



18 Ash Lane, Wells, BA5 2LU

£725,000 Freehold

COOPER  
AND  
TANNER



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## DESCRIPTION

Situated on the desirable Ash Lane, tucked away from view, is this deceptively spacious detached bungalow. This bright and airy property benefits from four bedrooms - one with ensuite, open plan sitting and dining rooms, good size kitchen with adjacent utility room, family bathroom, cloakroom, double garage, off road parking and wrap-around gardens.

Upon entering, via the covered porch, is a spacious entrance hall with airing cupboard, door to the double garage and a cloakroom with WC and wash basin. The bright and airy sitting room is a generous size with a dual aspect over the sunny south facing front gardens. There is plenty of space for comfortable seating along with double doors to the dining room and a stone fireplace, with open fire, as the focal point with low stone shelves on either side. The dining room, which opens to both the sitting room and kitchen, benefits from French doors opening out to a south facing patio and sunny front gardens and can comfortably accommodate a table to seat six to eight people. The kitchen, which has a dual aspect offering views over the rear garden, is again well-proportioned and features a range of units with cream Shaker style doors and drawers. Within the kitchen is an integrated

electric oven, ceramic hob, space and plumbing for a dishwasher along with space for both a freestanding fridge/freezer and a breakfast table. Adjacent to The kitchen is a utility room with further cupboards, sink, space and plumbing for both a washing machine and tumble dryer along with space for coats and shoes and a door to the rear garden.

From the main hallway a door opens to the bedroom wing, with four bedrooms, one ensuite, and the family bathroom. The principal bedroom is a good size and benefits from wall light, a dual aspect over the rear gardens and an ensuite comprising; corner shower enclosure, WC, basin and heated towel radiator. A second double bedroom, currently presented as a dressing room, also benefits from a dual aspect with views to the rear and over the paved side garden. A third double bedroom overlooks the rear garden and benefits from a built-in wardrobe. The fourth bedroom, looking out over the side patio, is single in size and could also be used as a home office, if required. The family bathroom is well-appointed and features a tiled floor, bath with overhead shower and glazed screen, vanity basin, WC and modern towel radiator.









## OUTSIDE

To the front of the property is a block paved drive, offering parking for three to four cars and leading to the double garage and front door. The garage, which has two 'up and over' doors, benefits from light and power and doors to both the rear paved patio and hall. Within the garage is the gas fired central heating boiler.

The front garden, enclosed by mature hedging, is south facing and private. The sunny garden is mainly laid to lawn with mature trees and shrubs. To the front of the dining room, steps lead up to a patio area, perfect for outside furniture and entertaining. Pedestrian gates on either side of the property lead through to the rear garden and paved courtyard respectively.

The private rear garden which can be accessed from the side gate and the utility room is mainly laid to lawn with mature hedging and a path leading around the property to the paved courtyard garden.

The courtyard garden is again secluded and is laid to paving. This generous space is ideal for outside furniture and has a door to the garage and a pedestrian gate back to the front of the property.

## LOCATION

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

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

## DIRECTIONS

From the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn left into Wookey Hole Road. Continue along Wookey Hole Road for approximately 500 metres passing Blake Road on your left, take the next right onto Ash Lane and the property can be found on the left after approx. 150m.

REF:WELJAT08072024



### 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

- Wells (primary and secondary)

## Ash Lane, Wells, BA5

Approximate Area = 1495 sq ft / 138.8 sq m

Garage = 342 sq ft / 31.7 sq m

Total = 1837 sq ft / 170.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2024. Produced for Cooper and Tanner. REF: 1150586

WELLS OFFICE

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