



Cheddar Hills, Wedmore Road, Cheddar, BS27 3ED

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





# Cheddar Hills, Wedmore Road, Cheddar, BS27 3ED

'Cheddar Hills' is an exclusive new community offering 21 luxury four-bedroom family homes finished to the highest standards. Located at the northern edge of Cheddar, where the countryside meets the city, this relaxed, family-friendly area provides abundant opportunities to enjoy the great outdoors. With excellent schools and convenient access to the shopping and entertainment options in Cheddar and Wells, it ensures a vibrant lifestyle. Commuting to Bristol City Centre and beyond is easy, and Bristol Airport is just a 15-minute drive away.

The 'Salix' is a stunning semi-detached, two-storey home designed for modern family living. This spacious property features four generously sized bedrooms, providing ample space for family members or guests. The heart of the home is the modern open-plan kitchen and dining area, perfect for cooking, dining, and entertaining. This area seamlessly flows into the separate living room, creating a versatile space for relaxation and social gatherings.

The interior is finished to an exceptional standard with Lamona appliances in the kitchen, renowned for their reliability and style. The bathrooms are adorned with elegant Porcelanosa tiles, creating a luxurious and contemporary feel. Amtico flooring is laid throughout the downstairs, combining durability with sophisticated design, making it perfect for high-traffic areas.

The home also includes a practical utility room, offering additional storage and laundry facilities, keeping the main living areas clutter-free. Outside, the property boasts convenient parking spaces and a beautifully landscaped rear garden, ideal for outdoor activities and enjoying the fresh air.

The 'Salix' is equipped with a range of high-quality features to ensure comfort and sustainability. Underfloor heating provides efficient warmth throughout the home, while solar panels and an air source heat pump significantly reduce energy costs and environmental impact. Electric car chargers are also included, supporting a green and convenient lifestyle.

Ultimately, this home offers a blend of modern amenities, eco-friendly features, and high-end finishes, making it an ideal choice for families seeking a comfortable and sustainable home.

These striking, high-performance, eco-friendly properties combine distinctive architecture with forward-thinking design and ultra-efficient, net-zero technologies. All homes at Cheddar Hills are SAP rated 'A', placing them in the top 2% for energy efficiency and environmental impact nationally, potentially saving you thousands on your annual energy costs.







**Hallway**

8'10" x 4'3"

Main front door leading into entrance hallway, stairs leading to the first floor, underfloor heating

**Cloakroom**

4'11" x 3'3"

Low level W/C, wash hand basin and radiator

**Living Room**

19'0" x 11'5"

Double glazed window to the front, underfloor heating

**Kitchen/Diner**

19'4" x 11'5"

Range of wall and base units, stainless steel sink with drainer, integrated electric oven, extractor and hob, integrated fridge/freezer, integrated dishwasher, underfloor heating, double glazed window and double glazed double doors leading to rear garden.

**Utility Area**

3'11" x 2'7"

Space and plumbing for washing machine

**First Floor Landing**

Stairs leading from ground floor, loft access.

**Bedroom One**

11'5" x 10'9"

Double glazed window, radiator, dooring leading to En-Suite Shower Room

**En-Suite Shower Room**

6'6" x 5'10"

Radiator, shower cubicle. low level W/C, wash hand basin.

**Bedroom Two**

10'9" x 8'10"

Double glazed window, radiator

**Bedroom Three**

9'10" x 6'2"

Double glazed window, radiator

**Bedroom Four**

9'6" x 7'10"

Double glazed window, radiator



**Bathroom**

9'10" x 6'2"

Double glazed window, bath, shower cubicle, low level W/C, wash hand basin, heated towel rail.

**Rear Garden**

Patio and lawn area

**Parking Space**

2 allocated parking spaces

**Additional Information**

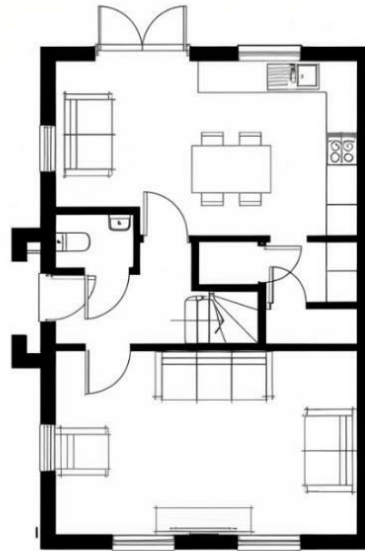
£35 per month Management Fee



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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

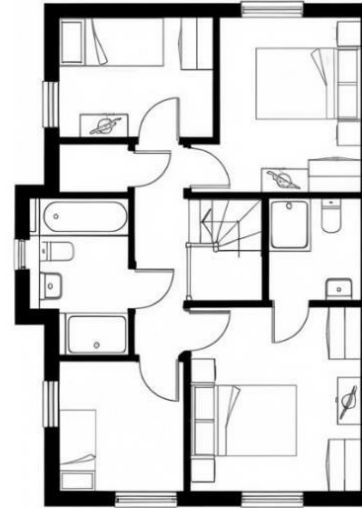
# SALIX

1,125 SQ/FT / 105M<sup>2</sup>



## GROUND FLOOR

<b>KITCHEN/DINING</b> 19'3" x 10'11" 5.9m x 3.3m	<b>HALL</b> 9'0" x 4'4" 2.7m x 1.3m
<b>LIVING</b> 18'11" x 11'7" 5.8m x 3.5m	<b>CLOAKROOM</b> 4'11" x 3'3" 1.5m x 1.0m
<b>UTILITY</b> 3'11" x 2'7" 1.2m X 0.8m	



## FIRST FLOOR

<b>BEDROOM ONE</b> 11'7" x 10'10" 3.5m x 3.3m	<b>BEDROOM THREE</b> 9'9" x 7'7" 3.0m x 2.3m
<b>ENSUITE</b> 6'6" x 5'11" 2.0m x 1.8m	<b>BEDROOM FOUR</b> 9'8" x 7'11" 2.9m x 2.4m
<b>BEDROOM TWO</b> 10'11" x 8'10" 3.3m x 2.7m	<b>FAMILY BATHROOM</b> 9'9" x 6'3" 3.0m x 1.9m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bishopsworth -

0117 244 4441 <https://www.hunters.com>

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