





£425,000

To View:

Holland & Odam
55, High Street, Wells, Somerset

BA5 2AE

01749 671020
wells@hollandandodam.co.uk



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Energy
Rating D

Council Tax Band
E

Services

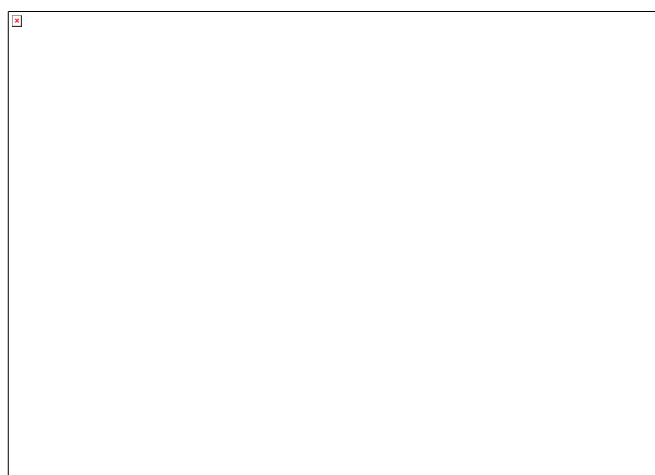
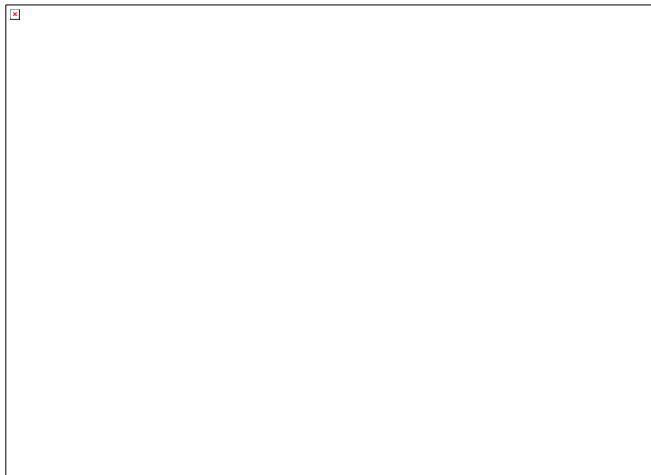
All mains services
Gas fired central heating

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold



Directions

From Wells take the A371 Cheddar Road. Pass through the village of Haybridge and into Easton. Take the first turning on the left into The Green and the next left again into Manor Court. The property can be found at the far end of the cul de sac on the right hand side.

Description

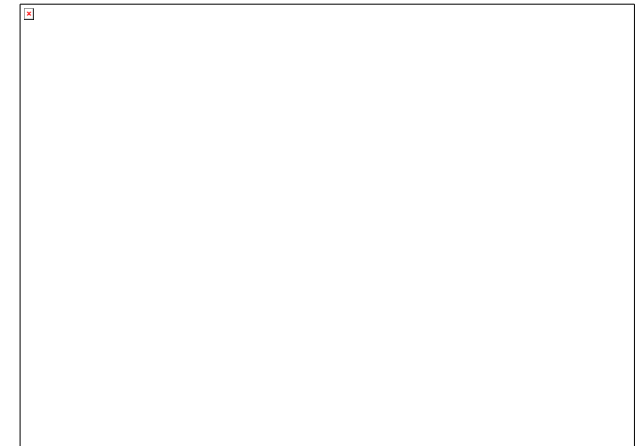
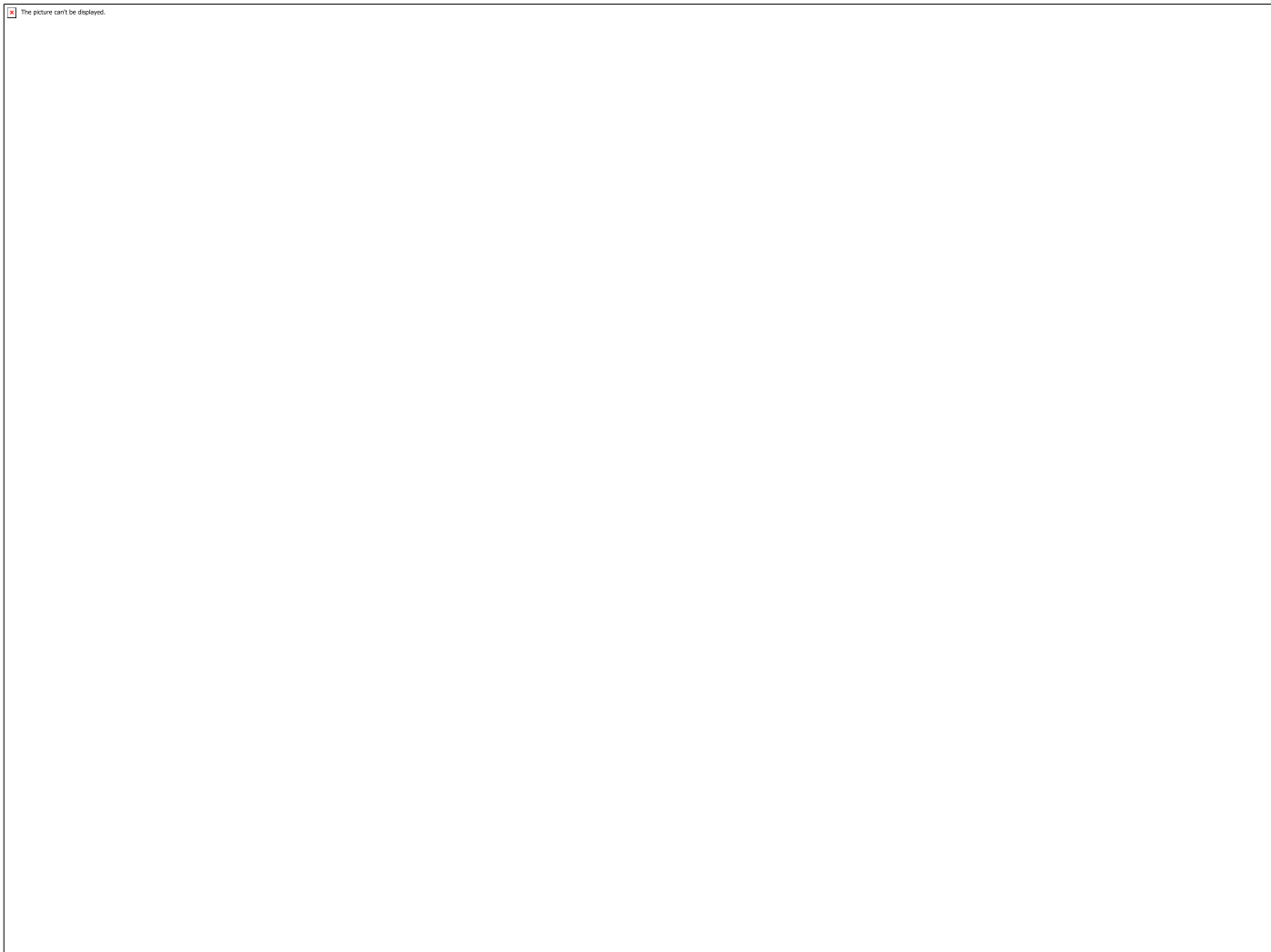
Set at the end of a cul de sac and backing onto open fields with lovely rural views this detached house has been extended to both the side and the rear with 2 of the 4 bedrooms having en suite shower rooms. Within the mature garden there is a summerhouse/studio with a decked terrace overlooking a small stream. An ideal family home in a great spot.

A canopy porch shelters a part glazed door into a hallway with stairs to the first floor and a door into a cloakroom. The other door leads into the first of the reception rooms: a sitting room with feature gas "Living Flame' fire inset and a built-in tv stand. To the rear of the sitting room is a dining room that opens into a kitchen with wonderful views over the garden and the countryside beyond and fitted with bespoke wall and base units with under unit lighting and an integrated fridge and plumbing for a dishwasher. The owners will also leave behind the electric range-style cooker with extractor hood over. Beyond the kitchen are two utility areas - one with a door to the rear garden, a sink and wall mounted gas fired boiler (supplying central heating and hot water) and plumbing for washing machine, the other utility area has space for freezer and tumble dryer and a door into the former garage now used as a store with a remote control shutter door, power and light. Off the dining room is a double aspect living room with doors out onto the patio and again taking in the views beyond. On the first floor there is a master bedroom suite comprising dressing area with fitted dressing table and two double wardrobes which leads to the double aspect bedroom with superb views with an en suite shower room and a separate en suite cloakroom. The second bedroom has a further en suite shower room as well as a built-in wardrobe and fitted storage. Bedroom Three has a double aspect with two Velux windows with fitted blinds and views to both the front and rear and under eaves storage and the fourth bedroom has a built-in cabin bed, cupboard and a desk/dressing table to maximise the space. Double glazed throughout. Gas fired central heating.

Location

Easton is a popular village set between Wells and Cheddar. The village has a Church whilst in the next village to the west (Westbury-sub-Mendip) there is a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

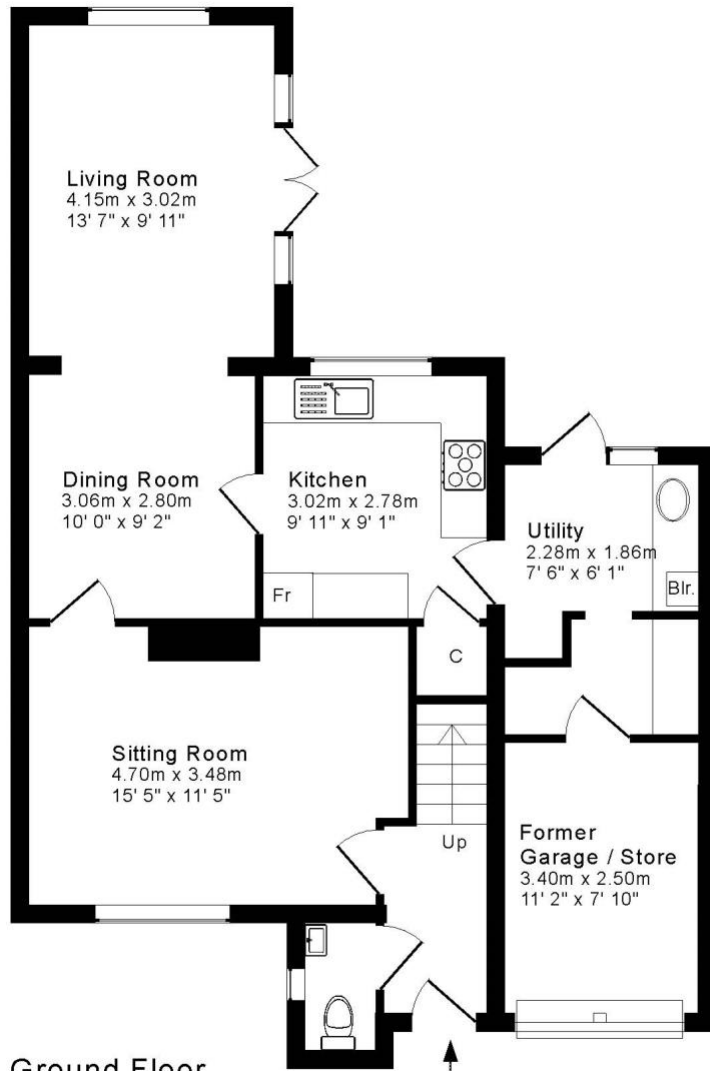




To the front of the property there is a double-width driveway giving access to the former garage with a lawned garden to the side. To the east side of the property there is an enclosed passage/store providing useful storage. Gated access to the rear garden to the west side of the property. Water tap. To the rear the garden enjoys a south-west aspect with a large paved terrace to the immediate rear of the house. Wooden garden shed and an arbor from which to enjoy the views. Well stocked flower beds and a lawn leading to a detached summer house/studio (3m x 2.9m) with a log burner, power and doors opening onto a decked terrace overlooking a stream to the rear of the property and the countryside views beyond. Outside sensor lighting. Water tap and outside power points.

- Detached and extended house set in a cul de sac position
- Beautiful far reaching views to the rear over open countryside
- Extended to both the side and rear
- Three reception rooms including a double aspect living room at the rear
- Kitchen with bespoke units and extensive utility room
- Two of the 4 bedrooms have en suite shower rooms
- Plenty of off-road parking to the front of the house
- Mature garden to the rear with summer house/studio with lovely views
- Conveniently placed for access to Wells
- Recently decorated throughout

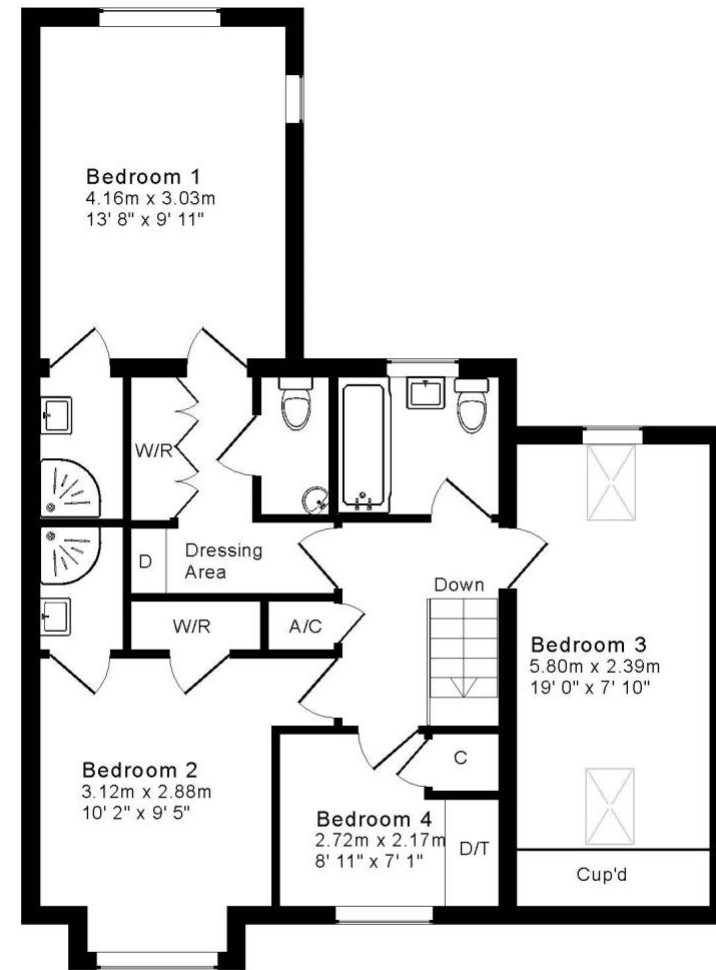




Ground Floor

For indicative purposes only.
Drawing Number : 147-0332

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First Floor

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