

Station Road

Cheddar, BS27 3AH

COOPER
AND
TANNER



£525,000 Freehold

With over 2300 SQ.F, this older style property has ample living accommodation for the growing family. It benefits from four bedrooms, four reception rooms, kitchen, loft room, tandem garage, driveway parking, front and rear gardens.

Station Road Cheddar BS27 3AH

 4  3  2 EPC D

£525,000 Freehold

DESCRIPTION

Entering the property, there is an entrance hall with built in storage space. Through a door there is a hall and the living room is to the left. The 28ft living room is bright and airy room and has a large bay window at the front. A further living/bedroom is accessed from the living room and also has a front aspect window. There is storage space and a door at the side leading to the garden. The large living room has a feature fireplace and an opening leading to another reception room. This room has double French doors leading to the garden and a door leading to the kitchen. The kitchen is fitted with an array of wall and base units, steel sink with drainer, oven and induction hob and has space for white appliances. It has dual aspect window and allows access into the handy utility room, tandem garage and study. The study has built in storage space and leads back to the hallway, creating a circular flow on the ground floor. The downstairs also benefits from a useful under stairs cloak room fitted with a pedestal basin and low-level W/C. On the first floor there are three double bedrooms. The master bedroom has a bay window overlooking the front garden and built-in wardrobe space. The two other bedrooms are rear aspect rooms and overlook the rear garden. The first floor has two bathrooms. One of the bathrooms is fitted with a panelled bath, corner shower cubicle, vanity basin and low-level W/C. The second bathroom is fitted with a panelled bath, pedestal basin and low-level W/C. On the landing, there is a small staircase which leads to the converted loft room. This room has two sky lights. The property is warmed by Gas Central



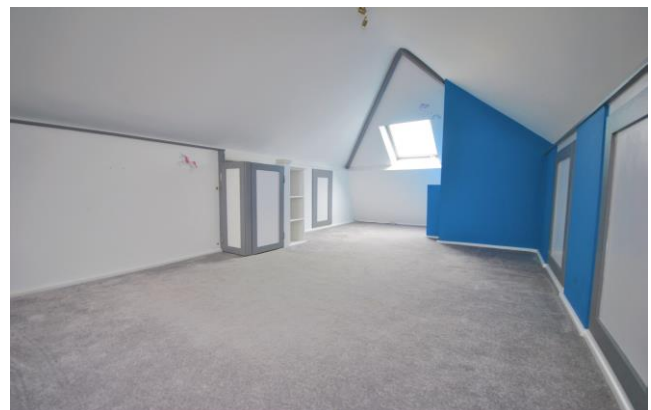
heating.

OUTSIDE

The property is approached through iron gates and onto a large driveway allowing plenty of space for parking. There is a tandem garage with an up and over door and an area at the front laid to lawn. The rear garden can be accessed via a gate at the side. The garden is private. It is mainly laid to lawn and has areas laid with patio slabs. It is mature with fruit trees, bushes and shrubs. It has some raised beds and is fully enclosed with fencing.

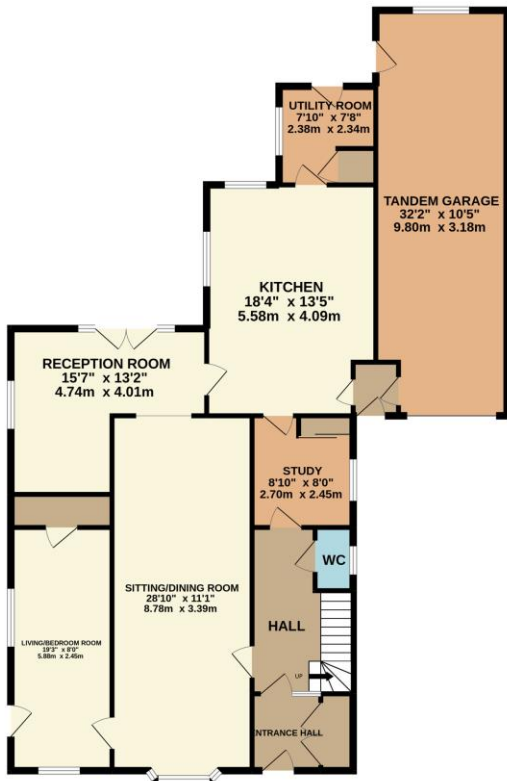
LOCATION

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 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. 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.

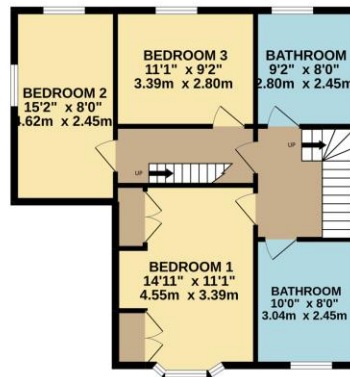




GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
124 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 2305 sq.ft. (214.1 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.
Made with Metropix ©2022

CHEDDAR OFFICE

Telephone 01934 740055

2 Saxon Court, Union Street, Cheddar, Somerset, BS27 3NA

cheddar@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

