



Grovesbury, Blackford Road, Mark TA9 4NP

£550,000 Freehold

COOPER
AND
TANNER



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Description

Spacious four-bedroom home, purpose-built by the current owner in 2004, combining modern comforts with functional design, with easy-maintenance garden and patio, situated in a central village location, with driveway parking and single garage.

Grovesbury is in the heart of Mark village, conveniently located close to the village post office and store. The house offers versatile accommodation with two of the double bedrooms on the ground floor, sharing a bathroom with shower, and the other two on the first floor, sharing a shower room. The main living areas are at the back of the house looking out over the terrace and kitchen garden. The open-plan kitchen and dining area provide plenty of space for dining table, breakfast table and other furniture. The kitchen is fitted with a modern range of warm wooden wall and base units with contrasting work surfaces, with an electric Rangemaster cooker. There is further storage and space for appliances in the adjoining utility with access to a useful WC, and a door to the side passage. The well-proportioned sitting room has an inglenook style fireplace with a log burning

stove. At the top of the stairs, the landing provides space for a study area. There are two large double bedrooms, one either side of the landing and shower room. The largest of the two is currently used as a games room, easily housing a table tennis table with plenty of remaining space for comfortable seating and other furniture. This room has the potential to be split into two bedrooms if needed. There is access to extensive eaves storage from the other bedroom.

Outside

The property is bordered by attractive stone walling with a five-bar gate opening onto the driveway which provides plenty of parking space and access to the garage. There are paved passageways either side of the property to the rear garden which has been designed to make the most of the sun and views to the church. Paved patio runs across the back of the house where there are French doors opening out from the kitchen and living space. Raised borders are thoughtfully planted to provide attractive colour and texture, whilst a productive kitchen garden and greenhouse is screened behind trellis and hedging.









Location

Mark is a sought-after Somerset village with an active local community. There are two popular pubs in the centre of the village, The White Horse and The Pack Horse. There is a thriving village hall nearby and a post office/stores, bakery, garage and church. There are many active clubs and groups, details of which can be found at www.markvillage.co.uk. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

Mark has an excellent first school which is part of the Wessex Learning Trust and feeds into Hugh Sexey Middle School in Blackford and Kings of Wessex Academy in Cheddar. Private schooling in the area includes Sidcot, Millfield and Wells Cathedral Schools.

The historic village of Wedmore is approx. 5 miles away, offering a wide range of shops and facilities.

The coastal towns of Weston-super-Mare and Burnham-on-Sea offer more comprehensive amenities as well as access to the national motorway network via Junction 22 of the M5. Rail links at Highbridge and Weston-super-Mare run a direct service to Bristol and London Paddington. This beautiful rural area, south of the Mendips, provides ample opportunities for country pursuits, including riding, walking and cycling. There are excellent local golf courses in Wedmore and Burnham-on-Sea; tennis and bowls clubs in Wedmore; sailing on Axbridge Reservoir; and many other sporting facilities at Kings Leisure Centre in Cheddar. The cities of Bristol and Bath are approx. 27 miles and 30 miles away respectively with Bristol International Airport approximately 18 miles away.



Local Information Mark

Local Council: Somerset Council

Council Tax Band: F

Heating: Oil central heating

Services: Mains electricity, water and drainage

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

- Mark First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

