

Oaklands

BS27 3BS

COOPER
AND
TANNER



£525,000 Freehold

A good sized six bedroom property located in the heart of the village of Cheddar. The property benefits from ample living space, a large rear garden, ample parking and a large garage. This property makes a fantastic family home and is within walking distance of the centre of the village.

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 6  4  2 EPC C

£525,000 Freehold

DESCRIPTION

. If you need space to spread out, then here is the property for you! This spacious six-bedroom property is located in the heart of the village of Cheddar. The property benefits from generous living space, a large rear garden, ample parking and a large garage. This property makes a fantastic family home and is within walking distance of village amenities. Upon entering the property, you are welcomed into a spacious hallway with access to the cloakroom, kitchen, lounge and to the first floor. The cloakroom is fitted with a low-level WC and pedestal sink. The lounge is a lovely room with a feature wood burner and a large bay window at the front overlooking the garden. The lounge also provides access into the dining room which is a rear aspect room and leads into the kitchen and the family room. This room is a well-proportioned rear aspect room with sliding doors opening into the garden and further access into the study which is currently fitted with shelving. The kitchen is a dual aspect room with access into a utility room and into the garden through sliding doors. The kitchen is fitted with a selection of wall and base units with a double electric oven, electric hob with overhead hood, sink with drain away, and space for a dishwasher. The utility room has rear and side aspect windows and a side aspect door opening onto the driveway and where there is space for further white appliances. The first floor houses the six bedrooms and the family bathroom. The master bedroom overlooks the front garden, and is fitted with built-in wardrobes with sliding doors. One other bedroom faces the front and enjoys views of the hills, with the other four looking out over the back garden. As the sixth bedroom is accessed through another bedroom it could be used to provide en suite facilities or alternatively as a dressing room/study. The family bathroom is fitted with a shaving point, vanity sink, panelled bath with mixer tap, corner shower cubicle and two front aspect windows.

OUTSIDE

. The front of the property has a long driveway which leads to the front of the property. There is a well-maintained front lawn and access at the side into the garage. The garage is a good size and benefits from an up and over door with power and lighting. The extensive rear garden is mostly laid to lawn where there is a handy patio area, a wooden shed, all enclosed by fencing with a selection of mature trees and bushes.

LOCATION

. Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public transport is well represented with a bus service passing through the village every hour linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include

Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare. The village itself has a wide range of shops to cater for everyday needs, banks, a building society and a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

TENURE

. Freehold

HEATING

. Gas Central Heating

SERVICES

. Mains Electricity, Mains Water, Mains Gas, Mains Drainage

LOCAL AUTHORITY

. Sedgemoor District Council

COUNCIL TAX

. Band D

EPC

. TB C

VIEWINGS

. Strictly by Appointment Only - Please Call Cooper and Tanner

DIRECTIONS

. From our office in Union Street, Cheddar head towards the market cross. Turn right into Bath Street which becomes Station Road and then Wideatts Road. Turn right into Barrows Road and first left into Springfield Road which becomes Round Oak Grove. Turn left into Oaklands where the property will be found on the left-hand side.







GROUND FLOOR
APPROX. FLOOR
AREA 824 SQ.FT.
(77.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 853 SQ.FT.
(79.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1687 SQ.FT. (156.7 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. 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.
Made with Metaphor 10/2011

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