



37 Knight Road, Wells, BA5 1FT

£600,000 Freehold

COOPER
AND
TANNER



37 Knight Road Wells, BA5 1FT

 4  2  2 EPC B

£600,000 Freehold

DESCRIPTION

An immaculately presented four double bedroom family home situated on the popular Bishops Brook development bordering open countryside and benefitting from beautiful views. The property has been enhanced by the current owners who have upgraded the house to a high standard throughout and would make a perfect home for either growing families or downsizers alike.

Upon entering the house is a spacious entrance hall with WC and storage. Double doors open into the dual aspect sitting room which benefits from countryside views, French doors out to the garden and a wood burner as the focal point. The kitchen/dining room benefits an abundance of natural light with a triple aspect. The kitchen comprises a range of fitted units, electric eye level double oven, five ring gas hob, wooden worktop and breakfast bar along with integrated dishwasher, integrated fridge, integrated freezer and ample space for a table to seat four to six people. Adjacent to the kitchen is the utility room with further storage, a sink unit and direct access out to the garden.

To the first floor are four bedrooms and the family bathroom which comprises; a bath with shower above, toilet, wash basin and heated towel rail. The principal bedroom is a spacious room with views overlooking the gardens, ensuite shower room and fitted wardrobes. A further double bedroom has views over the garden and a wonderful view towards Wells Cathedral. To the front of the house are two further double bedrooms, both looking out over open countryside towards Glastonbury Tor. in the distance.

OUTSIDE

The garden has been designed to be low maintenance with a large area of decking at the rear, perfect for outside furniture and entertaining. The enclosed garden is mainly laid to lawn with access to the side along with direct access into the garage. The garage features an electric roller door and provides ample storage. The driveway to the front can accommodate two cars and benefits from an electric car charging point.









LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner.
Tel: 01749 676524

DIRECTIONS

From the Wells office of Cooper and Tanner in Broad Street, continue along Priory Road at the roundabout take the second exit onto the A39 Glastonbury Road. Continue for approximately 300 metres, passing the Police station on your right, and take the second turning on the left into Knight Road, continue for approx. 250m and the property can be found on the left.

DEVELOPMENT CHARGE

Service charge is approx. £200 per annum which covers maintenance and lighting of communal areas and landscaping within the development.

REF:WELJAT08042025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

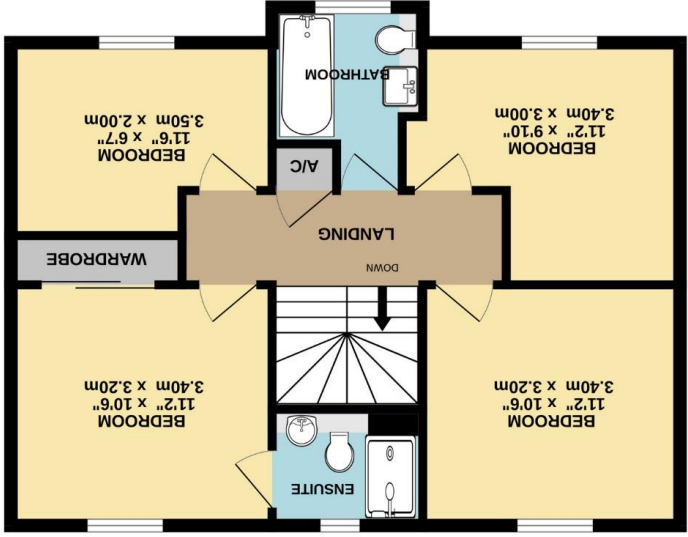
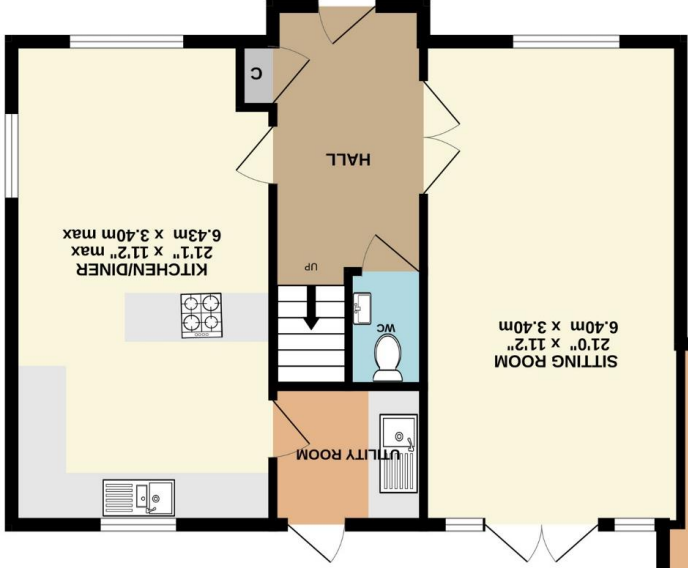
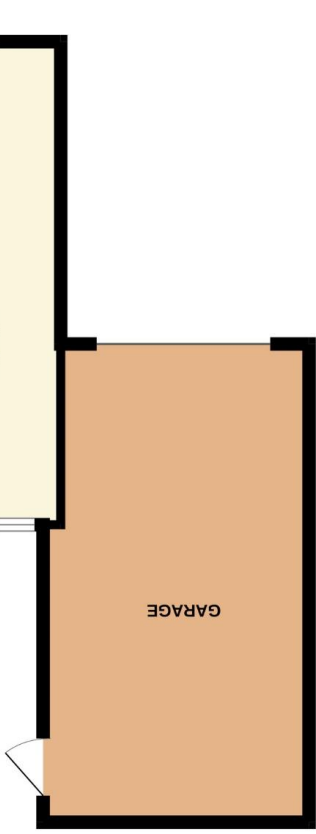
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells





TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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 ©2025

WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

COOPER
AND
TANNER