

# Round Oak Grove

Cheddar, BS27 3BW

COOPER  
AND  
TANNER



**£440,000 Freehold**

Located in a desirable area is this chain free, detached family home. Offering spacious accommodation it has four bedrooms, family bathroom and en suite shower room, two reception rooms, a kitchen, separate utility room, conservatory, downstairs cloakroom, ample off street parking and a detached garage.

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EPC TBC

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### DESCRIPTION

Stepping through the front door you are welcomed into a spacious hallway which houses the cloakroom, fitted with a pedestal wash hand basin and low level WC. There is also a useful storage cupboard under the stairs. The living room is off to the left of the hallway. A spacious living space with large bay window to the front. A feature reconstituted stone fireplace and display plinths to the side with coal effect inset fire. Double doors lead through to the dining room. From the dining room is a conservatory overlooking the rear garden. From the dining room a door leads through to the fitted kitchen which comprises base and wall units, working surfaces, gas boiler and stainless steel sink unit. A large double glazed window overlooks the rear garden. There is a fitted gas hob and double oven. A door leads to the separate utility room housing a stainless steel sink unit, further storage space and plumbing for a washing machine. There is a double glazed door to the side porch leading out into the rear garden.

On the first floor there are four good size bedrooms, one with en suite, a family bathroom and landing airing cupboard. The master bedroom is a front aspect with two double glazed windows, built in double wardrobe and access to the en suite shower room. This is completely tiled with shower cubicle, low level WC and pedestal wash hand basin. The second bedroom has a rear aspect with double glazed window, built in vanity unit with wash hand basin inset. There are two further rear aspect double bedroom which both enjoy views of the garden. The family bathroom is conveniently fitted with a WC, pedestal sink and a panelled bath with overhead shower.

### OUTSIDE

Sitting on a corner plot the property benefits from a larger than average garden which is fully enclosed and is mostly laid to lawn and is filled with a selection of mature plants and bushes. There is a patio area tucked behind the gate which is perfect for storing a larger vehicle. There is a driveway at the side of the property providing off street parking and a large double garage which is accessed through an electric up and over door and has a rear window, side door, lighting, power and overhead storage.

### 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.

### TENURE

Freehold

### SERVICES

All mains services

### HEATING

Gas central heating

### EPC RATING

D

### COUNCIL TAX BAND

Band E

### VIEWINGS

Strictly by appointment only- Call Cooper and Tanner

### DIRECTIONS

From our Cheddar office turn right, and right again at The Market Cross. Proceed out of the village, past the War Memorial, and take the fourth turning on the right into Barrows Road. Turn first left into Springfield Road and continue into Round Oak Grove where the property can be found on your left hand side.





GROUND FLOOR  
1095 sq.ft. (101.8 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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