



Ashwood, Lower Weare BS26 2JN Garden and Paddock

£650,000 Freehold

COOPER  
AND  
TANNER



# Ashwood, Notting Hill Way Lower Weare, Axbridge BS26 2JN

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 5  2  2 Garden and paddock EPC D

£650,000 Freehold

## What's inside...

On a one-acre plot, from the road there is little to suggest the extent of the contemporary living space and its five bedrooms, or the extensive garden and paddock at the rear. For anyone wanting to keep animals, run a small-holding, or just to enjoy walking out across their own land or letting the children run wild, this has to be the home for them.

Spacious and modern, decorated in a contemporary grey palette with wood and wood-style laminate flooring this home is light, comfortable and inviting whilst providing a practical layout. The kitchen is fitted with smart base and wall units with contrasting work surfaces, integrated NEFF ovens and hob, and there is plumbing for a dishwasher and space for a large fridge freezer. There is a handy utility with space and plumbing for a washing machine and tumble dryer. The kitchen opens into the dining room which also offers plenty of space for comfortable seating. From here, patio doors open out to the spacious, level, garden, and there is also a door to the integral single garage. The large, light sitting room, also benefits from glass sliding doors opening

out to garden decking. Two of the double bedrooms are downstairs, one to the front of the house and one to the rear, and they share a large bathroom. On the first floor there are two further double bedrooms and a single room which all share the upstairs bathroom. The house is warmed by gas central heating and is double glazed throughout.

## What's outside...

This extraordinary level plot extends to just over an acre, combining garden and paddock. It offers massive potential for a keen gardener, anyone wanting to keep animals or grow vegetables, or to have the space to entertain friends or occupy an active outdoor family. The property is set off the road with lawn and driveway to the front. There is access to the rear garden and paddock via gates to the side of the property and also via a private lane which leads to pedestrian and vehicular access. The paddock is fenced off from the garden, and there is a hay barn and shed. The garden is mainly laid to lawn with raised decking across the back of the house, and areas of hardstanding and shingle, and a couple of garden sheds.









## Location

The villages of Weare and Lower Weare lie beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course in Wedmore and sports centre in Cheddar. Weare First School is in the village, about a 10 minute walk away, and is part of The Wessex Learning Trust, which includes Hugh Sexey Middle School in Blackford and Kings of Wessex Academy and Sixth Form in Cheddar. School buses for the middle and senior schools pick up and drop off just along the road from Ashwood. There is also a church, a pub and a local petrol station with a convenience store within Weare and Lower Weare.

Wedmore, Cheddar, Winscombe and Axbridge are all within convenient driving distance, where there are more shopping, social and recreational facilities. The cities of Bristol, Bath and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities. Bristol Airport is approximately 12 miles away along the A38. Mainline train stations can be found in Yatton and Weston-super-Mare.

## Directions

Heading south from Bristol on the A38, when entering Lower Weare, take the left-hand turning into Notting Hill Way. The property is the last bungalow on the right-hand side before East End.

From the Wedmore office, proceed along Church Street, taking the turning for Lascot Hill on the right. Following the road through Stoughton and Ashton onto Notting Hill Way. Continue towards the village of Lower Weare, passing the school on the left. Ashwood is the first bungalow on the left-hand side after East End.



### Local Information Lower Weare

**Local Council:** Sedgemoor District Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains services

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Yatton
- Weston-super-Mare

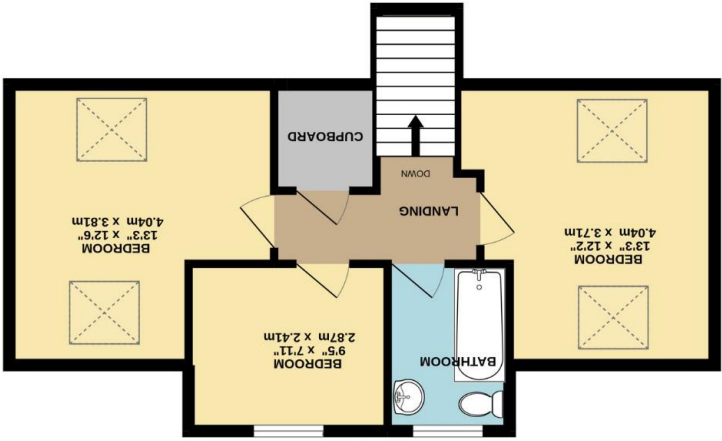


### Local Schools

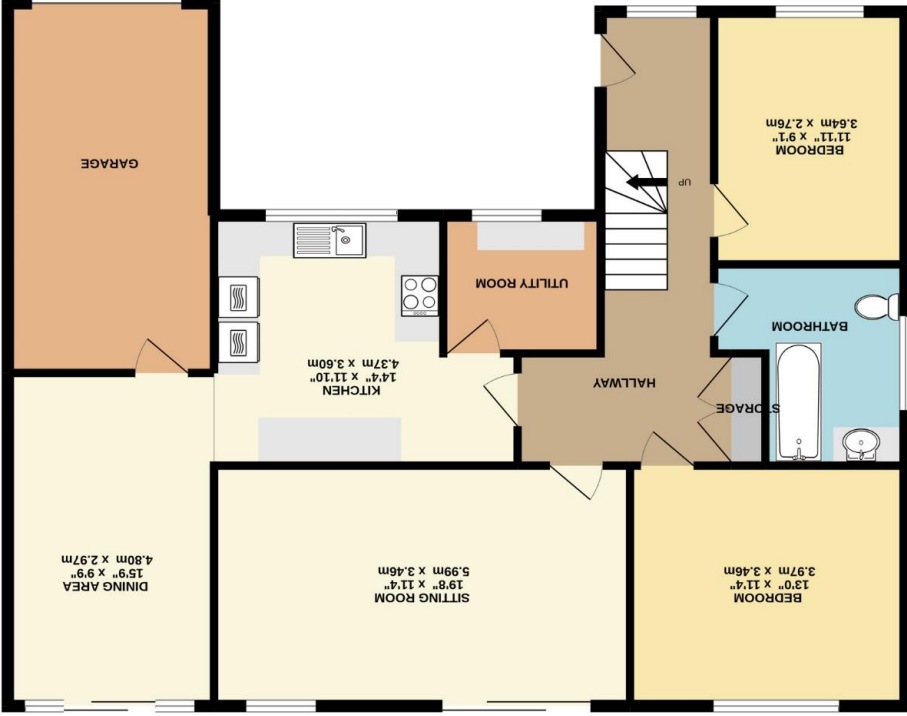
- Weare First School
- Hugh Sexey Middle School
- Kings of Wessex Academy
- Sidcot School



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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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1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



GROUND FLOOR  
1221 sq.ft. (113.4 sq.m.) approx.