

# Dunstan Way

Cheddar, BS27 3GA

COOPER  
AND  
TANNER



**£490,000 Freehold**

Set in a desirable position and close to village amenities this property is the perfect family home. Offering ample living space throughout and with the benefit of four bedrooms, en suite facilities, garage, driveway and an enclosed rear garden.

# Dunstan Way

## Cheddar

### BS27 3GA

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## £490,000 Freehold

### DESCRIPTION

Set in the heart of the village and beautifully presented throughout is this well proportioned family home. Offering ample living space throughout and with the benefit of four bedrooms, en suite facilities, garage, driveway and an enclosed rear garden with a garden room.

Entering the property through the front door you are welcomed into a large hallway with access into the kitchen, cloakroom, living room and to the first floor. The living room is a large front aspect room with a bay window and a wood burner which helps to warm the home. There is access from the living room into the open plan kitchen/dining area which is the hub of the house with access to the garden through rear double doors. The rear facing kitchen/diner benefits from a window allowing garden views and has space for a table and is fitted with a selection of wall and base units with ample workspace and an integral fridge and dishwasher. There is also a utility room which has space for additional appliances with access to the side and houses a wall mounted boiler which warms the home. The ground floor is completed with a handy cloakroom with space for shoes and coats and consists of a WC and pedestal sink.

The first floor houses the four bedrooms and the bathroom facilities. The principle bedroom is a large front aspect room with built in wardrobes, a large front aspect bay window its own en suite shower room which is fitted with a shower cubicle, WC and a pedestal sink. There are two rear aspect bedrooms which both enjoy garden views and a front aspect bedroom with the benefit of its own wardrobe. The first floor is completed with a landing cupboard and a rear aspect family bathroom which is fitted with a panelled bath with overhead shower, pedestal sink and WC.

### OUTSIDE

Accessing the property from the front you are welcomed onto a driveway that provides off street parking which has recently been widened with newly laid patio to create additional space. There is access into the rear garden through the side gate and access into the garage through an electric roller door. The garage has the benefit of power and lighting and there is a side door onto the path. The rear garden is fully enclosed and is filled with a selection of mature plants, bushes and shrubs. There is a newly laid patio area and a recently erected garden room which carries a magnitude of uses which include a study, gym or reception room with the benefit from electric and power.

### 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 and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

### TENURE

Freehold

### COUNCIL TAX

Band E

### SERVICES

All mains services

### VIEWINGS

Strictly by appointment only - Please call Coper and Tanner

### DIRECTIONS

From the market cross in Cheddar, take the A371 towards Wells for approx. 1/4 mile. Take the first right past the football club and then right again. At the T-junction, turn left into Labourham Way, follow the road round to the right, take the second left into Saxon Way and Dunstan Way is the first turning on the left.





## Dunstan Way, Cheddar, BS27

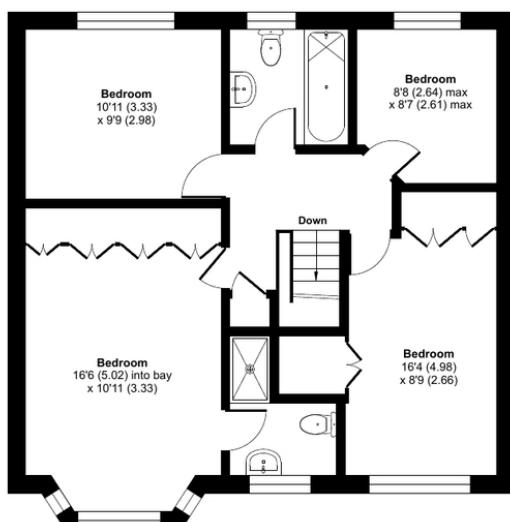
Approximate Area = 1276 sq ft / 118.5 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 1494 sq ft / 138.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1397937

### CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

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