

# Cross Farm Road

Cheddar, BS27 3SE

COOPER  
AND  
TANNER



**£425,000 Freehold**

Set in the heart of Draycott and close to village amenities is this well proportioned four bedroom property which has ample living space, front and rear gardens, a double garage and offered with no onward chain.



Cross Farm Road  
Cheddar  
BS27 3SE

 4  2  2 EPC TBC

---

**£425,000 Freehold**

**OUTSIDE**

Entering onto the driveway from the road you immediately have a small floral garden which is laid to grass with access at the side. The driveway provides access for multiple vehicles and has access into the double garage through electric doors. The garage benefits from lighting and power and access back into the rear garden through a rear door. The garden is fully enclosed and is tiered up. The garden is filled with a selection of mature flowers and bushes and is a perfect space for light entertaining.

**LOCATION**

Draycott is a much favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include General Stores, village school, Church, one local inn and a bus service to Wells and Cheddar. Bristol and Bath are within daily commuting distance and the nearest M5 motorway junction is c.10 miles. Bristol International Airport is c.12 miles.

**VIEWINGS**

Strictly by appointment only - Please call Cooper and Tanner

**DIRECTIONS**

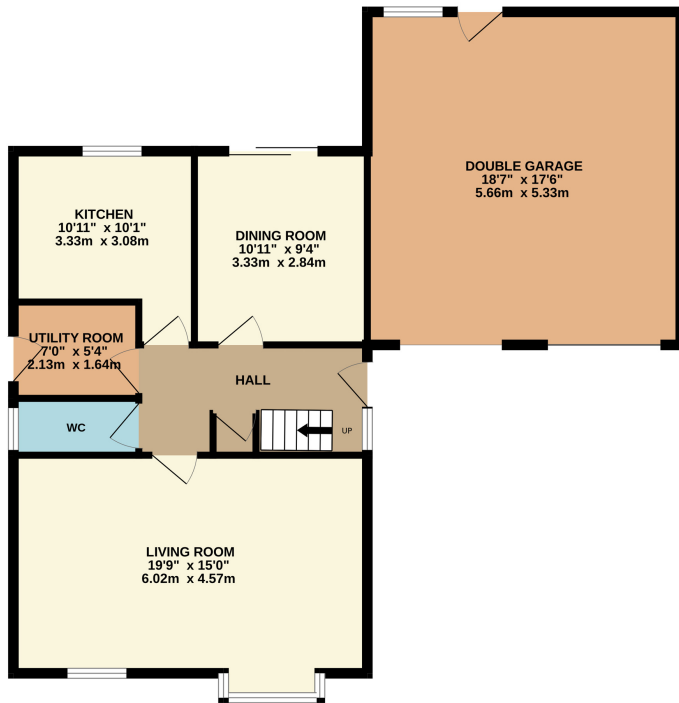
From our Cheddar office in Union Street, turn right and head towards the Market Cross. Take the turning left and head out of the village along the A371 towards Wells. Proceed past the Football Club into the village of Draycott turning right into Cross Farm Road and follow the road around to the left where the property will be found on your left hand side.



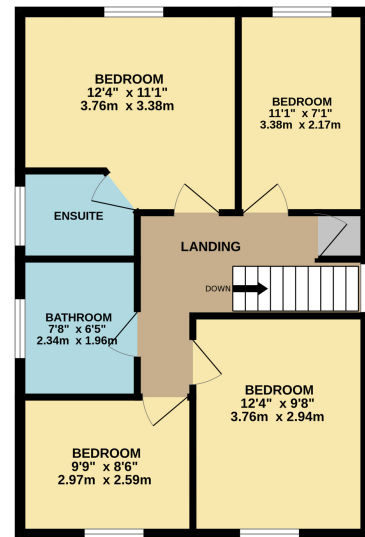




GROUND FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.5 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.  
Made with Metropix ©2023

## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

