



20 Preywater Road, Wookey, Nr Wells, BA5 1LE

£410,000 Freehold

COOPER  
AND  
TANNER



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## DESCRIPTION

A stunning three bedroom bungalow, fully renovated and reconfigured by the current owners set within the centre of the ever popular village of Wookey, close to all village amenities and being offered with no onward chain. The property has been transformed by the current owners who have created a spacious contemporary home on one level whilst fully updating and upgrading the house throughout to a high specification including a new roof and central heating system.

Upon entering the bungalow is an entrance hall with engineered oak flooring, airing cupboard and space for shoes and coats. The living accommodation is open plan and comprises of a large kitchen/dining/family room with bi-folding doors opening out to a spacious South-West facing patio and gardens beyond. The kitchen features an array of fitted units with 'soft close' doors and drawers and topped with Quartz worksurfaces, Neff electric double 'slide and hide' oven, induction hob with integrated extractor fan, warming drawer, fridge/freezer, dishwasher and larder style cupboard. Within the room is ample space for comfortable seating with views out to the garden along with space for a dining table to seat ten to

twelve people and a breakfast bar with space for stools. From the kitchen is a utility room with additional storage, plumbing for white goods and a door opening out to the drive at the front.

The principal bedroom has been transformed to create a suite featuring a large bedroom overlooking the front garden, a walk-through dressing room with ample storage and a beautifully finished fully tiled ensuite shower room. Two further bedrooms can be accessed from the main hall, one being a good sized double looking to the front of the property and the other being a single with window to the side. The main bathroom serving the two bedrooms features a large deep 'Omnitub' bath with shower attachment, toilet, wash basin and heated towel rail.

## OUTSIDE

The large garden has been designed to be low maintenance with it being mainly laid to lawn with a variety of shrubs, bushes, flower beds and backing onto the River Axe. Bi-folding doors from the kitchen/dining room open out to the large patio, perfect for outside furniture and entertaining.









## OUTSIDE (continued)

At the front of the bungalow is a driveway to accommodate three to four cars leading to a single garage with an 'up and over' door.

## LOCATION

Wookey a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a primary school founded in 1880 for children aged 4 to 11, a well-equipped park and playing fields, a village hall and 'Wookey Hub' shop and Café along with a twice weekly visiting Post Office van.

Situated approximately 1 1/2 miles west Wells. The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), 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 B3139 to Wookey. Upon entering the village take the second turning on the right into Preywater Road. continue for approximately 200m (passing both turnings for Holmlea) the property can be found on your left.

REF:WEIJAT14042025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** LPG gas central heating

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

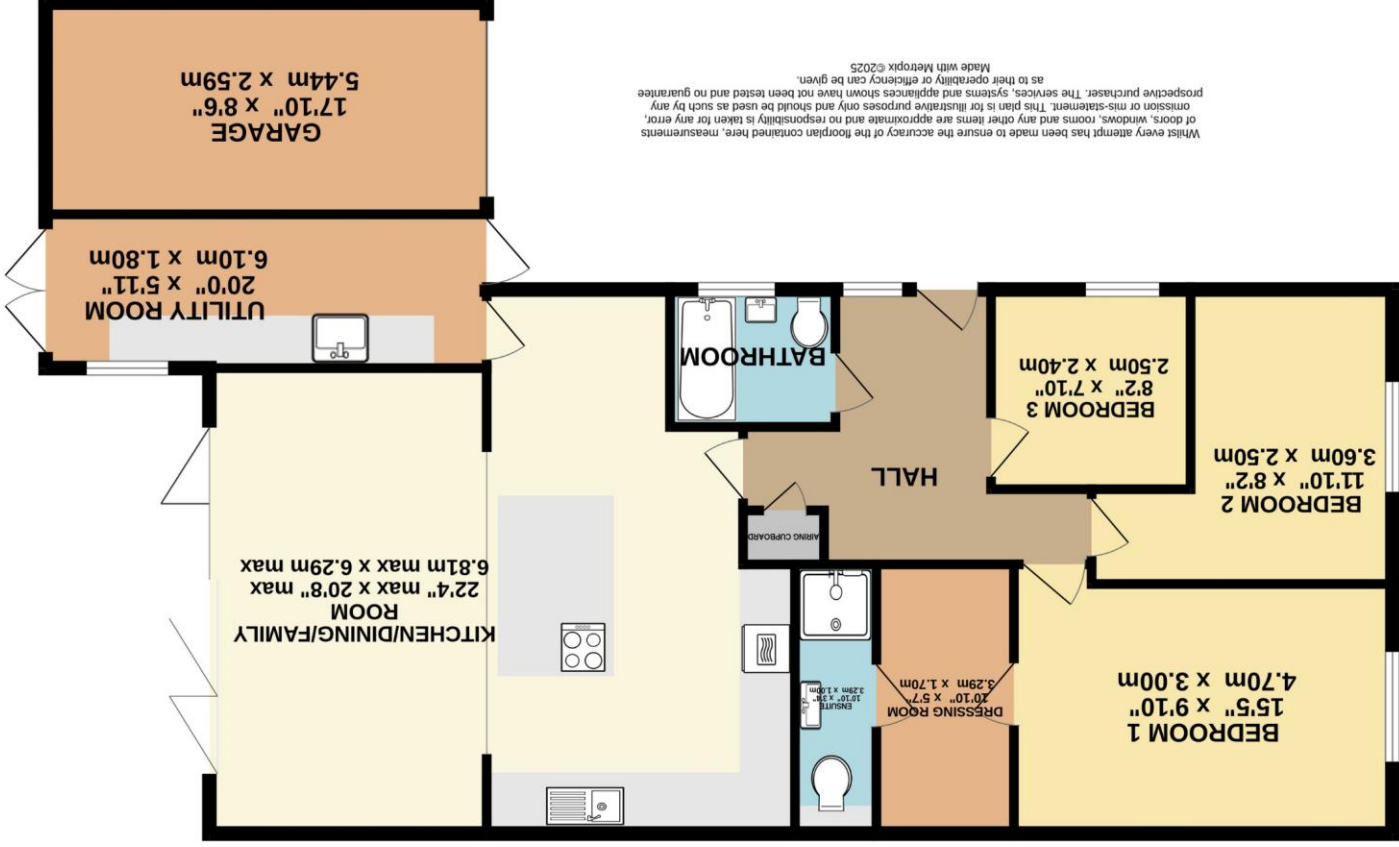
- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wookey (primary)
- Wells (primary & secondary)

# GROUND FLOOR



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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