



Cleave, West End, Wedmore BS28 4BW

£865,000 Freehold

COOPER  
AND  
TANNER





# Cleave, West End Wedmore BS28 4BW

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 5  3  4 EPC C £865,000 Freehold

## Description

A handsome, detached five-bedroom home on Wedmore's sought-after West End, close to village amenities featuring a wonderful open-plan kitchen/dining room/sunroom, a downstairs en-suite bedroom, and extensive detached garage.

Built in 2009 from Blue Lias stone, Cleave is a modern, welcoming home offering light and spacious accommodation. Oak flooring runs throughout the reception rooms, creating a warm and contemporary living space, and extend into the versatile downstairs double bedroom with ensuite shower room. The kitchen features a beautiful, timber-framed sunroom which overlooks the pretty rear garden, providing an ideal dining area and access via French doors to the paved sun terrace. Tiled throughout, the kitchen has an array of shaker-style base and wall units with contrasting black worktops, integrated appliances and a Rangemaster cooker. Beyond the kitchen, the adjoining utility room provides more storage, space for white goods and access to the rear garden. The dining area flows via French doors into the sitting room, which provides a cosy and relaxing space with a wood burning stove and full-length windows and French doors leading onto the sun terrace. At the front of the house, there is an additional reception room which could be used as an office, snug or playroom. Across the hall is a versatile

double bedroom, with ensuite shower room. Upstairs, an arched feature window floods the galleried landing with light. The spacious principal bedroom and large second double bedroom both benefit from ensuite shower rooms and have views across the rear garden. There are two further double bedrooms, facing out over the front of the property, which share a modern family bathroom with bath, separate shower, wash-hand basin, WC and heated towel rail.

## Outside

Attractive stone walling encloses the property which is set back off the road at the front with a driveway, providing parking for a number of vehicles, and bordered on both sides by garden. Shingle and paved pathways encircle the house and allow access via a side gate to the rear of the property where there is paved terracing providing a tranquil space for alfresco dining and relaxing. The raised garden is mainly level lawn surrounded by mature borders. A path leads across the garden to an extraordinary outbuilding which almost spans the width of the plot. Access to this extensive garage and workshop area is via a door from the garden at one end and a garage door onto a private lane at the other. Cleave has right of way to access the garage over the lane.

















## Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Millfield, Sidcot School, and Wells Cathedral School, which are all served by private buses.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Gas central heating

**Services:** Mains services

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge
- Weston-super-Mare



### Nearest Schools

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



OUTBUILDING  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 2450 sq.ft. (227.6 sq.m.) approx.

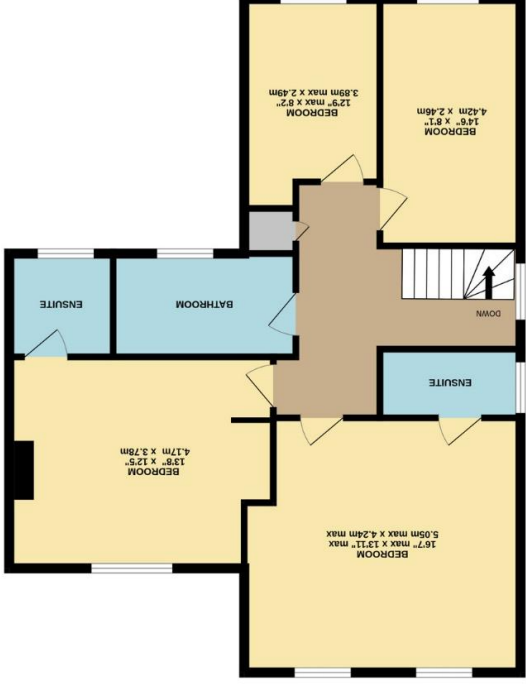
list every attempt has been made to ensure the accuracy of the floorplan contained here, measurements doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, mission or mis-statement. This plan is for illustrative purposes only and should be used as such by any, as to their operability or efficiency can be given.

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GROUND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



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