



Copperstones, Theale, Wedmore BS28 4SP

£735,000 Freehold

COOPER
AND
TANNER



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Description

On an enviable plot with far-reaching countryside views this immaculate three-bedroom bungalow is perched above the village, surrounded by lovely gardens, sweeping driveway, large garage and summerhouse.

Thoughtfully designed with bedrooms on one side of the bungalow and living space on the other, and beautifully presented and maintained throughout, this lovely home is ready for its next owners to move in and unpack. For anyone excited by a project there is potential for the creative interior designer or someone with more of a 'Grand Designs' project in mind (subject to necessary consents). The property has the added bonus of generating an annual income from the bank of solar panels.

The sitting room, with its lovely bay window, is light and bright with views across the garden and village to Mendips beyond. For cosier winter evenings a feature log burner provides a warm focal point. The dining room links the sitting room to the kitchen and to the conservatory and provides ample space for dining furniture. Glass doors open into the private and tranquil conservatory where, from this elevated position, there are spectacular views. The spacious modern kitchen is fitted with an attractive range of wooden wall and base units in Shaker style, with chrome handles. The units are topped with contrasting, sleek granite worksurfaces with integrated appliances including a dishwasher,

electric double oven, microwave, and an induction hob. There is space and plumbing for a washing machine.

The three double bedrooms are off the hallway at the opposite end of the bungalow to the sitting room. The principal bedroom benefits from built-in wardrobes and a smart ensuite shower room. There is plenty of space in the other two bedrooms for wardrobes and drawers or room to have units fitted. These two bedrooms share a modern, stylish family shower room with walk-in shower, wash-hand basin and vanity unit, and WC.

Outside, a driveway sweeps up through the gardens to a parking area for multiple vehicles with access to the garage. Beautiful, mature gardens encircle the property on three sides and are mainly laid to lawn offering huge potential for anyone with green fingers. A paved terrace runs across the rear of the bungalow, providing secluded seating and entertaining areas. It stretches from the garage on one side to the summer house on the other, with the access from the kitchen in the middle. The large garage not only offers space for a car but also for a workshop area and has the potential to house a utility if needed. The summer house is a lovely, quiet haven with French doors looking out across the garden and encompassing the views. A useful garden shed provides further storage.









Location

Theale is a village situated just 2.5 miles from the Village of Wedmore and has a thriving community with a church, village hall and children's play area. There is a bus stop servicing Wells and the local school buses stop in the village for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Theale is not far from the beautiful Cathedral City of Wells and of commutable distance to Bristol and Bath.

The local village of Wedmore is a busy historic village with an exciting social and commercial centre featuring a wide range of retail and leisure facilities including boutique shops, newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and public houses. Wedmore hosts over 70 organisations with a

diversity of cultural and sporting activities. There is a community run bus service to the larger nearby towns.

Directions

From the Cooper and Tanner Wedmore office head out of the village taking the left hand turning onto the Wells Road. After a couple of miles you will reach Theale village. Drive into the village and take the first turning on your right into Browns Lane and the property is on the right hand side.



Local Information: Theale

Local Council: Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5 J22



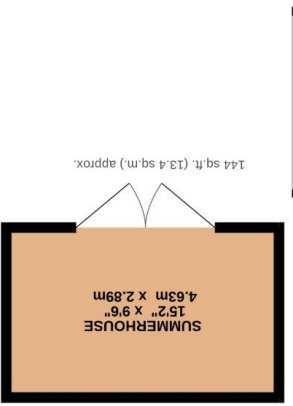
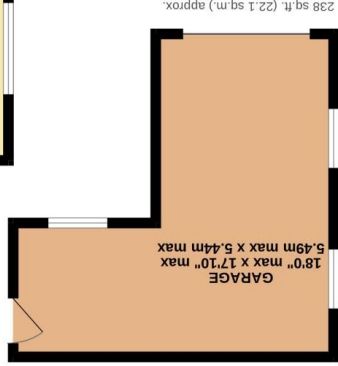
Train Links

- Highbridge & Burnham
- Weston super Mare



Nearest Schools

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



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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