

Hill Lea Gardens

Cheddar, BS27 3JH

COOPER
AND
TANNER



£660,000

Set in a desirable position within the heart of the village is this well presented and extended four/five bedroom bungalow sitting on a generous plot which is extremely flexible and spacious

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 4  2  3 EPC TBC

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DESCRIPTION

Set in a desirable position within the heart of the village is this well presented and extended four/five bedroom bungalow sitting on a generous plot.

Entering from the road and through the granite laid tiled porch you are welcomed into a spacious hallway with access provided to most rooms and with stairs leading to the first floor. There is a dual aspect dining room at the front of the house which currently houses a sofa and a dining room table. The Kitchen is at the rear of the property and enjoys garden views. The kitchen is beautifully fitted with an array of wall and base units including Neff appliances. There is also a spacious utility room which is fitted with the same beautiful units which are found in the kitchen and provides space for further appliances and boasts garden views and access at the rear and into the garage. There is a handy bathroom off the hallway which is fitted with a panelled bath, WC and pedestal sink. There is a front aspect study which could be used as a further bedroom but is currently fitted with storage and shelving units. The living room is a large front aspect room with front garden views and patio doors opening out onto the patio at the front. There is a large double bedroom at the side which has ample space for a cot and also has its own en suite facilities. There are two further bedrooms with a side aspect room and rear double which has patio doors opening to the garden at the side and a rear window. These two bedrooms share a "Jack and Jill" bathroom which is fitted with a WC, shower cubicle and sink.

The top floor provides a large bedroom with a front aspect window and eaves storage at both sides with the rear storage spanning all the way over the extension. There is a further cupboard space off the bedroom which is over the stair well and a large landing space which is currently used as a library but could be utilised as a study or a dressing room or could potentially be used to house an en suite bathroom. There is also a large cupboard at the end which is perfect for storage.

OUTSIDE

Entering from the road you welcomed onto a large driveway providing ample parking for an array of vehicles. The front garden is mostly laid to lawn and is planted with a selection of trees and mature plants. There is access from the front into the rear garden at both sides and access into the garage through an up and over door which is a perfect storage space and leads back into the utility room. The rear garden is a beautiful space and is perfect for entertaining and is mostly laid to a shaped level lawn. Filled with a selection of trees, including five fruit trees, plants, shrubs, flowerbeds and mature bushes the garden carries a wealth of colour. There is a section at the end which is currently used as a vegetable garden. There is a large patio space which wraps around the side of the bungalow and there is currently a summerhouse which has previously been used as an office space and is hardwired in from the main house. There is also potential to build a separate dwelling in the garden subject to necessary consents.

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. 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. 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.

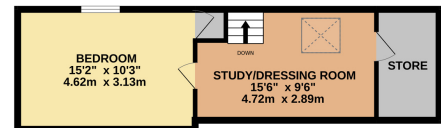




GROUND FLOOR
1919 sq.ft. (178.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 2272 sq.ft. (211.1 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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