



10 High Green, Easton, Nr Wells, BA5 1EG

£575,000 Freehold

COOPER
AND
TANNER



10 High Green, Easton, Nr Wells, BA5 1EG

 3  2  1 EPC C
£575,000 Freehold

DESCRIPTION

A spacious and beautifully presented detached bungalow in a quiet cul de sac location in the village of Easton. The property is set within beautifully designed and manicured organic gardens extending to over one third of an acre and benefits from three double bedrooms, family bathroom and a stunning open plan kitchen/dining/sitting room along with garage and driveway parking for three cars and far-reaching views towards Glastonbury Tor to the front and the Mendip hills at the rear.

Upon entering is a porch with windows overlooking the front gardens and a glazed door opening to the generous entrance hall with 'Karndean' wide oak finish floorboards and alcove with space for coats and shoes. Leading from the hall is the open plan sitting/dining/kitchen this bright and spacious room again benefits from 'Karndean' wide oak finish floors and naturally divides to offer three distinct areas. At the front of the property is the light filled sitting room with a large picture window to the front, offering far reaching views over the Somerset countryside, a further window to the side and a fireplace with wooden beam, slate heath and 'Morso - Squirrel' log burning stove as the focal point. To one side is a wide opening leading into a further sitting area with windows to the side. Beyond the second sitting area is the airy dining room with vaulted ceiling exposed trusses, roof windows and French doors to the attractive gardens. There is ample space for a dining table to seat twelve people. Adjacent is the kitchen with central ceiling fan. part vaulted ceiling and roof windows. The kitchen features a range of wall and base units with cream Shaker style doors and drawers, topped with wood effect laminate work tops and a one and a half bowl stainless steel sink - perfectly positioned to enjoy views over the garden and countryside beyond. Within the kitchen is an AEG oven, SMEG five burner gas hob, extractor, space and plumbing for a fridge freezer, dishwasher and washing machine and space for a tumble dryer. A large kitchen island, with feature lighting above, benefits from additional storage, breakfast bar with space to seat three or

four people, wooden shaker style doors and is topped with granite and wood. From the kitchen a door leads to the garden and a further door leads to the entrance hall.

Accessed directly from the hall are three double bedrooms and the family bathroom. The principal bedroom is a notably spacious double with a large picture window offering southerly views over the front garden towards Glastonbury Tor and surrounding countryside. Adjacent is a second double bedroom, currently presented with a single bed, with side aspect over the garden. The third bedroom is again a good sized double with large picture window looking out over the beautifully designed gardens with the Mendip hills as the backdrop. The well-appointed family bathroom, with grey slate effect floor, features a Velux window and comprises; bath with overhead shower, hidden cistern WC, vanity wash basin, illuminated mirror and modern towel radiator.

OUTSIDE

To the front of the property is a driveway with parking for three cars and leading to the single garage with light and power and an electric roller door with key fob entry. The front garden is mainly laid to lawn with a low wall to the front, beautifully planted borders with an array of shrubs, trees and flowering plants in hues of blues, pinks and greens and a graceful weeping birch tree. A pedestrian gate opens from the drive to a gravelled side garden which features a sedum topped woodstore.

The rear garden has been beautifully designed and lovingly tended by the present owners, who have gardened organically for the past 12 years. In the centre of the garden is a Mediterranean garden with large, gravelled seating area planted with herbs, natural stone wall, recirculating stream which flows gently along the top of the wall. Lush beds of planting feature throughout the garden, again in hues of blues,









OUTSIDE (continued)

pinks and greens and features rosemary, roses, lavender, bearded iris and verbena, to name but a few. An area of lawn wraps around the property leading to an insulated wooden workshop, insulated shed, small hand-crafted shed with adjacent sand pit and an insulated bespoke garden studio. The garden studio is a fantastic and versatile space with covered seating area, ideal for outside furniture and entertaining. Inside, the studio is lined with plywood and has light and power. It is currently presented as an occasional bedroom and cosy seating space but could also be used as a home office, playroom or artist's studio. To the front is a large, raised bed, retained by oak sleepers, brimming with an array of flowering plants. Alongside is a pergola with space for a hammock.

Towards the rear of the main garden, a gate opens to a path with steps leading down to a further area of garden, formerly the old railway line, this secluded spot has a seating area, wildlife pond, outdoor bath and a large polytunnel (45sqm) planted with tomatoes, cucumbers, peppers, aubergines and strawberries. Steps lead up to a large vegetable and cut flower garden with 120sqm of planting including an established asparagus bed and collection of bearded Iris. From here a gate open onto 'The Strawberry Line' - a traffic free path leading from the Mendips to the sea - offering a pleasant walk to the neighbouring village of Westbury Sub Mendip, where there is a lovely pub, school and village shop/post office.

Within the garden, neatly hidden from view are two 1000 litre water tanks which store harvested rainwater for the garden.

LOCATION

Easton is a village set between Wells and Cheddar. The village has a Church and hall, the neighbouring village of Westbury-sub-Mendip has a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities.

Nearby, 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, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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 Wells take the A371 to Easton. Upon entering the village take the first turning on the right, by the church, into Ebbor Lane. Take the second turning left into High Green and the property can be found further along on the right hand side.

REF:WELJAT18062025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas fired central heating

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

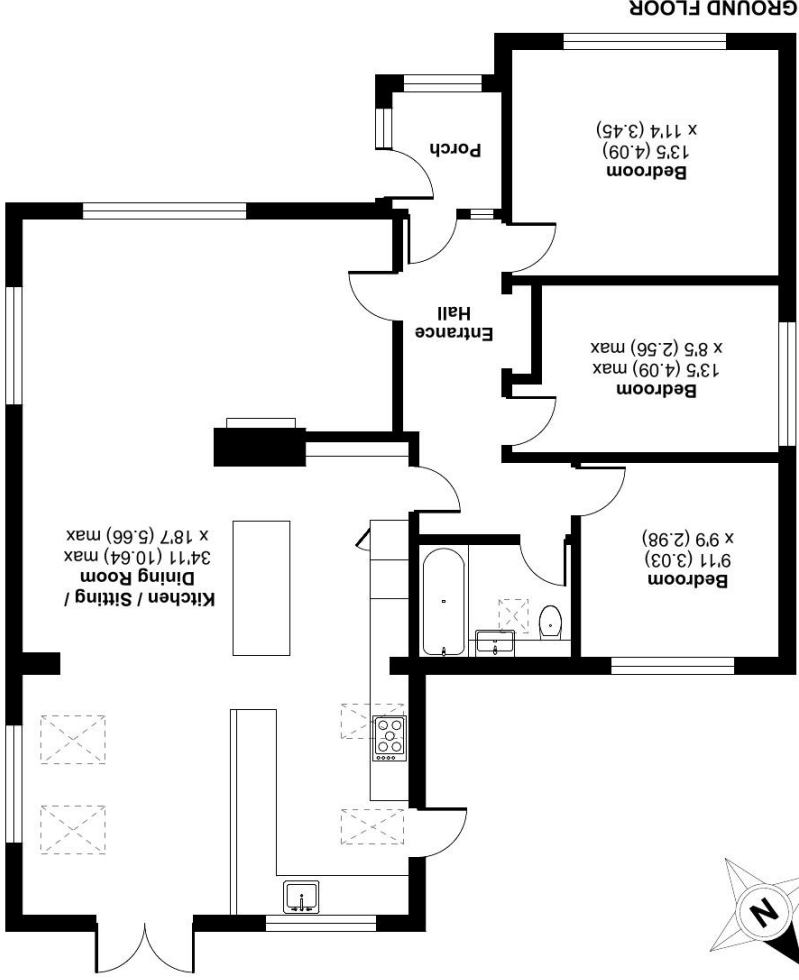
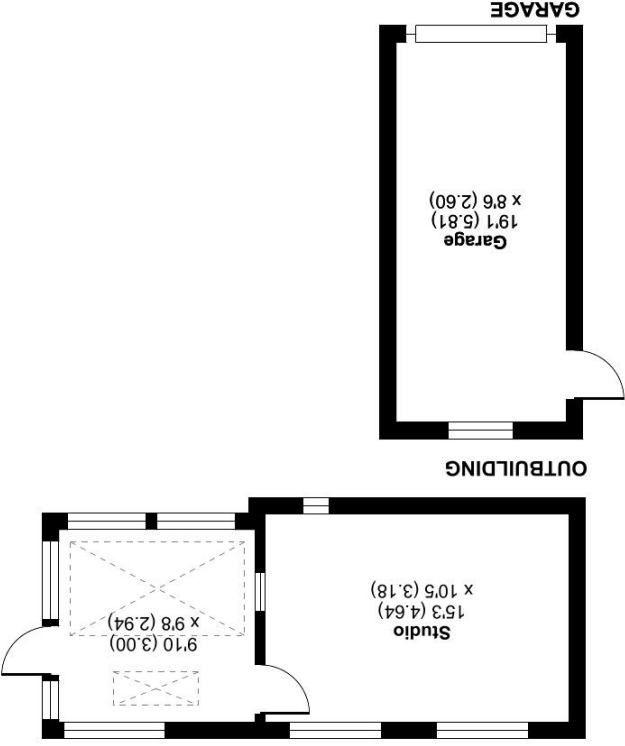


Nearest Schools

- Westbury Sub Mendip (Primary)
- Wells (Secondary)

High Green, Easton, Wells, BA5

Approximate Area = 1236 sq ft / 114.8 sq m
Garage = 163 sq ft / 15.1 sq m
Outbuilding = 259 sq ft / 24 sq m
Total = 1658 sq ft / 153.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1312150

WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

**COOPER
AND
TANNER**



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.