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£450,000 Freehold

Clover Cottage,  
Coxley,  
Nr Wells, BA5 1QZ

COOPER  
AND  
TANNER



# Clover Cottage, Coxley, Nr Wells, BA5 1QZ

 3  3  2 EPC D

## £450,000 Freehold

### DESCRIPTION

A splendid three/four double bedroom detached home situated in the ever desirable village of Coxley with garage, parking and gardens backing onto open fields. The property has been within the same ownership for 25 years, designed with a versatile layout and further scope to extend if desired.

Upon entering the house is a spacious entrance hall with ample space for shoes and coats. The kitchen/dining room is situated at the front of the house with an array of fitted units, electric oven, gas hob and space for a freestanding fridge/freezer. The dining area has ample space to accommodate a table for six to eight people, making it a wonderful area for families or entertaining. The sitting room can be accessed from either the dining room or the main hall of the house. An inset wood burner is the main focal point of the sitting room whilst it also benefits from a lovely aspect of the gardens with open countryside in the background. The dining room provides access to the utility room which features additional storage, a sink, plumbing for white goods and direct access out to the patio and gardens. An inner hall leads to the downstairs cloakroom with WC and wash hand basin, access to the internal garage and also to a wonderful third reception room which could equally be used as a home office or fourth bedroom, if desired, with French doors opening out to the gardens.

To the first floor is a large open landing leading to the three double bedrooms. The principal bedroom is situated at the rear of the property, a spacious room with the benefit of an ensuite shower room and wonderful countryside views. A further double bedroom looks out over the gardens and countryside whilst the front double bedroom has fitted wardrobes and views over fields. The bathroom comprises a bath, separate shower, toilet and wash basin.

Subject to the necessary consents there is potential to create a fourth bedroom above the garage, access to this could be had by removing the wardrobe in the front double bedroom to create a passageway.

### OUTSIDE

Approaching the property is a five bar wooden gate opening to the driveway to accommodate two to three cars leading to the single garage which has an 'up and over' door, electric and light. The gardens have been beautifully tended to over the years, mainly laid to lawn with mature shrubs, hedging, borders of flowers and stepping stones leading to the summerhouse. A patio provides a wonderful space for outside seating and entertaining with a stunning backdrop of open countryside views and beautiful sunsets. A side passage provides access from the driveway into the garden along with a wooden shed for additional storage.

### LOCATION

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities including a village hall, primary school, church and restaurant.

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, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve 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.

### DIRECTIONS

From Wells take the A39, signposted to Glastonbury. Continue for approx. 1 1/2 miles to the village of Coxley. Once in Coxley continue for a further 500m, passing Burcott Lane on the right, you will see a shop on the corner and a red telephone box on the right. The property can be found on the right immediately after the telephone box.

REF:WELJAT26032024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



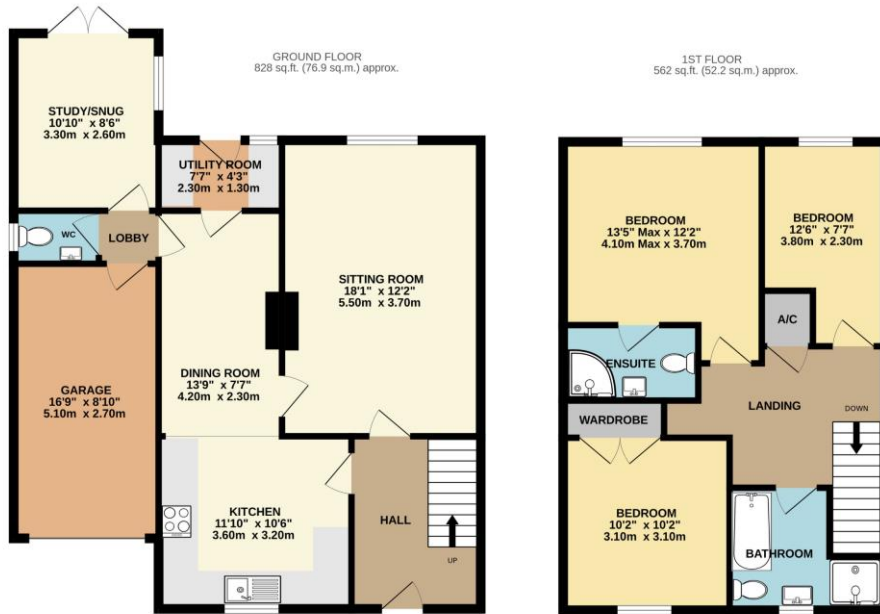
#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Coxley (primary)
- Wells (primary and secondary)



TOTAL FLOOR AREA: 1390 sq.ft. (129.1 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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