



The Green, Henton, Nr Wells BA5 1PD

Guide Price £525,000

COOPER & TANNER
THE ART OF AGENCY

The Green, Henton, Wells, BA5 1PD

DESCRIPTION

A delightful five bedroom detached family home within easy reach of both Wells and Wedmore. 'The Green' has been modernised and upgraded to a high standard and offers generous living accommodation on the first floor making best of the gorgeous views towards the Mendip Hills.

Upon entering the property is an enclosed porch opening into the entrance hall and an integral door

into the garage. The light and open hall features a storage cupboard for shoes and coats along with a downstairs shower room, fully tiled with a shower, toilet, wash hand basin and heated towel rail. Situated on the ground floor are three of the five double bedrooms, two of which having easterly aspect over gardens to the side and the master having a double aspect and en-suite shower room.

- Detached village property
- Master bedroom with en-suite
- Four further bedrooms
- Stunning views
- Kitchen with integrated appliances
- Utility room
- Spacious sitting room
- Dining room
- Conservatory
- Double garage
- Ample parking

Viewing

Strictly through Cooper & Tanner
on 01749 676524



Stairs rise to the galleried first floor landing with a built in storage cupboard and view to the front. The kitchen/breakfast room comprises a range of wall and base solid wood units, a 'Rangemaster' cooker, Belfast sink, granite work tops, walk in larder cupboard, plumbing for a dishwasher and a lovely view over the gardens. Adjoining the kitchen is a utility room with a sink and drain unit, storage and a door leading out to the patio and gardens. The generous sitting room benefits from the best view over countryside towards the Mendips along with a feature fireplace with an inset 'Morso' wood burner. Open to

the sitting room is the formal dining room, ample in size and could easily accommodate a table for ten to twelve people with the benefit of sliding doors into the conservatory which then opens out to the gardens. From the landing area are an additional two double bedrooms, one having a view towards the countryside and the other having a view over the gardens. A stunning family bathroom has just recently been completed, fully tiled with a stand alone bath, separate shower, toilet, wash hand basin and heated towel rail.

OUTSIDE

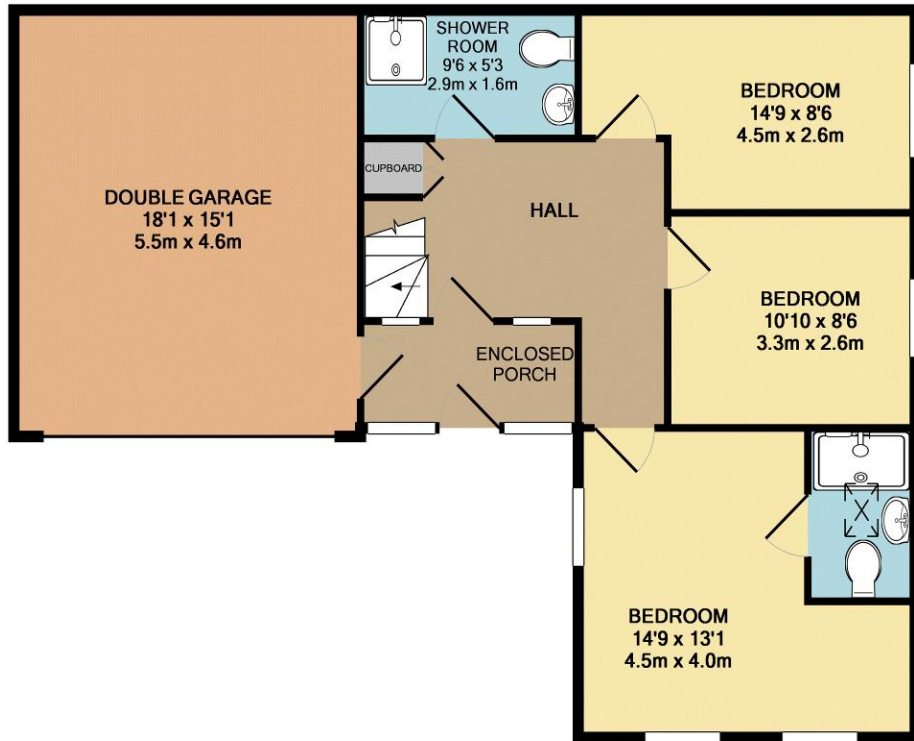
Approaching the property through the five bar gates on the private drive is parking for 5/6 cars leading to the double garage with electric up and over door. The front gardens are arranged in two principle beds with a variety of shrubs, trees and plants topped with bark. Accessed by a pathway to the side of the house, the conservatory or the utility room is the rear patio, a perfect area for outside furniture. The south facing garden is mainly laid to lawn with an array of apple trees, flower beds, shrubs and trees. A summerhouse with an additional decking area is situated at the far end of the garden, designed in such a way to make the best use of the incredible views.

LOCATION

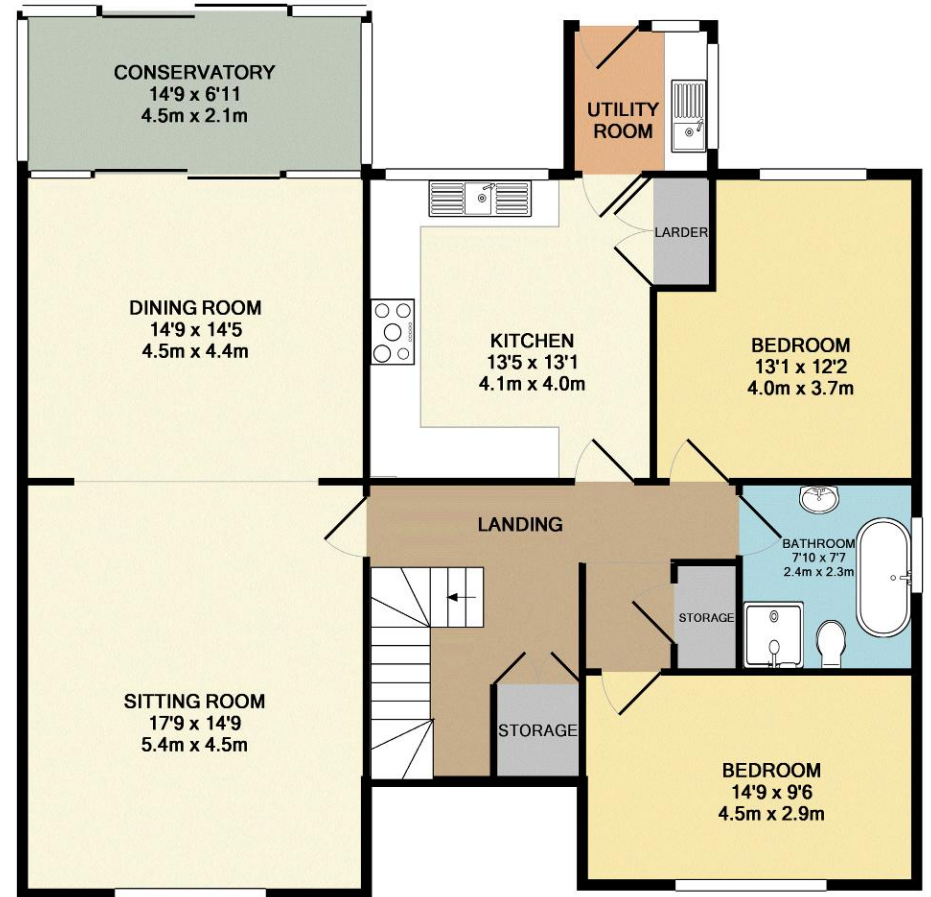
The village of Henton lies conveniently situated between the cathedral city of Wells and the picturesque and popular village of Wedmore.

Nearby, 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.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Pro map mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.







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

TENURE

Freehold

HEATING

LPG central heating

SERVICES

Mains drainage, water and electricity are all connected.

LOCAL AUTHORITY

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

COUNCIL TAX

Band 'F'

EPC RATING

Rating 'E'

VIEWING

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

DIRECTIONS

From Wells take the B3139 (Wells Road) towards Wedmore, passing through the villages of Wookey and Worth to Henton. Carry on through Henton passing the church on your right. Continue for a further 400m and the property can be found on the left through a wooden five bar gate.



REF:WELJAT011117



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