



Ash Lane, Wells, BA5 2LW

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EXCLUSIVE



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ATTENTION FAMILIES

Extremely unique and beautifully presented five bedroom detached family home. The property offers a huge amount of flexible living accommodation due to the size, layout and condition. Benefits include under floor heating on the ground floor, three bath rooms, large private drive with garage and a landscaped south facing garden with heated swimming pool.

LOCATION

Ash Lane is one of the most popular & sought after areas in Wells. Benefiting from being within close walking distance to both Wells Blue School & Wells Cathedral School. Ash Lane is also within walking distance from Wells Cathedral, Wells Market Place and all amenities the City has to offer.

ASH LANE

This stunning property was built by the current owners in 2006. The Property won the Mendip Council 'Built in Quality Award' in 2007. The house has been designed to allow flexible accommodation with large rooms throughout which could easily be adapted to suit your own needs.





GROUND FLOOR

The front door opens into the hallway with doors to the cloakroom, kitchen and living room. The living room is a fantastic size at 39ft in length. The living room benefits from a large bay window to the front aspect as well as windows to the rear aspect with far reaching views. The living room has a fireplace with a fully functional log burner inset. The kitchen benefits from granite work surfaces, matching wall and base units and an inset 1 1/2 bowl stainless steel sink. Built in appliances include a Range cooker with electric ovens and gas hob, Smeg dishwasher and microwave. There's a door from the kitchen which provides access to both the study/utility area as well as the integral garage. There are double doors from the kitchen which open onto the decked area of the rear garden.



FIRST FLOOR

The first floor has a fantastic, spacious landing which provides access to the master bedroom, bedroom four, bedroom five and one of the three bathrooms. There's an airing cupboard which houses the hot water cylinder.

The master bedroom is extremely impressive with windows providing views over the garden and far reaching views towards Glastonbury Tor. The bedroom has an arched opening leading to a large dressing room with fitted wardrobes (This could easily be converted into another bedroom if needed). The dressing room provides access to the en-suite shower room with a round feature window, built in shower, wash hand basin, low level WC and heated towel rail.

The two other bedrooms on this floor are also good sized double rooms. One of which has fitted wardrobes.

The family bathroom is absolutely beautiful with a four piece white suite comprising a roll top bath, walk in shower, and wooden cabinet with twin round wash basins, heated towel rail and low level WC

SECOND FLOOR

The landing area provides access to two large double bedrooms as well as a large walk in storage cupboard.

Bedroom two has a large walk in storage cupboard as well as a fantastic en-suite bathroom with a bath with electric shower over, wash hand basin, low level WC and heated towel rail.



OUTSIDE

The property is approached via double wooden gates which open onto the large private drive and garage. To the side of the house is another gate which provides access to the rear garden.

The rear garden is a gorgeous, south facing 'sun trap' and due to the elevated position, the far reaching views are stunning.

The garden is split into two tiers with the upper tier offering a stylish decked area with inset solar LED lights. A wrought iron gate opens onto steps which lead down to the fully heated swimming pool. This area is enclosed by stone walling and fencing providing complete privacy. There's a pool house which has an oil fired boiler to heat the pool along with the filter and pump for the pool.



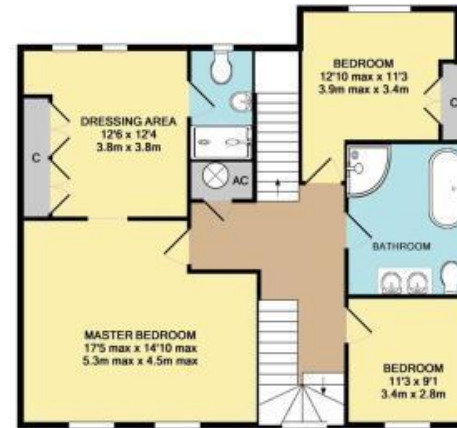
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

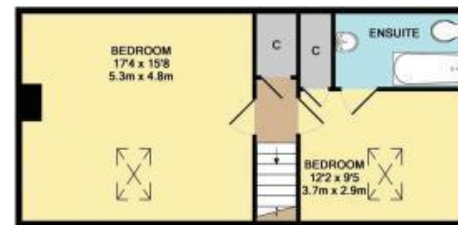




GROUND FLOOR
APPROX. FLOOR
AREA 1243 SQ.FT.
(115.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 944 SQ.FT.
(87.7 SQ.M.)



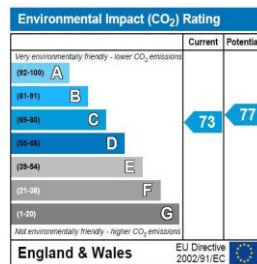
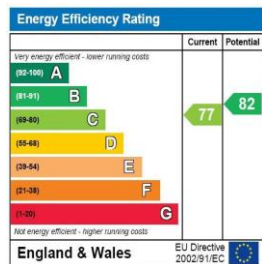
2ND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 2699 SQ.FT. (250.8 SQ.M.)

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 is given as to their operability or efficiency can be given.

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Viewing Arrangements

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