

Wells Road

Rodney Stoke, BS27 3UU



£625,000 Freehold

Situated in the rural village of Rodney Stoke, this detached, spacious home offers ample living accommodation for the growing family. It comprises of four double bedrooms, four reception rooms, three-bathroom, ample parking, detached garage and a wraparound garden.

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DESCRIPTION

Stepping through the front door, you are welcomed into a bright and airy sun room. This room leads through to the hallway which allows access to the ground floor rooms. Off the right of the hallway, there is a modern family shower room. It is fitted with a large walk-in shower, vanity basin, low level W/C and heated towel rail. To the left of the hallway is the contemporary and stylish kitchen. It is fitted with an array of wall and base units, oven with five gas ring hob and extract fan, steel sink with drainer and has space for white appliances. The kitchen leads through to the living room. This is a spacious room with door to the utility room and stairs to the first floor. The utility room has space and plumbing for white appliances. From the living room, a door leads back through to the hallway, creating a circular flow. There is also a formal dining room accessed from the hallway which has double doors that lead to the front garden. The lounge is at the end of the hallway. It is a front aspect room with a feature fireplace and leads through to two bedrooms. The largest double bedroom is a light space and benefits from en-suite facilities. The en-suite is fitted with a panelled bath with overhead shower, pedestal basin and low-level W/C. The second bedroom on the ground floor is also a double room and benefits from built in storage.

Up the stairs to the first floor, there is a large landing space with Velux windows allowing in plenty of light. There are two further double bedrooms with the largest



out of the two allowing access into another room which is currently used as a dressing area. This could be used as a bedroom. These bedrooms share a family bathroom fitted with a panelled bath, pedestal basin and low-level W/C. The property is warmed with gas central heating.

OUTSIDE

Externally the garden is generous, spanning the rear, side and front. There is currently an empty large Carp Pond which could be adapted to make a swimming pool. The garden is mainly laid to lawn. It is planted with an array of pretty flowers, shrubs and trees. There is an elevated patio area where the sunshine can be enjoyed. The garden is fully enclosed with fencing. A large driveway provides parking for multiple cars and there is an additional layby at the front providing additional parking. There is a detached garage, which could be converted, accessed through an up and over door with lighting and power.

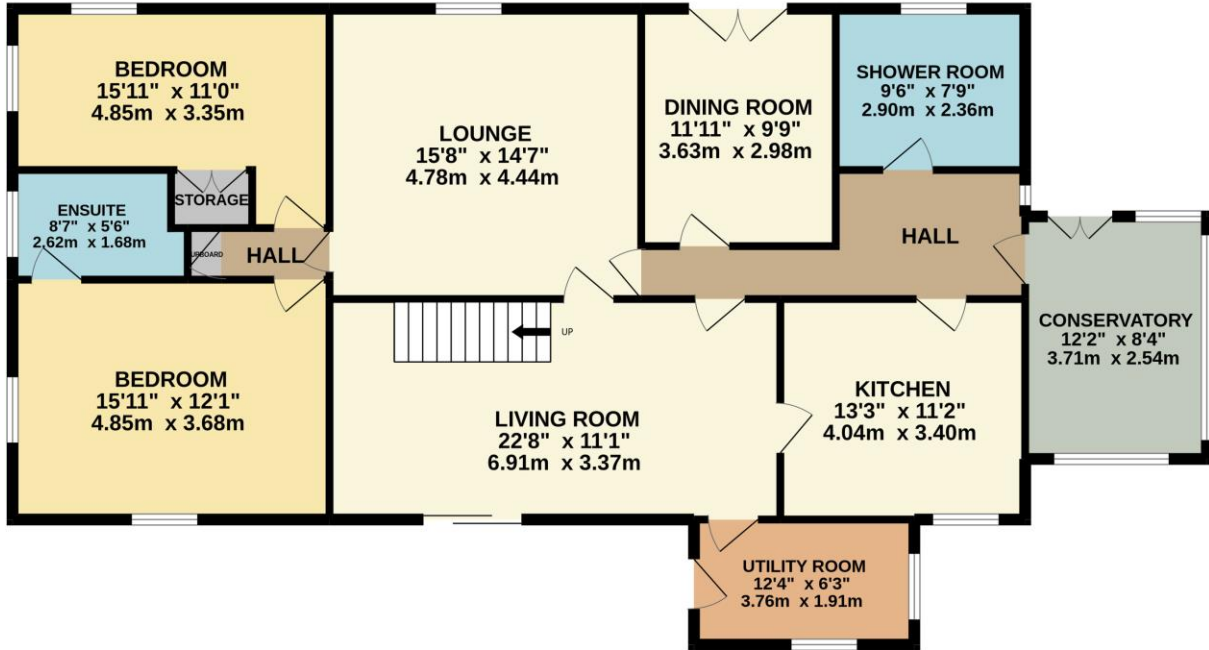
LOCATION

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. Public transport is well represented with a bus service passing through the village every hour linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path.

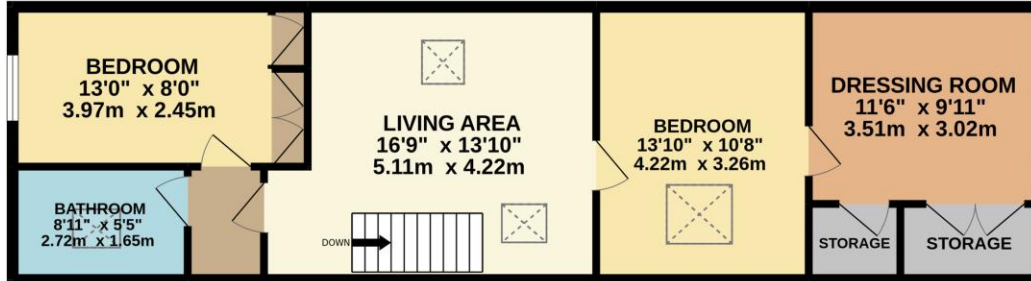




GROUND FLOOR
1486 sq.ft. (138.0 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 2193 sq.ft. (203.7 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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