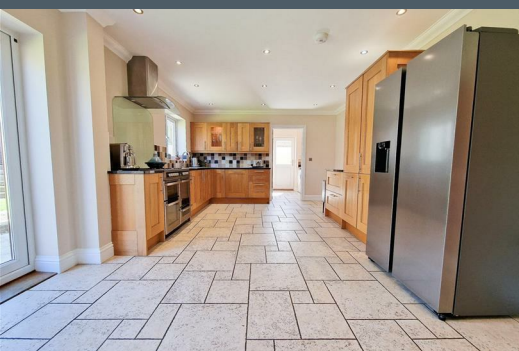


LAUREL & WYLDE

ESTATE AGENTS



Strawberry Lodge, The Street, Draycott, Somerset BS27 3TH £685,000

*** SPECTACULAR MODERN PROPERTY *** BEAUTIFULLY PRESENTED THROUGHOUT *** OVER 2800 SQ FT *** TUCKED AWAY IN A QUIET AND PEACEFUL LOCATION IN THE POPULAR VILLAGE OF DRAYCOTT *** SIX BEDROOMS *** LARGE DUAL ASPECT LOUNGE *** KITCHEN/BREAKFAST ROOM *** UTILITY *** DOWNSTAIRS CLOAKROOM *** DINING ROOM/FAMILY ROOM *** EN SUITE AND DRESSING ROOM AREA TO THE MAIN BEDROOM *** JACK AND JILL BATHROOM TO BEDROOMS TWO AND THREE *** FAMILY BATHROOM *** FULL FIBRE BROADBAND *** WELL MAINTAINED REAR GARDEN *** DETACHED GARAGE WITH A CONVERTED ROOM ABOVE *** NO ONWARD CHAIN *** LOVELY VIEWS OF THE MENDIP HILLS *** OUTSTANDING SCHOOLS CLOSE BY *** EPC C *** COUNCIL TAX BAND F ***

We are delighted to be able to offer for sale this wonderful 6 bedroom home with a detached garage and games room/office space above.

Tucked away off of a quiet lane, this spacious home must be viewed to appreciate its sheer size and what it has to offer. Immaculately presented throughout, you will not be disappointed once you step through the wide solid oak front door into the hallway, with its grand oak staircase leading to a large galleried landing on the first floor. There is an additional second floor housing bedrooms five and six which would make a perfect area for a teenager or for those working from home. The village of Cheddar is a only few minutes away with many amenities, including supermarket, cafes, restaurants, wine and cocktail bar, pubs, deli, butchers, opticians, doctors, library and barbers to name just a few. You will also find the most glorious walks to enjoy right on your doorstep.

Entrance Hallway

Access to the property is via a large solid oak door with inset glazed panel to the hallway. The hallway has solid oak flooring, two feature wall mounted radiators, ceiling spotlights, stairs leading to the first floor landing, door to the dining/family room, the kitchen/breakfast room and double doors to the lounge.



Living Room

24'10 x 13'9 (7.57m x 4.19m)

A front aspect room with a bay fronted UPVC double glazed window to the front and UPVC double glazed doors to the rear garden, ceiling spotlights, two wall mounted feature radiators, a large open brick built fireplace housing a cast iron wood burning stove sat on a slate hearth with a wooden beam over, television point, telephone point.



Kitchen/Breakfast Room

20'4 x 12'8 (6.20m x 3.86m)

A rear aspect room with a UPVC double glazed window and a UPVC double glazed doors to the garden, tiled flooring, radiator, ceiling spotlights. The kitchen has been

fitted with a range of base and eye level units with a square edge granite work surface over, a range style cooker with a 5 ring hob and warming plate, glass splash back and a stainless steel extractor hood above, integrated dishwasher, space for a large American style fridge/freezer, pull out larder cupboard, plenty of space for a dining room table and chairs, telephone point, door to the utility and door to the dining /family room.



Utility Room
7'3 x 6'10 (2.21m x 2.08m)

A side aspect room with a UPVC door with inset glass panel, tiled flooring, ceiling light, radiator, fitted with base and eye level units with a square edge granite work surface over, space and plumbing for two appliances which are currently the washing machine and the tumble dryer, door to the downstairs cloakroom.



Cloakroom

A rear aspect room with an obscure UPVC double glazed window, tiled flooring, ceiling light, low level WC, wash hand basin, radiator and extractor fan.



Boiler Room

This room houses the hot water cylinder tank and wall mounted gas combination boiler.

Dining/Family Room

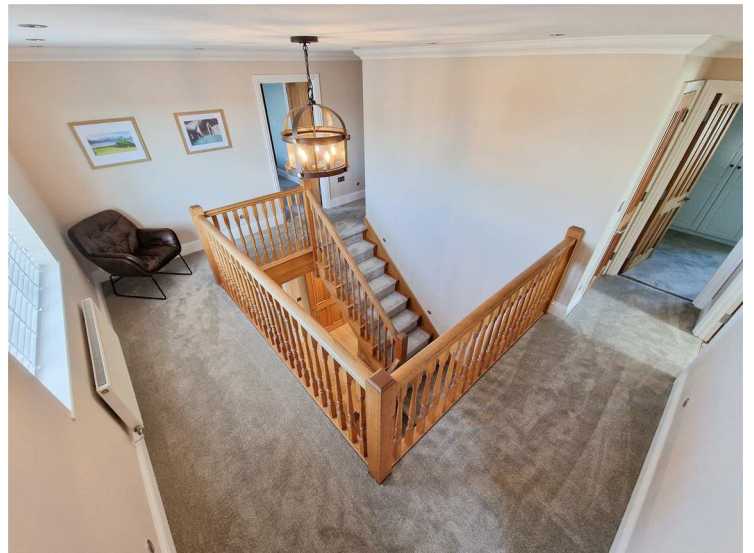
14'6 x 11'5 (4.42m x 3.48m)

A front aspect room with a bay fronted UPVC double glazed window, solid oak flooring, ceiling spotlights, radiator and door to the hallway.



First Floor Landing

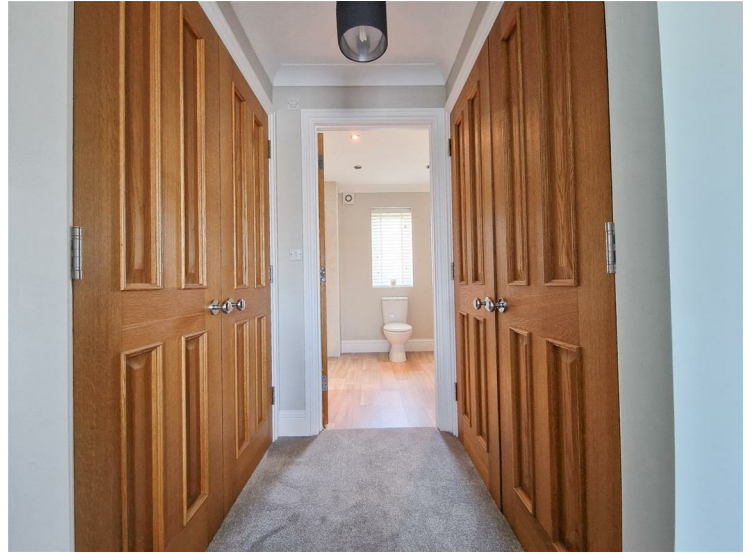
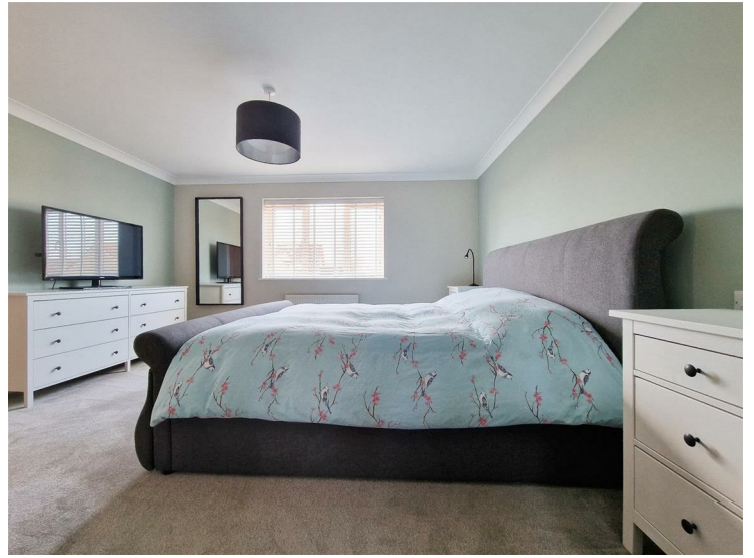
A very spacious galleried landing area with a uPVC double glazed front aspect window, ceiling spotlights, feature hanging ceiling light, doors to bedrooms 1, 2, 3, 4, the family bathroom and the store cupboard. Stairs to the second floor landing.



Main Bedroom/Dressing Room Area

13'9 x 12'5 (4.19m x 3.78m)

A front aspect room with a UPVC double glazed window offering views in the distance of The Mendip Hills, ceiling light, radiator and built in double wardrobe. There is a dressing room area with two set of double wardrobes a ceiling light and door to the en suite shower room.



En-Suite

8'5 x 7'3 (2.57m x 2.21m)

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, wood effect vinyl flooring, ladder style radiator, low level WC, wash hand basin with built in vanity cupboards underneath, a step in triple shower enclosure housing a mains shower system, shaver point



Jack & Jill Shower Room

8'7 x 6'8 (2.62m x 2.03m)

A side aspect room with UPVC double glazed window, ceiling spotlights, wood effect laminate flooring, low level WC, wash hand basin, a step in shower enclosure housing a mains shower system, ladder style stainless steel radiator.



Bedroom Two

11'9 x 8'7 (3.58m x 2.62m)

A rear aspect room with a UPVC double glazed window overlooking the garden offering lovely views of The Mendip Hills, ceiling light, radiator and door to the Jack and Jill bathroom.



Bedroom Three

14'5 x 9'7 (4.39m x 2.92m)

A rear aspect room with a UPVC double glazed window offering lovely views of The Mendip Hills, ceiling light, television point, telephone point.



Bedroom Four
11'3 x 8'8 (3.43m x 2.64m)

A front aspect room with UPVC double glazed window, ceiling light, radiator, television point, telephone point, stairs to the second floor landing.



Second Floor Landing
12'4 x 7'4 (3.76m x 2.24m)

On approach to the second floor landing are low level spotlights. At the top of the landing is a Velux window, ceiling spotlights, doors to bedrooms five and six.



Family Bathroom

A side aspect room with an obscure uPVC double glazed window, cove ceiling, ceiling spotlights, extractor fan, part tiled walls, low level WC, vanity units incorporating wash hand basin with marble worktop, there is a large oval double bath and a wall mounted chrome radiator style towel rail.



Bedroom Five
15'6 x 11'3 (4.72m x 3.43m)

Has two Velux windows letting in plenty of light, one of which has beautiful views of the Mendip Hills, ceiling spotlights, radiator.



Bedroom Six
30'7 x 15'7 (9.32m x 4.75m)

Has three Velux windows, two of which have lovely views of the Mendip Hills, ceiling spotlights, two radiators, two under eaves storage cupboards and plenty of space to have a lounge/study area. This bedroom would make a perfect student's bedroom!

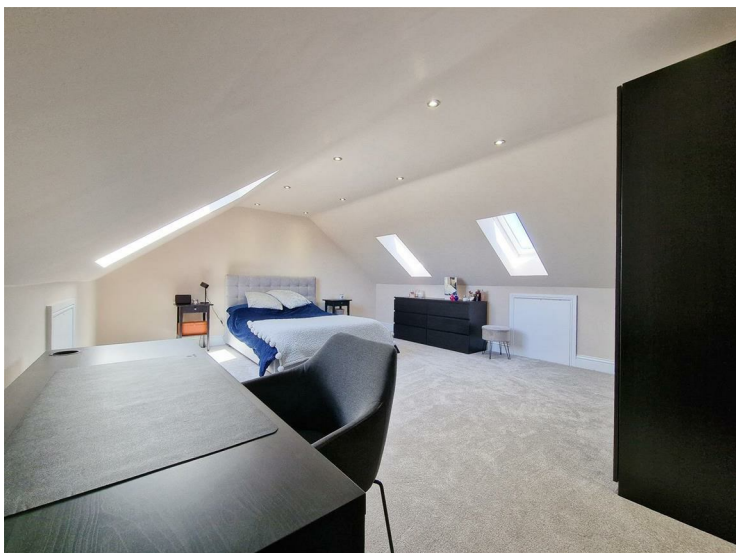


Garage and Games/Hobbies/Office Room

The garage has an insulated electric roller door and has both power and lighting and a UPVC double glazed window to the rear. This would also make a perfect workshop space. There is also water and waste here ready for if you wanted to create a WC.

A side aspect door takes you to a set of stairs which lead to the room above the garage which has been converted and fully insulated with a front aspect UPVC double glazed window and ceiling light.

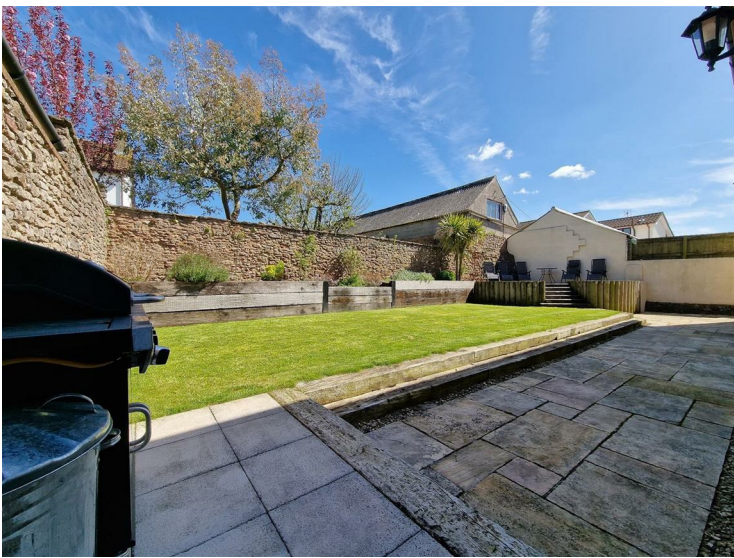
To the front of the property is a tarmac driveway with parking for approx. six vehicles.

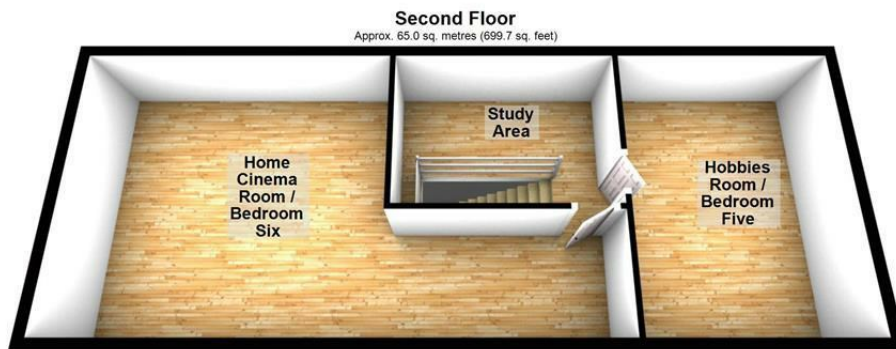
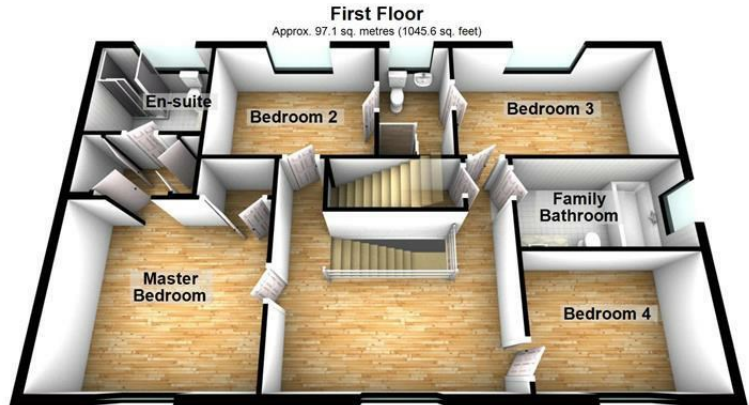
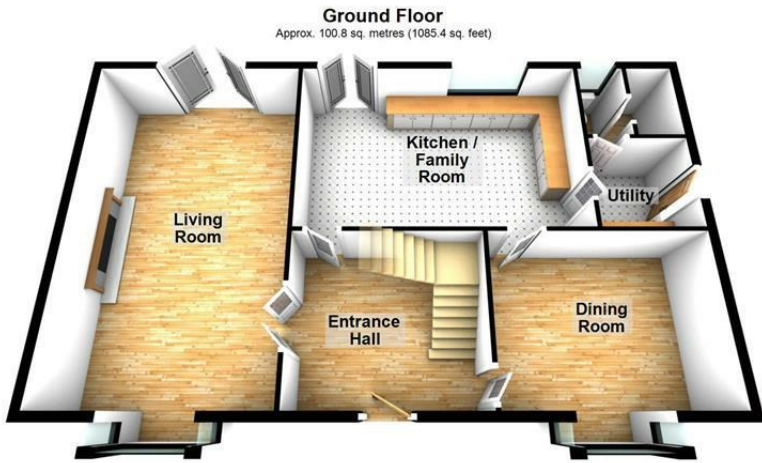


Outside

The rear garden is enclosed to all sides largely by a beautiful original stone wall. There is a large expanse of patio stretching from one side of the house to the other. Wooden railway sleeper steps take you to the lawn area which has tall railway sleeper planters housing flowers, shrubs and herbs. A further set of wooden steps take you to an additional patio in the far corner.

To one side of the house is a shingle stone area and a pedestrian gate giving access to the front and to the other side is another gate again giving access to the front. There is an outdoor tap and lighting.





Total area: approx. 263.0 sq. metres (2830.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-86) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-86) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	