

# Barrows Park

Cheddar, BS27 3AZ

COOPER  
AND  
TANNER



## Offers over £750,000 Freehold

IMMACULATE AND STYLISH interior throughout, this large, detached family home is located in a desirable road in Cheddar. It occupies four/five double bedrooms, boasts a beautiful open plan kitchen/diner/living space, family room, ample driveway parking, garage, a well maintained rear garden and an outdoor bar/entertainment space.

# Barrows Park

## Cheddar

### BS27 3AZ

 4  3  3 EPC C

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### OUTSIDE

Approaching the property through double five bar wooden gates, there is a large block paved driveway for a variety of vehicles and access into the garage through an up and over door. At the front, there is also an area laid to lawn and it is planted with a variety of trees and bushes. A side gate leads through to the rear garden. There is a useful glass veranda which is ideal for storage and shelter. The rear garden is well maintained and looked after by the vendors. It has been landscaped and has a lovely patio space where there is currently out door furniture. The main garden area is laid to lawn there is a range of flower beds, trees and shrubs, creating privacy. At the end, there is a purpose built bar which has power and lighting. It is an ideal space for entertaining and there is a useful outdoor WC! A wooden shed also provides storage space.

### 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.

The village itself has a wide range of shops to cater for everyday needs, bank, 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

for everyone.

### TENURE

Freehold

### HEATING

Gas central heating

### SERVICES

Mains gas, mains electricity, mains drainage, mains water

### LOCAL AUTHORITY

Sedgemoor District Council

### COUNCIL TAX

Band F

### EPC

Band C

### VIEWINGS

Strictly by appointment only-please contact Cooper and Tanner

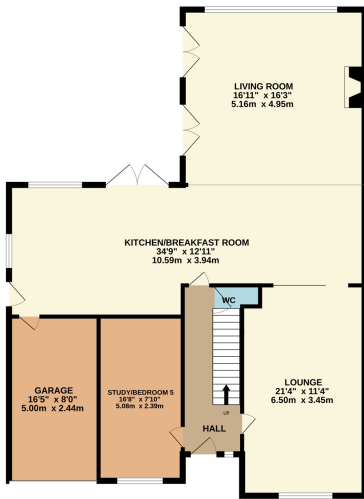
### DIRECTIONS

From our office, turn left and proceed along Union Street and Cliff Street to the roundabout by the Riverside Inn. Turn left along Tweentown and continue taking the fourth turning left into Barrows Road. Opposite Maunders turn right into Barrows Park and the property can be found on the left-hand side and the end of the road.

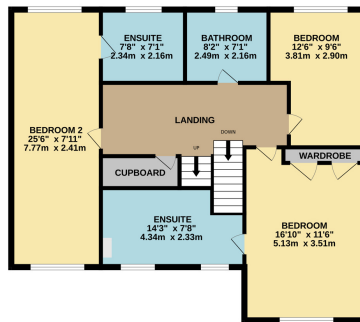




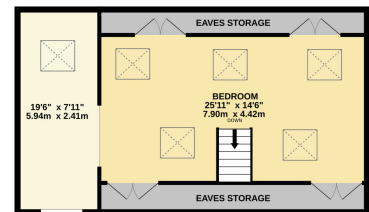
GROUND FLOOR  
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



2ND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 2858 sq.ft. (265.5 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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## CHEDDAR OFFICE

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