



Underdown Cottage, Dark Lane, Coxley, BA5 1RF

£650,000 Freehold

COOPER  
AND  
TANNER





# Underdown Cottage, Dark Lane, Coxley, Nr Wells, BA5 1RF

 5  1  2 EPC To follow

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## DESCRIPTION

A beautiful four/five bedroom detached family residence, newly built and set within a small, gated community with stunning countryside views and offered with no onward chain. The property has been cleverly designed to a high specification and energy standards with the benefit of an air source heat pump, solar panels and zoned individually controlled underfloor heating to each room on both floors making it a wonderful home for family living whilst also being economic to run

Approaching the property are electric gates which open to reveal a shared driveway leading to the house, private drive and large integrated garage. Upon entering the house is an entrance hall with ample space for shoes and coats. A door opens to reveal a spacious sitting room, bathed in natural light with it benefitting from a triple aspect and having wonderful views over fields and the gardens. The room has ample space to create several sitting areas along with French doors leading out to the gardens and a feature staircase which sweeps up to the first floor. Within the house is underfloor heating on both floors allowing for furniture to be placed against any wall. The kitchen/dining room is a wonderful entertaining room, again with an abundance of natural light, garden views and a bay window to the front. The room has ample space for a table to accommodate ten to twelve people along with comfortable seating if desired. The kitchen has been finished to a high standard with a variety of units with soft close doors and drawers topped with wooden work surfaces, a boiling water tap, Samsung appliances including an induction hob, eye level flex oven, microwave, dishwasher with cutlery drawer, wine

fridge and wine racks. A central island offers additional storage along with a breakfast bar with space for four to five stools. From the kitchen is a utility/boot room with storage cupboards, plumbing for both a washing machine and tumble dryer. Adjacent is a separate cloakroom with WC and access out to the garden. The ground floor has 'Amtico', wood effect vinyl strip flooring throughout. The integrated garage can also be accessed from the utility room. The larger than average garage has ample space to park a car and open the doors whilst still allowing space for further storage and a mezzanine floor for extra storage.

To the first floor is a light and spacious landing with view overlooking open countryside and towards the Mendip Hills. The principal bedroom is well-proportioned room with views over fields whilst also benefitting from a dressing room and ensuite shower room featuring a large walk-in shower a wall hung vanity basin. Three further spacious double bedrooms also all benefit from beautiful views. The fifth bedroom is a good sized single but could equally be used as a home office as it has a cable network installed for hardwired Ethernet. Each bedroom has usb and usb c sockets, ideal for charging phones and other modern appliances. The main family bathroom comprises a whirlpool bath, separate shower, wall hung toilet, heated towel rail and twin basins with storage beneath.

The loft is fully boarded with a pull-down loft ladder, lighting and plenty of room for storage. The loft offers further potential to convert into additional accommodation (subject to the necessary consents).













The Air source heat pump will primarily run from the energy produced by the solar panels running constantly at a low heat. Unlike a normal gas boiler, air source maintains temperature throughout the day.

### OUTSIDE

The sweeping driveway leads to the private paved driveway to the front of the property, offering parking for three cars, and leading to the garage with an insulated, remote controlled door, multiple power outlets, loft storage area and Velux window - allowing plenty of natural light. Benefiting from security and outdoor lighting, to front of the house is an area of lawn with mature trees and views over neighbouring fields. The garden to the rear has been designed to be low maintenance but equally offers scope to place your own mark. There is a patio running the width of the house to the rear, perfect for outside furniture and entertaining with the benefit of outdoor lighting, security lighting and sockets. Steps lead up to the lawn which is bordered by hedging.

### 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.

### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

From Wells take the A39, signposted to Glastonbury. Continue for approx 1 1/2 miles to the village of Coxley, continue through the village turning left just before the church into Harters Hill Lane. Follow the road for approx 300m and continue round a left hand bend. Follow the road for a further 400m and take a left hand turning onto Dark Lane (a private road) this leads to the gated driveway up to Underdown Cottage.

REF:WELJAT20092024



#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** To be advised

**Heating:** Air source heat pump and solar panels

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

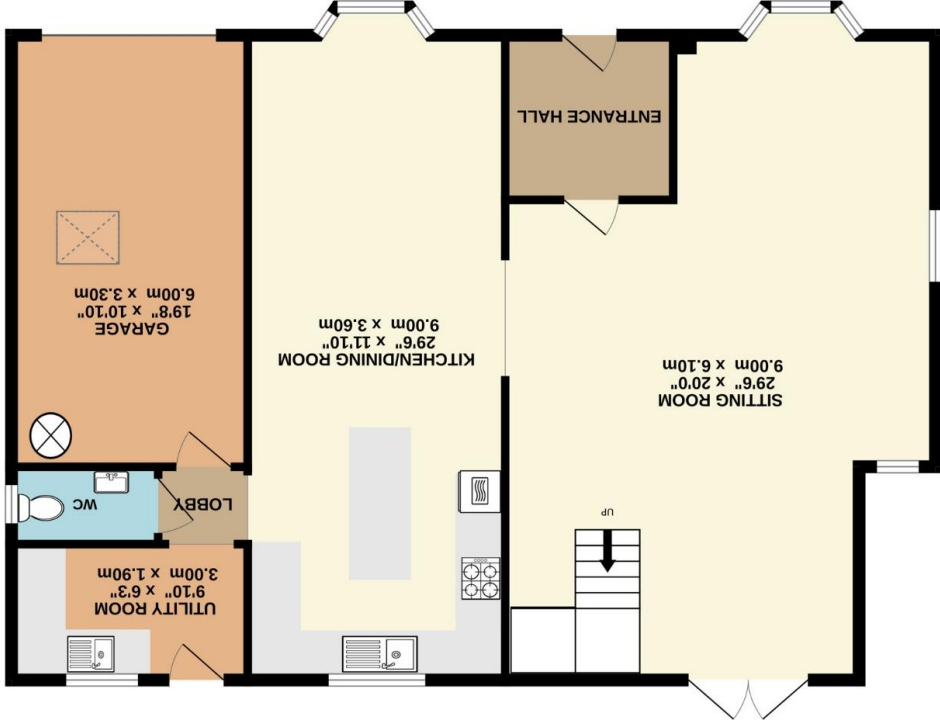
- Bath Spa
- Bristol Temple Meads



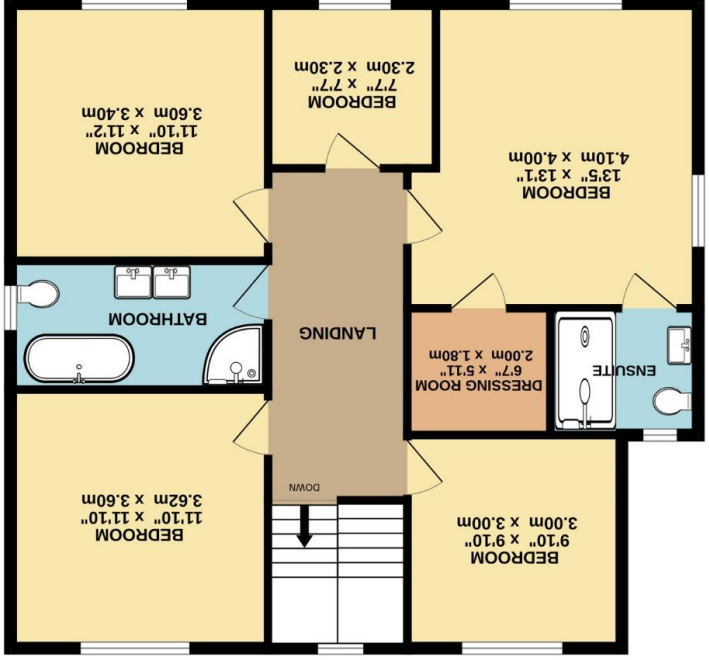
#### Nearest Schools

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

GROUND FLOOR  
1230 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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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WELLS OFFICE

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