



6 Ozenhay, Hinton Blewett, BS39 5EA

£650,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in the peaceful village of Hinton Blewett is this splendid four double bedroom detached family home with south-facing gardens and ample parking. The property, which has been owned by the same family since new in 1997, has been enhanced with a converted double garage, and recently renovated kitchen, bathroom, and shower room, as well as a new gas fire and boiler.

Upon entering the house is an entrance hall with storage along with a cloakroom with WC and wash hand basin. From the hall, double doors open into the sitting room which benefits from a dual aspect, new French doors to the garden and a new modern gas fire as the focal point. Central to the home is a dining room/playroom, currently used as a home office, with a southerly aspect and bay window overlooking the garden. The kitchen comprises a range of units, gas hob, double electric ovens, fitted fridge/freezer, space for a dishwasher and washing machine and ample space for a table to seat eight people. The kitchen also benefits from a dual aspect and new French doors opening to the side patio. From the kitchen is a wonderful reception room which could be used for a variety of purposes, currently presented as a large second sitting room with a wood burner as the focal

point but could equally be used as a formal dining room or occasional bedroom, if required.

To the first floor is a galleried landing leading to all four bedrooms and the main bathroom which comprises; a bath with shower above, toilet, wash hand basin, heated towel rail and mirror. The principal bedroom is a spacious size with high ceiling, garden views, ample storage and beautifully finished ensuite shower room featuring a walk-in shower, toilet, wash hand basin, heated towel rail and heated mirror. Three further good-sized bedrooms can be accessed from the landing, two of which have fitted wardrobes.

OUTSIDE

The garden, which wraps around the property, is mainly laid to lawn with patios areas, perfect for outside furniture and entertaining and to make the most of the sun throughout the day. At the rear of the house is a covered store, perfect for bikes and tools with the benefit of light and power.

LOCATION

The village of Hinton Blewitt lies on the Northern slope of the Mendip Hills in an area of outstanding natural









LOCATION (continued)

beauty and in the Chew valley, so it is perfect for walking or equestrian pursuits. It is situated 8 miles from the cathedral city of Wells and 8 miles south of Bristol, and 11 miles from Bath. The village has a 13th century church, a village green and a popular village pub 'The Ring O' Bells'.

Amenities in nearby Bishop Sutton include a supermarket, a hairdresser, a popular pub and a Post Office/convenience store, and tennis club. Bishop Sutton and nearby Stanton Drew school have both got outstanding Ofsted reports. Chew Valley School is very well regarded with an excellent sixth form

The picturesque city of Wells is also close by. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road links to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Bath and Bristol Temple Meads to London

Paddington. Bristol International Airport (8 miles) has flights to Europe and connections to the rest of the world.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Farrington Gurney and Oakhill, sailing and fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre near Chew Magna and in Wells, offering a variety of recreational facilities, and tennis in Bishop Sutton.

VIEWING

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A39 to Chewton Mendip, in the centre of the village turn left on B3114 signposted to Litton. Continue through the village and for a further 3/4 of a mile. Turn right (signposted Coley and Hinton Blewett) at the next junction turn left. Continue to the next junction and turn right to Hinton Blewett. Upon entering the village continue to Junction and turn right onto Lower Road. Continue through the village, passing Middle Lane on your left. Take the next left into Ozenhay where the property can be found immediately on the right.

REF:WELJAT14112025



Local Information Wells

Local Council: Bath and North East Somerset

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bristol Temple Meads
- Bath Spa

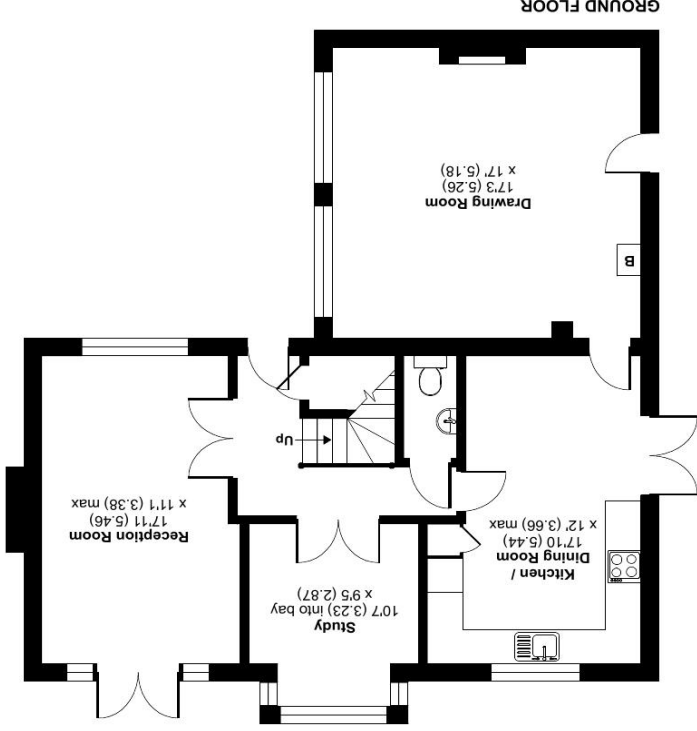
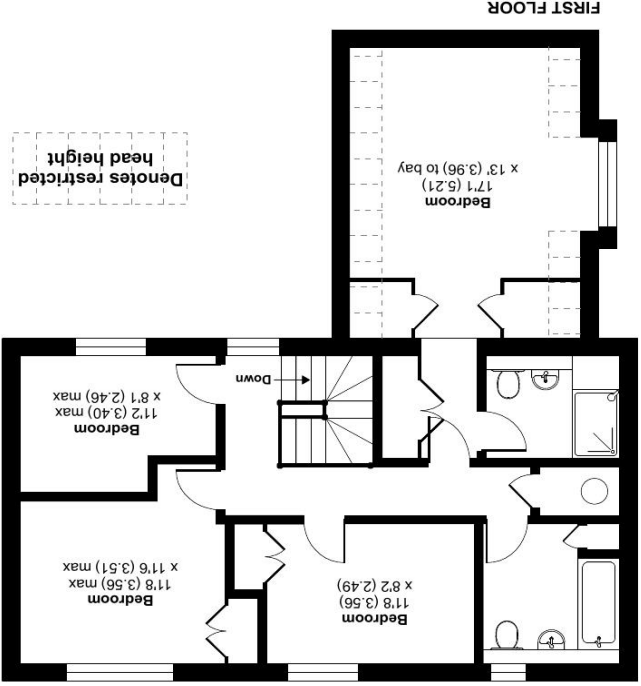


Nearest Schools

- Bishop Sutton
- Stanton Drew

Ozenhay, Hinton Blewett, Bristol, BS39

Approximate Area = 1722 sq ft / 160 sq m
Limited Use Area(s) = 56 sq ft / 5.2 sq m
Total = 1778 sq ft / 165.2 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). © nichcom 2025. Produced for Cooper and Tanner. REF: 1375061

WELLS OFFICE
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