

# Charnwood Drive

Cheddar, BS27 3HD

COOPER  
AND  
TANNER



**£600,000 (OIEO) Freehold**

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## Cheddar

### BS27 3HD

 5  2  3 EPC C

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### DESCRIPTION

A beautifully presented and fantastically located five bedroom home only a stones through from the centre of the village, sitting on a generous plot and with ample living space this is the perfect family home.

Entering the property from the front you are welcomed into the hallway that provides access to most of the ground floor rooms. Immediately to the left is a large boot room, perfect for storage but could conveniently be adapted to make a ground floor shower room or a utility space. There is a living room at the rear that opens onto the decked area at the rear and enjoys panoramic views of the large garden. The living room is a light and airy front aspect room. Shaped in a L shape there is ample space to sit and enjoy and room for a table. The kitchen is a good size and is a front and side aspect room. There is a side aspect door and front aspect window. The kitchen provides space for white appliances and is fitted with a selection of wall and base units. There is a handy cloakroom off the hallway which is fitted with a WC and basin and a couple of hall cupboards. The ground floor is completed with three double bedrooms. There are two bedrooms at the rear which both enjoy garden views and a rear and side aspect bedroom.

The first floor houses two further bedrooms and the bathroom facilities. The master bedroom is a generous double bedroom which enjoys front aspect views. There is eaves storage and the benefit of an en-suite bathroom which is fitted with a shower cubicle, basin and WC. There is a further rear aspect room which enjoys views of the garden. The first floor is completed with a family bathroom which includes a panelled bath, WC and a pedestal sink.

### OUTSIDE

The property from the front benefits from a driveway providing off street parking for multiple vehicles with a conveniently placed charging point. There is a good sized front lawn which is enclosed with mature plants and trees with a convenient patio area. There is access from the front into the rear garden where there is a handy wooden shed. The garden is mostly laid to lawn and is fully enclosed. The garden is filled with a selection of mature flowers, plants and trees which includes a pear tree. There is a decked area directly from the second reception room and a gravelled area.

### 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

### LOCAL AUTHORITY

Somerset county council

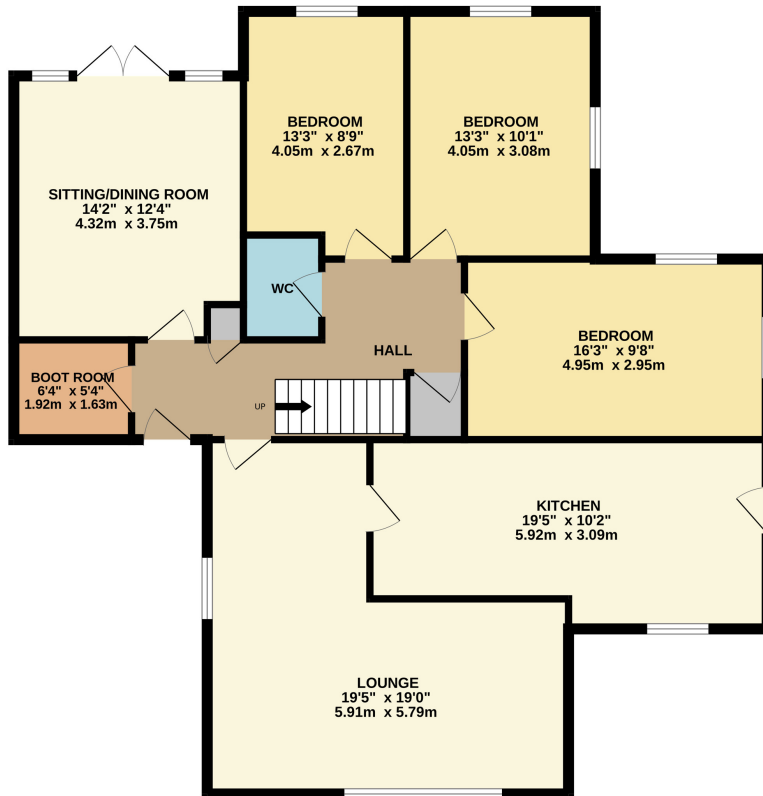
### VIEWINGS

Viewings are strictly by appointment only. Please call Cooper and Tanner

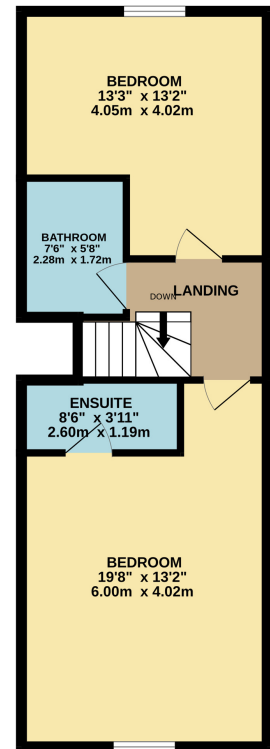




GROUND FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1750 sq.ft. (162.6 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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### CHEDDAR OFFICE

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