



4 Church Road, Coxley, Nr Wells, BA5 1RJ

£420,000 Freehold

COOPER  
AND  
TANNER



# 4 Church Road, Coxley, Nr Wells, BA5 1RJ

 3  1  1 EPC C

## £420,000 Freehold

### DESCRIPTION

A beautifully renovated three bedroom detached bungalow set on a substantial plot, in a quiet cul de sac within the popular village of Coxley. The property has recently undergone a full scheme of renovation, including stylish open plan kitchen/dining/sitting room, underfloor heating, new flooring, bespoke blinds, new doors, complete redecoration, insulated garden cabin with electricity and store. A fully owned, large Solar PV system has been installed to generate electricity for the house and create an income. Planning permission has also been granted to enlarge and reconfigure the living space - if desired. The plot, to the side, offers even more potential to create a larger extension or an annex for multigenerational living, if required.

Upon entering the property is an entrance hall, with wood effect flooring and rustic wood panelling and a built-in cupboard offering space for coats and shoes. The open plan sitting/dining/kitchen is a bright, open plan room with underfloor heating, wood effect flooring and a dual aspect, with window to the side and large curved bay window overlooking the garden. To one end is the kitchen with sleek pale grey 'Nolte' units with soft close drawers and doors, Zanussi eye level oven, integrated fridge freezer and open shelving. A central island with low profile 'wood' textured worktops features additional drawers, an inset black sink with filter tap, a Tesla 'Elica' induction hob with built-in extractor along with space and plumbing for a dishwasher. A door to the side opens into the larger than average integral garage. The living space, with a wall of rustic wood panelling, offers plenty of room for

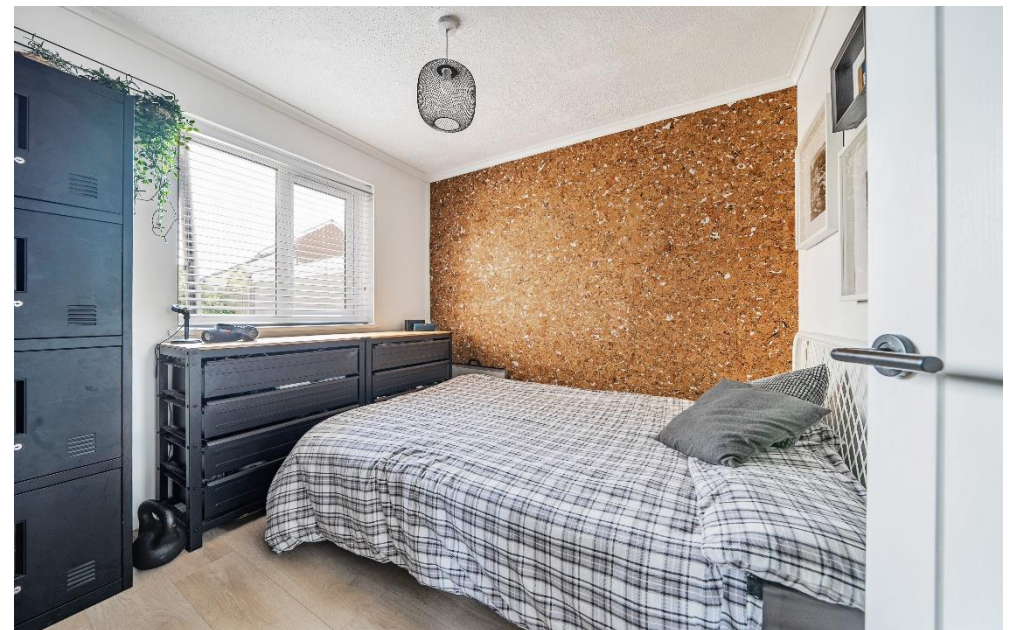
comfortable seating and a family size dining table. To one side is a generous utility room with attractive, patterned flooring, plumbing for both a washing machine and tumble dryer and a window to the side. This versatile space also offers ample storage options or scope for other use. Also accessed from the living area is a double bedroom with feature cork wall, wood effect laminate flooring, modern infrared panel heating and large picture window overlooking the garden. To the front of the property, overlooking the front lawn, are two further double bedrooms both with wood effect laminate flooring and modern infrared panel heating. The family bathroom comprises a bath with waterfall shower overhead, attractive patterned floor, countertop basin with storage space beneath, WC and infrared panel heater.

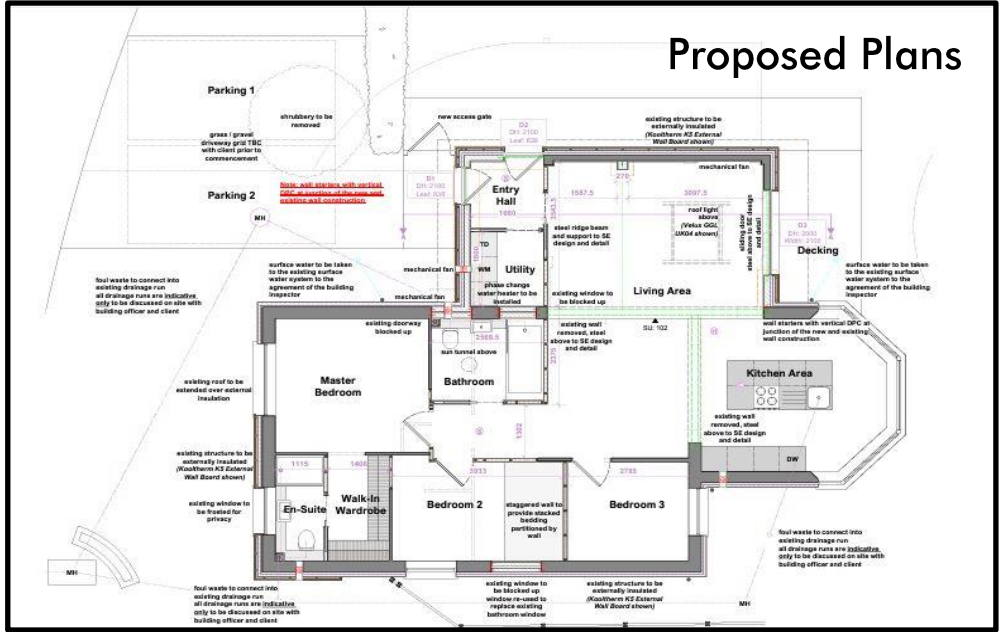
### OUTSIDE

The gardens wrap around the property on three sides, mainly laid to lawn with a vegetable patch, a gravelled patio area and a variety of shrubs, bushes and fruit trees. Accessed from the kitchen is a larger than average garage with an electric 'up and over' door, to the front of the property and a pedestrian door to the rear. Within the garage is the large hot water cylinder which is heated with electricity from the solar panels. In one corner of the garden is a fully insulated garden cabin with side storage room. This versatile cabin is currently used as a further living space but could also be used as an office, playroom or gym.









## PLANNING PERMISSION

Full planning permission has been granted to extend the house.

Somerset Council Planning ref:2022/2391/HSE

There is also potential to create a larger extension to the side of the property which could be used as an annex, ideal for multigenerational living (subject to the necessary consents).

## LOCATION

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities including a village hall, primary school, church and restaurant. Wells is the smallest cathedral city in England. 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 connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington. Sporting facilities in the area include racing at Wincanton and

Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

## HEATING

Electric underfloor heating to the main living/kitchen area, infrared electric heating to bedrooms and bathroom. Solar panels generate electricity for the home and excess electricity is sold to the grid creating an income. The smart technology room heaters are independently controlled and programmed by an app.

## VIEWING

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

## DIRECTIONS

Proceed out of Wells on the A39 towards Glastonbury. After approximately 2 miles you will reach the village of Coxley. Continue through the village turning left just before the Church into Harter's Hill Lane. After a short distance take the first left into Church Road where the property can be found a little further along on the right.

REF:WELJAT06112024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Electric and Solar – see main description

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

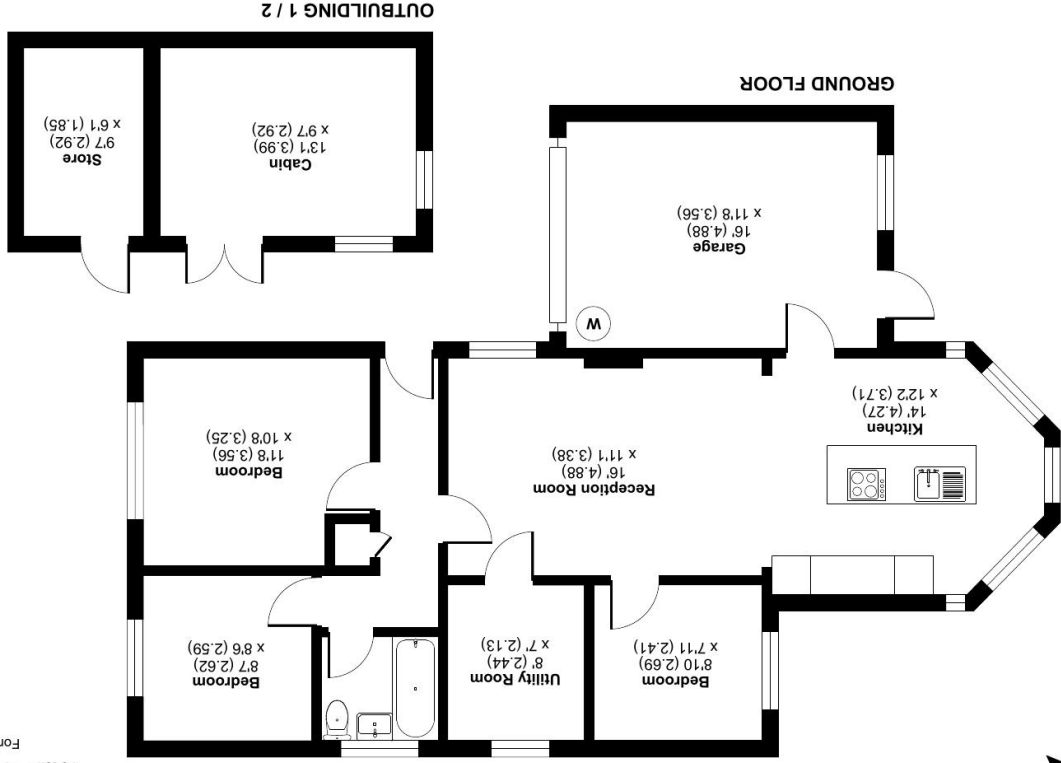


### Nearest Schools

- Coxley (primary)
- Wells (primary and secondary)

# Church Road, Coxley, Wells, BA5

Approximate Area = 786 sq ft / 73 sq m  
 Garage = 187 sq ft / 17.3 sq m  
 Outbuildings = 187 sq ft / 17.3 sq m  
 Total = 1160 sq ft / 107.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1111328

**WELLS OFFICE**  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@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.