

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Orchard View Cheddar Road, Axbridge, BS26 2DL £1,295,000

\*\*\* SPECTACULAR 5 BEDROOM FAMILY HOME OF A CONTEMPORARY DESIGN WITH A TWO BEDROOM ANNEXE AND ADDITIONAL ANNEX /OFFICE \*\*\* MULTI FUNCTIONAL ACCOMMODATION THAT WOULD EASILY SUIT TWO FAMILIES/INDEPENDENT RELATIVE \*\*\* IMMACULATLY PRESENTED THROUGHOUT \*\*\* WALKING DISTANCE TO THE HEART OF MEDIEVAL AXBRIDGE AND THE LOCAL PRIMARY SCHOOL \*\*\* A SHORT DRIVING COMMUTE TO PUBLIC SCHOOLS, INCLUDING SIDCOT, WELLS CATHEDRAL AND MILLFIELD \*\*\* POWERED BY SOLAR KEEPING ENERGY BILLS TO A MINIMUM \*\*\* KITCHEN//FAMILY/DINING ROOM \*\*\* UTILITY \*\*\* LIVING ROOM \*\*\* TWO DOWNSTAIRS BEDROOMS ONE WITH A DRESSING ROOM AND EN SUITE BATHROOM \*\*\* DOWNSTAIRS SHOWER ROOM \*\*\* THREE FURTHER UPSTAIRS BEDROOMS WITH EN SUITE AND DRESSING ROOM TO THE MAIN \*\*\* DETACHED TWO BEDROOM (both with en suites) ANNEXE \*\*\* OFFICE WITH KITCHEN AREA AND A SHOWER ROOM \*\*\* FABULOUS CINEMA ROOM WITH A 'WINE/DRINKS' ROOM BEHIND \*\*\* SINGLE GARAGE \*\*\* DOUBLE GARAGE \*\*\* DETACHED SWIMMING POOL AND GYM \*\*\* SET IN A FABULOUS PLOT OF JUST UNDER 2 ACRES \*\*\* EPC E \*\*\* FREEHOLD \*\*\* FREEHOLD \*\*\* COUNCIL TAX BAND E \*\*\* NO ONWARD CHAIN \*\*\*



### Entrance Porch

Access to the property is via a composite door with inset glazed panel straight into a large porch which features a side aspect UPVC double glazed window, wood flooring, built in cloaks storage cupboards and a composite door to the main hallway.



### Hallway

There are two ceiling lights and spotlights, wood flooring, wall mounted electric heater, alarm control panel, doors to the kitchen/dining/family room, shower room and the two downstairs bedrooms.



### Kitchen/Family/Dining Room

29'0 x 18'10 (8.84m x 5.74m)

A dual aspect room with a front aspect UPVC double glazed window and rear UPVC double glazed doors to the outside, wood flooring, wall mounted electric heater, four ceiling lights. The kitchen has been fitted with a range of solid wood hand built base and eye level units with a square edge solid wood work surface over, one and a half bowl sink with adjacent drainer and mixer tap over, eye level double oven and grill and an integrated microwave, integrated dishwasher, a central island housing an electric four ring hob with a large central extractor hood above, open shelves to one side and breakfast bar seating for two/three people to the other side. To the dining/family end is plenty of space for furniture and dining table and chairs. There is a large feature cast iron wood burning stove sat on a slate hearth which is also open to the living room. Doors to the utility and the living room







### Utility

9'8 x 7'10 (2.95m x 2.39m)

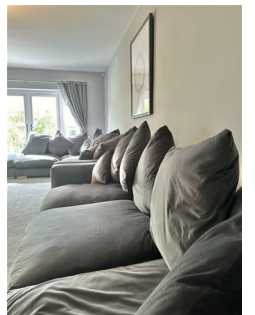
A front aspect room with a UPVC double glazed window, ceiling light, wood flooring, fitted with hand built wooden base and eye level units with a solid square wood work surface over, one bowl stainless steel sink, space and plumbing for a washing machine and space for a large American style fridge/freezer.



### Living Room

22'10 x 14'5 (6.96m x 4.39m)

A rear aspect room with UPVC doors with adjacent picture windows either side to the outside, ceiling light, and a large grey sofa.







### Downstairs Bedroom Suite

14'3 x 11'1 (4.34m x 3.38m)

A rear aspect with double UPVC doors to the garden, ceiling light, wall mounted electric heater, door to the en suite bathroom and door to the dressing room.



### Dressing Room

A side aspect room with a UPVC double glazed

window, wood effect laminate flooring and ceiling light.

### En Suite Bathroom

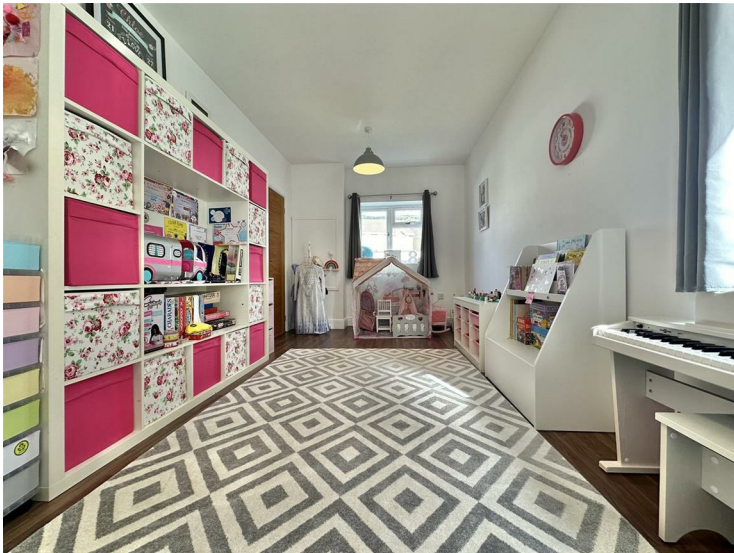
A front aspect room with an obscure UPVC double glazed window, ceiling light, tile effect vinyl flooring, panel enclosed bath, low level WC, pedestal wash hand basin, a step in shower cubicle housing a mains shower system and a ladder style stainless steel radiator.



### Downstairs Bedroom Five

18'0 x 9'2 (5.49m x 2.79m)

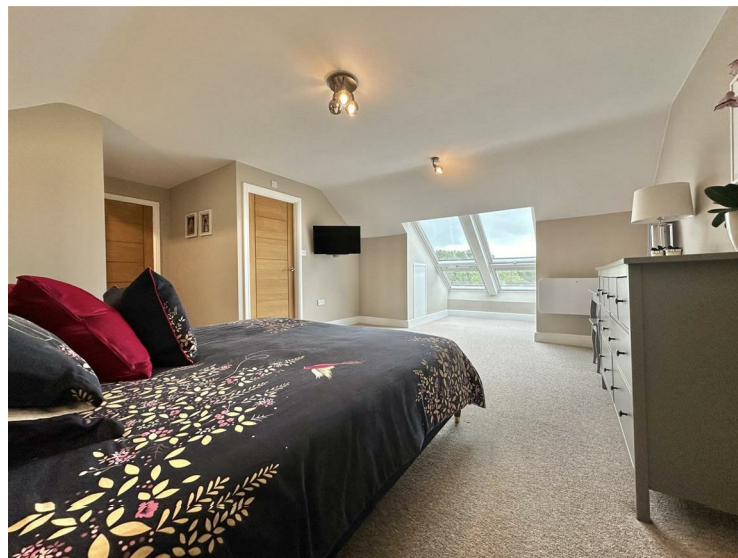
A front and side aspect room with UPVC double glazed windows, two ceiling lights, wood effect laminate flooring, television point.



### Downstairs Shower Room

A front aspect room with an obscure UPVC double glazed window, ceiling light, wood flooring, wall mounted electric heater, electric ladder style radiator, low level WC, pedestal wash hand basin, a walk in shower cubicle housing a mains shower system, door to bedroom five.





## Landing

On approach to the landing is a Velux window. At the top of the landing are two ceiling lights, doors to the bedrooms, the family bathroom and the airing cupboard (which houses the water tank).



## Main Bedroom Suite

22'1 x 13'5 (6.73m x 4.09m)

A rear aspect room with two Velux Juliette balcony windows with remote control black out blinds offering stunning views of the reservoir and beyond, two ceiling lights, television point, opening to a dressing room and door to an en suite bathroom, wall mounted electric heater.

## Dressing Room

Has ceiling light and hanging rails.

## En Suite Shower Room

Ceiling light, tile effect vinyl flooring, low level WC, wash hand basin with vanity drawers underneath, step in shower cubicle housing a mains shower system.

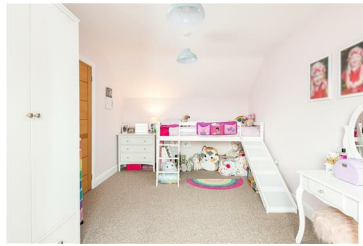




### Bedroom Two

16'0 x 9'9 (4.88m x 2.97m)

A rear aspect room with a Velux window again with glorious views, two ceiling lights, wall mounted electric heater.



### Bedroom Three

11'5 x 10'9 (3.48m x 3.28m)

A rear aspect room with a Velux window offering stunning open views, ceiling light.



### Outside Rear



### Family Bathroom

A rear aspect room with a UPVC Velux window, ceiling light, tile effect vinyl flooring, low level WC, wash hand basin with vanity drawers underneath, panel enclosed bath and a step in shower shower cubicle housing a mains shower system, ceiling fan.





**Annex/Study/Cinema/Garage**



#### **Annex Bedroom One**

**18'4 x 13'2 (5.59m x 4.01m)**

A side aspect room with a UPVC double glazed window, two ceiling lights, wall mounted electric heater and door to the en suite shower room.



#### **Annex/Entertaining Suite**

**23'8 x 12'4 (7.21m x 3.76m)**

Access is via a UPVC door with inset glazed panels straight into the open plan kitchen/living area which is a rear aspect room with a UPVC double glazed window and UPVC door to the terrace, wood effect laminate flooring, ceiling light to the kitchen end. The kitchen has been fitted with a range of base units with a square edge wooden work top over, one bowl stainless steel sink, space for a cooker and space for an under counter appliance (currently a fridge), breakfast bar seating for four people. To the living area end there is a wall mounted electric heater, ceiling light, plenty of space for furniture and doors to bedrooms one and two.



#### **En Suite**

A front aspect room with an obscure UPVC double glazed window, ceiling spotlights, loft hatch giving access to the roof space, low level WC, wash hand basin with vanity drawers underneath and a step in shower enclosure.





### Annex Bedroom Two

12'4 x 11'3 (3.76m x 3.43m)

A front aspect room with a UPVC double glazed window, ceiling light and door to the en suite shower room.



### En Suite

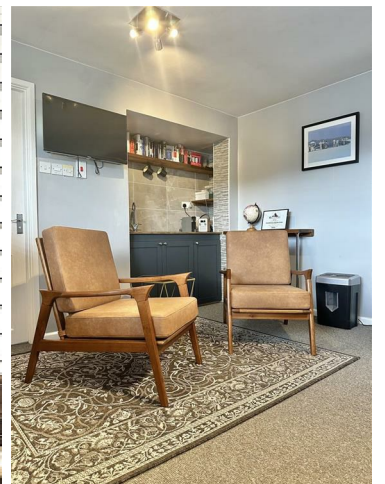
A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, loft hatch giving access to the roof space, tiled flooring, low level WC, wash hand basin with vanity drawers underneath, step in shower enclosure, ladder style radiator and loft hatch giving access to the roof space and a ceiling fan.



### Study/Kitchen Area

13'8 x 12'4 (4.17m x 3.76m)

A rear aspect room with a UPVC double glazed window, two ceiling lights, a wall mounted electric heater, a built in double cupboard, a kitchen area with base units and a square edge work top and one and a half bowl stainless steel sink, door to an en suite bathroom.



### Bathroom

A rear aspect obscure UPVC double glazed window, loft hatch giving access to the roof space, vinyl flooring, low level WC, wash hand basin with a vanity cupboard underneath and a panel enclosed bath housing an electric shower system to one end.





### Cinema Room

14'1 x 12'3 (4.29m x 3.73m)

A side aspect room with two UPVC double glazed windows, ceiling spotlights, door to the bar.



### Bar

This is a side aspect room with a UPVC double glazed window, ceiling spotlights, loft hatch to the roof space, tiled flooring and purpose built wine racks with integrated wine fridges.



### Garage

17'3 x 12'3 (5.26m x 3.73m)

The garage is accessed via wooden double doors and has both power and lighting, loft hatch to a roof space and a composite door leading to the cinema room.



### Double Garage

A purpose built double garage is accessed via two sets of double wooden doors. This space has two side aspect double glazed windows and a glazed door to the outside



### Swimming Pool and Gym

39'0 x 23'11 (11.89m x 7.29m)

There are several UPVC double glazed doors and



windows to the front and the side, ceiling lights and a door to the gym.



**Gardens**

There is a large raised terrace with flower and shrub borders, several shingle stone areas, a garage and archway to the orchard and pool gardens. Here there is another large gravel drive and lawn with a large raised terrace with pergola to be able to sit and take in this wonderful garden. Steps lead down to the main section of garden/orchard where you will find several fruit trees within. Here sits the detached building housing the solar heated pool.







### Outside Front

Access to the property is via secure remote controlled gates leading to a vast tarmac driveway with parking for multiple vehicles, including large vehicles such as motorhomes and boats etc. There is a picket gate and path leading to the front door with astro turf either side and a secure gate giving access to the driveway

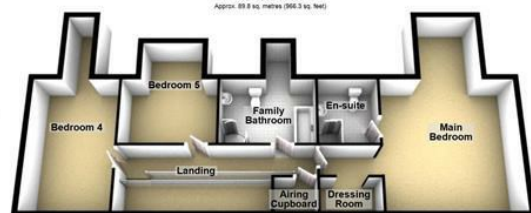
### Plot and Location



**Ground Floor**  
Approx. 408.3 sq. metres (4473.2 sq. feet)



**First Floor**  
Approx. 68.8 sq. metres (740.3 sq. feet)



Total area: approx. 496.1 sq. metres (5339.4 sq. feet)

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	