



 3  4  2 EPC TBA

£450,000 Freehold

High Beech Bungalow
Lower Godney
Nr Wells, BA5 1RZ

**COOPER
AND
TANNER**



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DESCRIPTION

A splendid three double bedroom detached bungalow set within the rural village of Godney with beautiful countryside walks on the doorstep. The property has been refurbished by the current owners who have installed a new kitchen, shower room, windows, heating system, flooring and re-decoration throughout. The spacious property has a versatile layout with a separate wing providing **bedrooms**, w/c, sitting room and study, perfect for multi-generational living.

Upon entering the property is the deceptively large sitting room, central to the bungalow it provides ample space for comfortable seating with an electric fire as the focal point. The kitchen has been finished to a high standard with a range of fitted units topped with stone worktops, electric oven, induction hob, fitted fridge/freezer, wine fridge and a view to the front. The dining room is a wonderful space for entertaining with space to accommodate a table for ten to fourteen people comfortably with views and double doors opening out to the garden. A further reception room is currently used as a cosy snug with an electric fire as the focal point, views to the front and open to a large study area, perfect for working from home. Adjoining the study is a double bedroom and adjacent w/c with utility cupboard with plumbing for a washing machine and tumble dryer. The main bedrooms can be accessed from the sitting room, one double bedroom with wardrobes looking out to the front of the property whilst the spacious principal bedroom looks out to the side gardens and is open to a further study/garden room with double doors out to the gardens. The shower room has been completely re-fitted with a new walk-in shower, toilet, wash hand basin with storage and a heated towel rail.

OUTSIDE

The gardens wrap around the property with a walled lawn area to the front and side and a decked area for outside furniture and entertaining to the rear, accessed by stepping stones

from the dining room. The garden has a variety of shrubs, bushes and flowers along with a wooden shed for storage. To the front of the property are wooden gates which open to reveal a parking area for three cars and further storage.

LOCATION

The village of Godney is situated between the Cathedral City of Wells and Glastonbury. There is an excellent public house, The Sheppey Inn and a village hall.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

VIEWING

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

DIRECTIONS

From Wells take the A39 towards Glastonbury. Continue through the village of Coxley, into Polsham. In Polsham, turn right signposted to Godney. Upon entering Godney, pass The Sheppey Inn on your left hand side and a row of Local Authority housing on your right. At the end of the road take a sharp left and continue over a hump back bridge, you will find High Beech Bungalow on your right hand side.

REF:WELJAT14032023

Local Information Wells

Local Council: Mendip

Council Tax Band: D

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

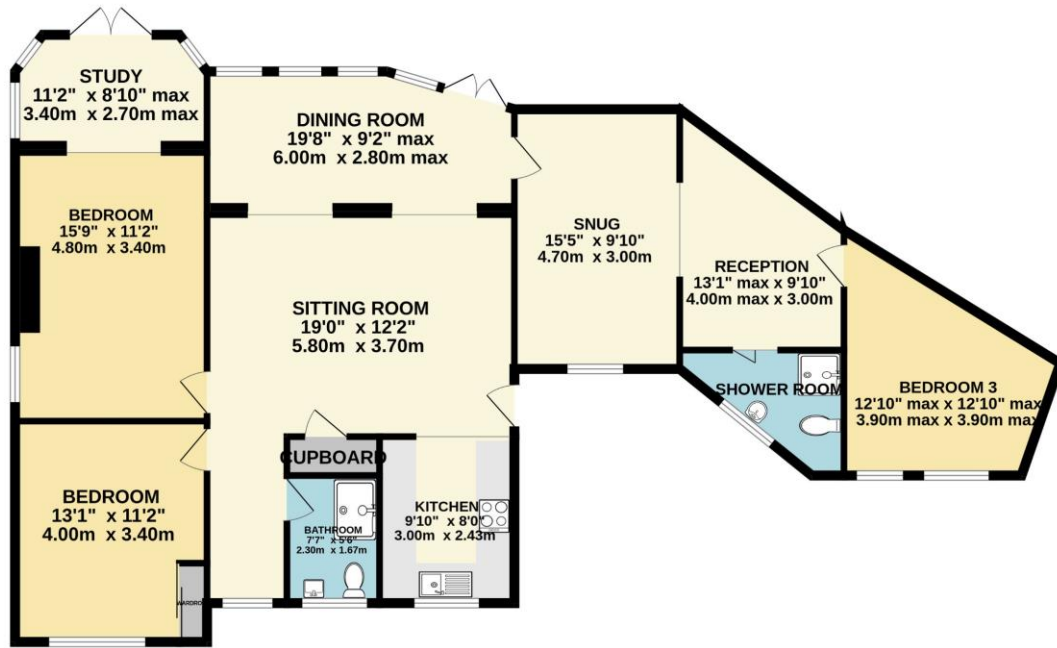
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

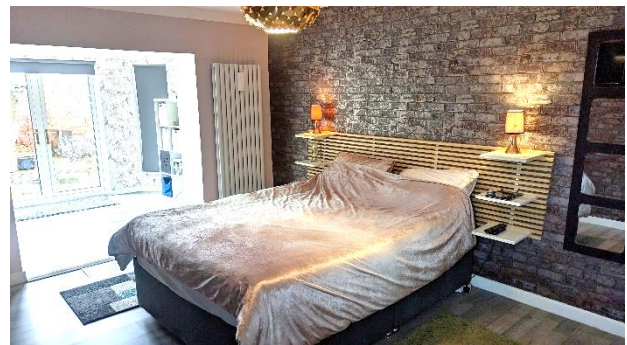
- Coxley & Wells

GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 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.
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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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AND
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