



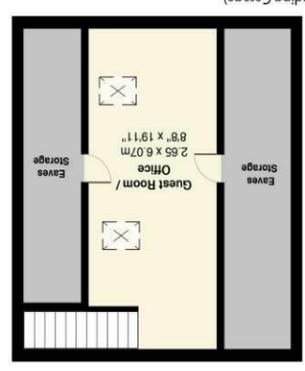
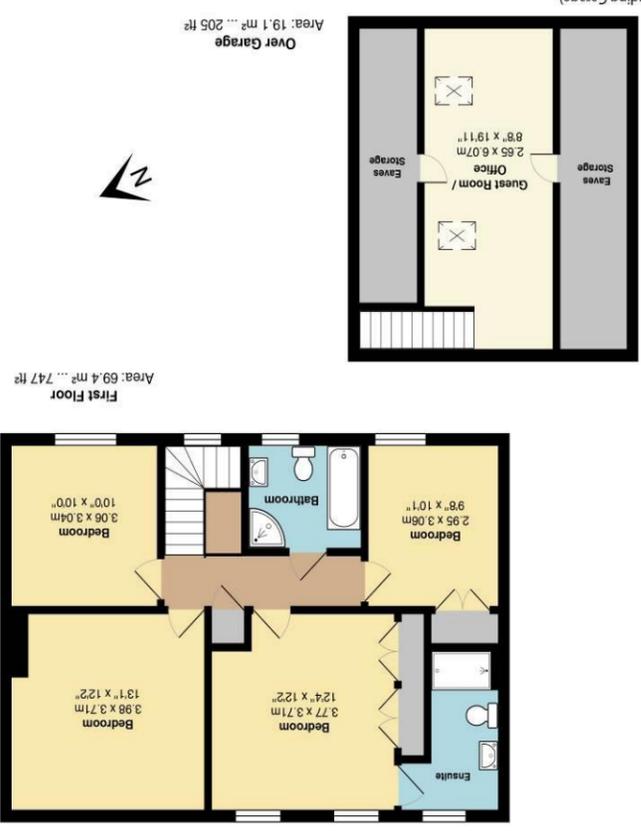
To Contact
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4 Farm Close, Westbury Sub Mendip



These drawings are intended to provide a general outline of the proposed development and are not intended to be used as a contract. The drawings, systems and appliances shown have not been fixed and no guarantee is given as to their quantity or quality. All room measurements are minimum dimensions. The 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 fixed and no guarantee is given as to their quantity or quality. All room measurements are minimum dimensions.



4 Farm Close, Westbury Sub Mendip, Nr Wells, BA5 1EN
Guide Price £475,000

COOPER & TANNER
THE ART OF AGENCY

Description

Set within a quiet cluster of houses within the heart of Westbury-Sub-Mendip sits this executive style four/five bedroom detached home with double garage and generous gardens. The property has been improved in recent years and is presented to an immaculate standard throughout. The property benefits from Kamdean quality flooring in the entrance hall, kitchen, utility room and main bathroom.

The accommodation comprises a large light entrance hall with, double wardrobes for storage of shoes and coats, understairs cupboard and newly fitted downstairs w/c with wash hand basin. The kitchen features a range of solid wooden units with built in fridge, freezer, dishwasher, electric oven, gas hob and a lovely view over the gardens. The dining room has a dual aspect over the patio and garden with ample space for a large dining table to accommodate eight to ten people. Accessed from either the entrance hall or dining room is the main family sitting room, a warm room of generous proportions with a wood burner with limestone surround being the focal point. A further reception room, currently used as a family room, could be used as an office, play room or extra bedroom if required. The utility room features storage units, plumbing for white goods and a door leading to the rear garden and inner hallway. The inner hallway has access back to the parking area to the front and to the guest room (situated above the double garage) which has Velux windows looking out to the Mendip Hills and could be used as an additional bedroom/work room.

To the first floor are four double bedrooms, the master bedroom having two sets of double wardrobes, lovely views over the garden, newly fitted en-suite shower room with large shower, toilet, wash hand basin and heated towel rail. Another double bedroom has double fitted wardrobes with the further two bedrooms both having views, one over the garden and the other towards the Mendip Hills in the distance. The newly fitted family bathroom comprises a bath, separate shower, toilet wash hand basin and heated towel rail.

Outside

On the approach to the property is a gravelled driveway leading to the wrought iron gates which open to the parking area, comfortably accommodating 5/6 cars. The property features a double garage with roller doors, one of the doors being electric. Paved pathways lead around the house to the large patio area to the rear, a perfect space for outside furniture and outside entertaining.

The generous garden has been designed to be low maintenance being mainly laid to lawn with a variety of trees and shrub borders.

Location

Westbury-sub-Mendip has a village store, public house, park, all weather tennis court and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities.

Nearby, the picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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.

Tenure

Freehold

Heating

Gas central heating

Services

Mains drainage, water, gas and electricity are all connected.

LOCAL AUTHORITY

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 0300 303 8588

Council Tax

Band 'G'

EPC Rating

Rating 'C'

Viewing

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

Directions

From Wells take the A371 signposted to Cheddar. Continue through the village of Easton and on to Westbury-Sub-Mendip. Upon entering the village take the first turning on the left into Station Road. Then take first right into Lodge Hill. Continue for approx. 60m and where the road splits bear left into Farm Close. The property is the last property in the close, straight ahead of you.

REF:WELJAT140817

