



Westfield, Main Road, Coxley, BA5 1QZ

£625,000 Freehold

COOPER
AND
TANNER



Westfield, Main Road, Coxley, BA5 1QZ

 4+1  2+1  1+1 EPC C

£625,000 Freehold

DESCRIPTION

A splendid four bedroom detached family home situated within the heart of Coxley with large garden, one bedroom annex, stables and offered with no onward chain. The property has been within the same family ownership for over 50 years, improved over the years whilst still offering scope to extend and place your own mark subject to the necessary consents.

Upon entering the house is a light and spacious entrance hall with ample space for shoes and coats. The sitting room is situated to the front of the house with a sunny southerly aspect and a stone fireplace as the focal point. The dining area has lovely views overlooking the gardens and ample space for a table to seat eight people. The kitchen/breakfast room features an array of fitted cupboards, a electric double oven, electric hob, space for a table for four people and views looking out over the garden. From the kitchen is a utility room with additional storage and plumbing for white goods whilst also providing access out to the patio and gardens beyond. Also accessed from the kitchen is a downstairs w/c and a door opening into the integral garage with light, power and an 'up and over' door.

To the first floor is a light and airy galleried landing with storage and leading to the four bedrooms, bathroom and separate w/c. Situated at the front of

the house are two spacious double bedrooms benefitting from an abundance of natural light, one having fitted wardrobes and another having a balcony. Two further bedrooms benefit from garden and countryside views to the rear. The bathroom comprises a bath, separate shower and wash basin.

ANNEX

The detached one bedroom annex is a wonderful extra space to have for family and friends to stay, with it being completely self-contained and accessed from a path at the side of the house. It comprises a kitchen/dining room, sitting room and a large double bedroom with ensuite wet room. The living accommodation has sliding doors opening out to the patio and gardens.

The annex is restricted to friends and family currently but could be changed to holiday use, subject to obtaining the necessary consents.

STABLES

Currently used for storage, the stables form part of the same building as the annex and comprise of three stables which could be modified for an array of different uses such as workshops, office space or as a useful storage space.









OUTSIDE

To the front of the house is a parking area to accommodate five to six cars with a pathway leading to the front door and beds planted with shrubs and bushes, providing privacy. The established rear garden features a wide array of different shrubs, bushes, trees, flower beds and seating areas to benefit from the sun throughout the day. A covered patio at the rear of the house is the perfect place for outside dining and entertaining and offers views towards open fields and countryside in the distance. A stone-built outhouse provides additional storage for garden implements and a greenhouse provides a brilliant space for growing vegetables.

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

Viewing is 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. 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 a little further along on the right.

REF:WELJAT19092024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

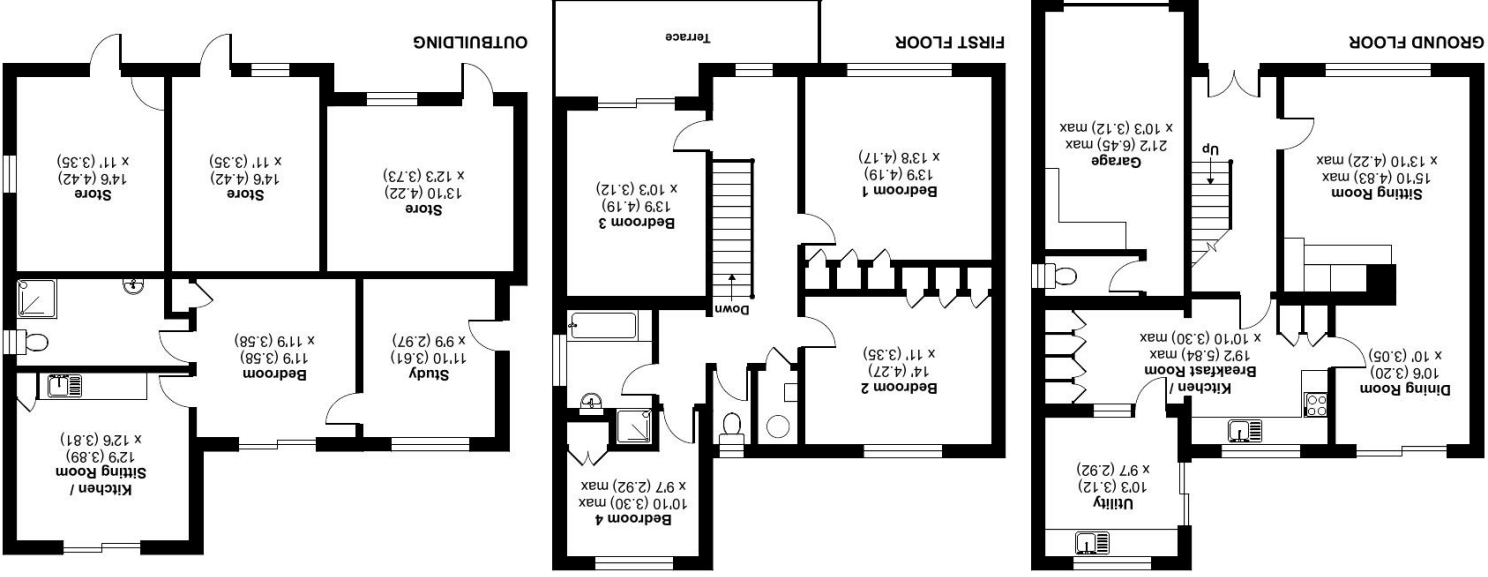


Nearest Schools

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

Westfield, Coxley, Wells, BA5

Approximate Area = 1888 sq ft / 175.3 sq m (includes garage)
 Outbuilding = 1039 sq ft / 96.5 sq m
 Total = 2927 sq ft / 271.9 sq m
 For identification only - Not to scale



Certified Property Measurer
RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthc.com 2024.
 Produced for Cooper and Tanner. REF: 1182638

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**COOPER
 AND
 TANNER**