear corner and a wooden shed.

LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which

to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public transport is well represented with a bus service passing through the village every hour linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

TENURE

Freehold

SERVICES

Mains gas, mains electricity, mains water, mains drainage

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band D

EPC RATING

Band C

VIEWINGS

By appointment only- please contact Cooper and Tanner

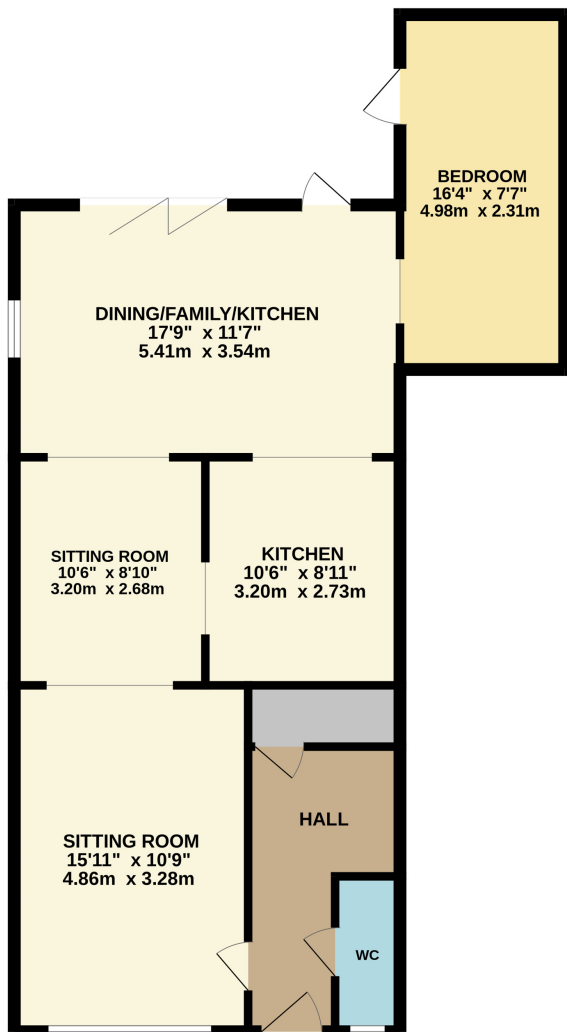
DIRECTIONS

From the Market Cross in Cheddar, take the A371 towards Wells for approx. 1/4 mile. Take the first turning right after the football club and then right again onto Draycott Park. At the T-junction, turn left into Labourham Way, and continue along following the road around to the right and then left into Saxon Way. The property will be found on the left hand side.

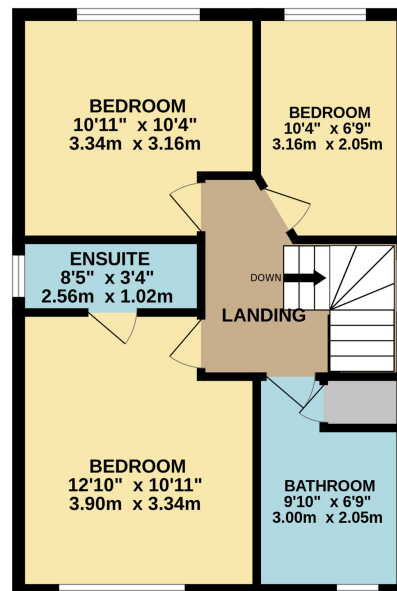




GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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