

Round Oak Road

Cheddar, BS27 3BN

COOPER
AND
TANNER



£745,000 Freehold

Offered to the market with no onward chain and positioned in the heart of the village is this elegant and well proportioned five bedroom property with double garage, good amount of living space and a large enclosed south facing garden and annexe.

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DESCRIPTION

Offered to the market with no onward chain and positioned in the heart of the village is this elegant and well proportioned five bedroom property with double garage, ample living space and a large enclosed south facing garden and annexe.

Standing proud and elegantly looking is this well positioned five bedroom family home with annexe and separate income potential. The ground floor boasts a good amount of living space which includes a large living room filled with light from a bay window with sliding doors to the rear. There is a front facing dining room, a breakfast room which enjoys panoramic views of the south facing rear garden, a light and airy sunroom a handy utility and a study area. The ground floor is concluded with a useful cloakroom with storage and there is access from the hallway to the first floor.

The first floor is perfect for the growing family with three large double bedrooms all benefiting from built in wardrobes with the principle bedroom benefitting from its own en-suite facilities. There is a fourth bedroom positioned at the front of the property and a family bathroom.

There is a fifth bedroom with its own living area which is used as an annexe with dedicated stairs, views of the garden and en suite facilities.

OUTSIDE

Entering through the wooden gates at the front you are welcomed onto an enclosed driveway that provides parking for multiple vehicles with access into the garage through two electric roller doors and benefits from side windows and access into the utility room. The front garden is mostly laid to lawn and is decorated with a selection of mature plants and bushes and provides access into the rear garden through a wooden gate. The large south facing rear garden is a beautiful space and is fully enclosed making it the perfect place to entertain or to allow children to play. The rear south facing garden is mostly laid to lawn and is filled with colour from a selection of mature flowers, plants, trees and bushes helping to decorate the garden through the seasons. There is a large patio area which is perfect to sit and enjoy the surroundings and storage space on both sides.

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 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

All mains services

COUNCIL TAX

Band G

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

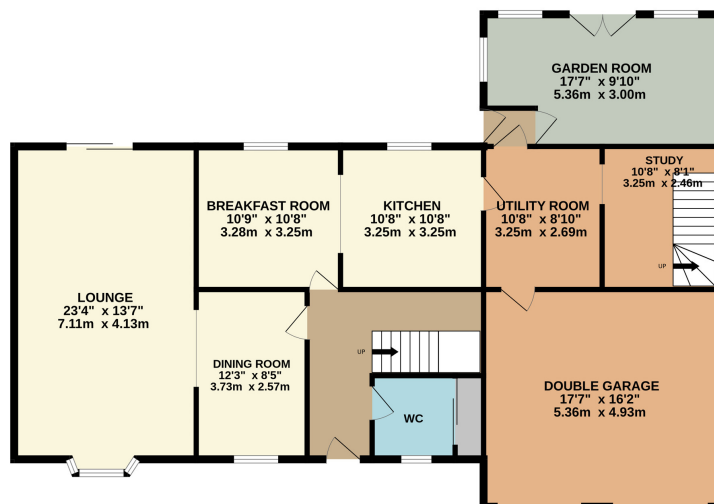
DIRECTIONS

From our Cheddar office turn right and proceed to the junction at the Market Cross. Turn right onto Bath Street and follow the road through the centre of the village along Station Road and Wideatts Road, then into Upper New Road. Halfway along Upper New Road there is a turning right into Round Oak Road. The property will be found on the right hand side.

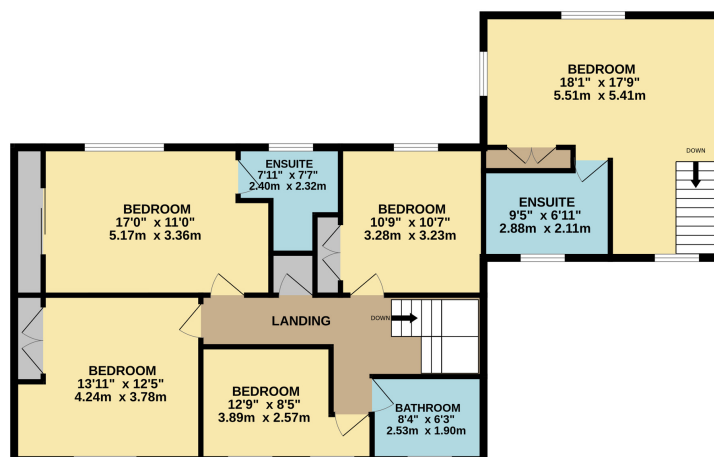




GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 2596 sq.ft. (241.2 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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