

Hawfinch Road

Cheddar, BS27 3GF

COOPER
AND
TANNER



£365,000 Freehold

Beautiful positioned with uninterrupted countryside views is this well proportioned three bedroom family home.

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 3  2  3 EPC B

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DESCRIPTION

Entering through the front door, you are welcomed into a hallway where the living room is accessed and stairs to the first floor. The living room is front aspect, allowing plenty of light in. Storage space can be found in a cupboard under the stairs. The kitchen/diner is situated at the rear with double glazed French doors leading out to the garden. It is an ideal space for entertaining and has enough space for a dining room table. The kitchen is fitted with ample wall and base units and provides ample space for white appliances. There is a useful utility area with storage space and is where the gas combination boiler is housed. Downstairs also benefits from a useful cloakroom fitted with a pedestal basin and low level WC.

The three bedrooms are upstairs. The master bedroom is front aspect and is fitted with a cupboard and benefits from a en-suite shower room fitted with a shower cubicle, pedestal basin and low level WC. The second bedroom is also a double and the third is a single room which is ideal for an office or a single bedroom. Both of these bedrooms are rear aspect. The modern family bathroom is fitted with a panelled bath with over head shower, pedestal basin and low level WC. The property is warmed with gas central heating and is double glazed throughout.

OUTSIDE

The front of the property is accessed via a path leading to the front door with some mature plants to side and there is currently a bench to take in the countryside views at the front. There is a side driveway that provides tandem parking for vehicles and there is access through a double gate and a side gate into the garden. The rear garden is a great space to relax and peacefully enjoy the surroundings or is a great area for children to play. The garden is mostly laid to lawn with a patio and is coloured by a selection of mature flowers and plants. There is a large wooden garden room erected to the side of the garden which is ideal for storage or could be used as a home office or to assist with garden entertaining. There is also a wall mounted EV charging point.

There is access at the front of the property down a pathway that leads onto the Strawberry line and onto the reservoir.

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. 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 and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX

Band D

VIEWINGS

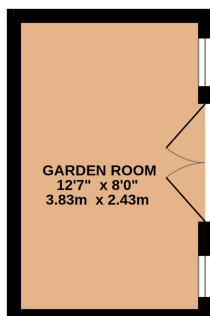
Strictly by appointment only- Please call Cooper and Tanner

DIRECTIONS

From our office in Union Street, Cheddar, turn right and proceed to the Market Cross. Turn right onto Bath Street, the B371. Continue along this road which then becomes Station Road, then Wideatts Road and finally after a right hand bend leads into Upper New Road. The development will be found approximately a quarter of a mile along on the left hand side, just after a set of traffic lights

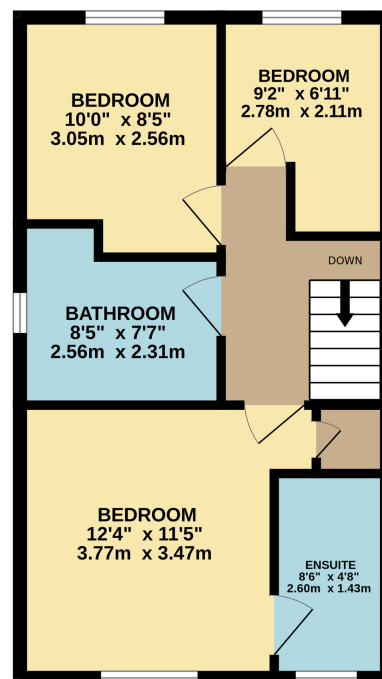
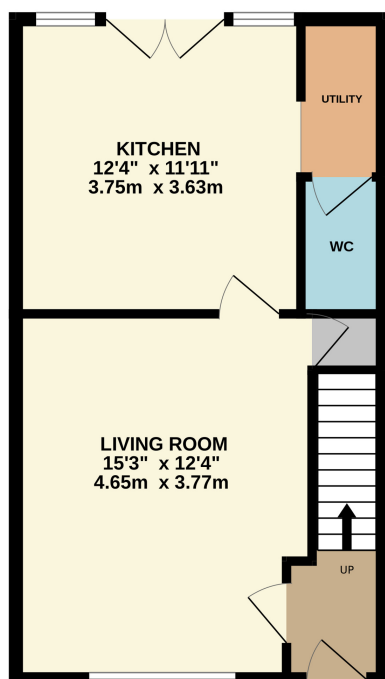






GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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