

# Cheddar Road

Axbridge, BS26 2DP

COOPER  
AND  
TANNER



**£850,000 Freehold**

Standing alone in an elevated position is this beautifully presented three bedroom detached home. Boasting far reaching views over Cheddar reservoir and towards Glastonbury Tor, this unique and individual property which boasts a large plot is a must view.

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## Axbridge

### BS26 2DP

 3  2  2 EPC TBC

## £850,000 Freehold

### DESCRIPTION

Standing alone in an elevated position is this beautifully presented three bedroom home. Boasting far reaching views over Cheddar reservoir and towards Glastonbury Tor, this unique and individual property sits elegantly on a large plot and is a must view.

Entering the property from the side you are welcomed into a large hallway that provides access into all the ground floor rooms. The kitchen boasts side aspect views and a side aspect door benefits from a selection of wall and base units with space for appliances. The bright and airy ground floor benefits from a large dining area where there is space for a table and sofa with sliding doors opening to the front patio. The dining room and living room both link back to the hallway with double doors interlinking. The living room is a bright room with double doors opening onto the patio at the front and with far reaching un-interrupted views. The ground floor also benefits from a side aspect shower room with, sink, basin and a rear aspect window, utility room with space for appliances with wall and base units, a large hallway with stairs to first floor and a large double garage with two doors opening from the front. The garage is fitted with electricity and lighting and currently houses the wall mounted boiler which warms the home and the water tank.

The first floor houses the three bedrooms and the family bathroom. The principle bedroom is a large front aspect room with exceptional far reaching views and a balcony which is perfect to sit out and enjoy the the surroundings. There is a further front aspect double bedroom and a rear aspect room with an over stair storage cupboard and with a door which leads to the loft room. The loft room is a large room with skylights bringing in plenty of light and with eaves storage at both sides.

### OUTSIDE

Sitting on a fabulous plot this property is really a gardeners paradise. Accessing from the side you are benefited with a large driveway with parking for multiple vehicles. The garden is mostly laid to lawn and is filled with a selection of mature flowers, patio areas to enjoy the sun at different parts of the day and a large purpose built pond with a raised patio terrace. The garden is split into two sections with colour and tranquility throughout. There is a gate at the rear that backs onto a footpath leading directly to the Mendips, far reaching views and a mixture of different areas to sit and enjoy the surroundings. There are also a range of outbuildings and a wooden shed all perfect for garden storage.

### LOCATION

An important wool-producer in the Middle Ages, Axbridge has always been at the centre of things. Indeed, in earlier times, it was a river port. This was reflected in its early

charters allowing it to hold markets, fairs and become a royal borough. It even had its own mint, with coins showing the town's symbol - the Lamb and Flag. The layout of the town has changed little over the centuries, a medieval town expanding on a fortified Saxon burgh and even today visitors can wander the winding streets that remain at the heart of this charming place and soak up hundreds of years of the histories of ordinary lives. Axbridge is well located for commuting to local business centres of Wells, Cheddar, Weston-super-Mare and Bristol via the nearby M5 and A38. Bristol International Airport is 15 minutes drive away.

### TENURE

Freehold

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX BAND

Band F

### SERVICES

Septic tank, mains electricity, mains water, mains gas.

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

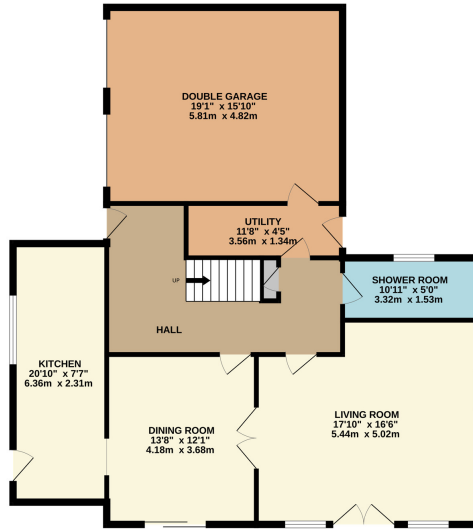
### DIRECTIONS

From our office, turn right and proceed to the Market Cross. Turn right again and proceed out of the village for approximately two miles on the A371. Once out of Cheddar you will pass a Petrol Station and a right hand turning indicating Shipham. Continue around the left hand bend and head towards Axbridge and the property can be found on the right hand side, just past the Cheddar village sign.

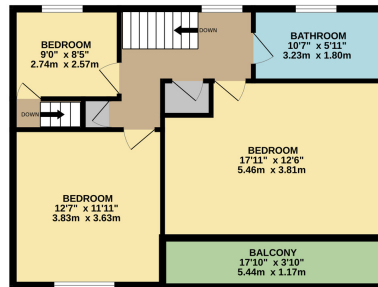




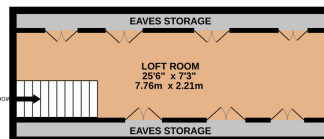
GROUND FLOOR  
1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.6 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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