

LAUREL & WYLDE

E S T A T E A G E N T S



The Meadows Cheddar Road, Axbridge, BS26 2DL £750,000

*** BEAUTIFUL DETACHED FIVE BEDROOM BUNGALOW *** PRIME LOCATION WHICH OFFERS FABULOUS VIEWS OVERLOOKING THE RESERVOIR CREATING A TRANQUIL BACKDROP *** GENEROUS PARKING TO ACCOMODATE MANY VEHICLES *** SOLAR PANELS *** DOUBLE GARAGE/WORKSHOP *** FIVE BEDROOMS, TWO WITH EN SUITE BATHROOMS *** LARGE FAMILY BATHROOM *** KITCHEN *** DINING ROOM *** LARGE LIVING ROOM *** LARGE ATTIC ROOM *** SAT IN A LARGE PLOT OF APPROX 1.3 ACRES WITH A PADDOCK AND STUNNING VIEWS OF THE RESERVOIR *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND E *** FREEHOLD ***

Entrance Hall

Access through an obscure double glazed composite door with matching side panels, cove ceiling, ceiling lights, wall lights, two radiators. Towards the rear is an opening into the dining room which in turn has an opening to the kitchen, doors to living room, kitchen, bedrooms one, two, three, four, five (office), the family bathroom, a useful cloaks/storage cupboard and a large walk in store room.



Living/Family Room

A fabulous rear aspect room with UPVC double glazed windows and UPVC double glazed sliding patio doors leading out to the gardens and paddock with fabulous views across neighbouring fields and farmland and out towards the reservoir, cove ceiling, ceiling light, two radiators and a feature fireplace with a floor standing cast iron log burner.



Dining Room

A good size side aspect room with UPVC double glazed sliding patio doors, ceiling light, radiator and an opening through to the kitchen



Kitchen

A rear aspect room with a UPVC double glazed window, cove ceiling, ceiling spotlights, laminate wooden flooring, radiator, stairs leading to the first floor landing, doors to the utility room and the main hallway. Fitted with a range of base and eye level units with granite effect work surfaces over, inset two bowl sink, integrated stainless steel double oven, gas four ring hob, a stainless steel splash back and an extractor hood over, space for a tall fridge/freezer, space and plumbing for a dishwasher.



Utility Room

A side aspect room with a UPVC double glazed window, cove ceiling, ceiling light, radiator, laminate wooden flooring. Fitted with base and eye level units with a wooden worktop over, inset one bowl stainless steel sink, space and plumbing for washing machine, space for a tall fridge/freezer and a wall mounted Vailant gas fired combination system.



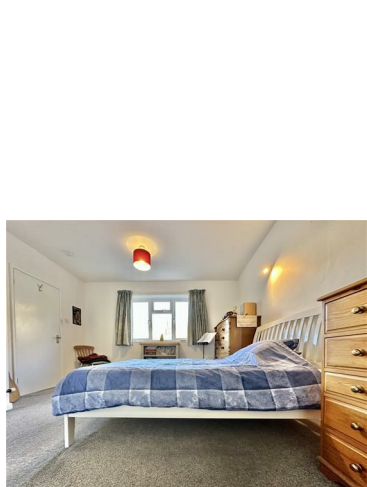
Main Bedroom

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



Bedroom Two

Another front aspect room with a UPVC double glazed window, textured and cove ceiling, ceiling light, radiator, doors to bedroom four and the en suite shower room.



En Suite Shower Room

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tile effect vinyl flooring, radiator, low level WC, vanity units incorporating wash hand basin with twin taps and a walk in wet room style shower enclosure with a wall mounted mains shower system over.

En Suite Shower Room

Ceiling light, extractor fan, tiled flooring, part tiled walls, vanity units incorporating wash hand basin with a chrome mixer tap and a low level WC with a hidden cistern, chrome heated towel rail and a good size tiled and glazed tile enclosure with a wall mounted mains shower system over.



Bedroom Three

A side aspect room with a UPVC double glazed window, cove ceiling, ceiling light, radiator.



Bedroom Four

A front aspect room with a UPVC double glazed window, textured and cove ceiling, ceiling light, radiator.



Bedroom Five/Office

A side aspect room with a UPVC double glazed window, textured and cove ceiling, ceiling light, radiator.



Family Bathroom

Cove ceiling, ceiling spotlights, extractor fan, chrome heated towel rail, tiled flooring, vanity units incorporating wash hand basin with a chrome mixer tap over, low level WC and a panel enclosed P shape bath with a glazed shower screen and a wall mounted mains shower system over.



Attic Room

The first floor goes straight into the attic room which has large front and rear UPVC double glazed Velux windows providing fabulous views across the reservoir and to The Mendips the other side, pitched roof, two ceiling lights, radiator. This room would make for a lovely office/playroom or an occasional bedroom.



Garage

The Garage has an electric roller door.

Outside Front

There is a large driveway with in and out access points. The driveway provides off street parking for at least eight to ten cars. There is a wooden five bar gated access along the side which in turn leads to the rear garden and down towards the paddock and a garage to the other side of the property



Outside Rear

There is a patio/paved terrace, steps down to a larger patio/paved terrace ideal for al fresco dining etc. The main garden has been laid predominantly to lawn with fencing and a five bar gate into the vegetable garden and a five bar gate into the paddock. The main garden has a long flower and shrub bed border. The vegetable garden is a fabulous space with four main enclosed growing areas. There is a pond feature and a range of useful outbuildings. The paddock has also been laid to grass. There is a lovely miniature orchard and seating area to the far right hand corner and all looks out to the Reservoir.

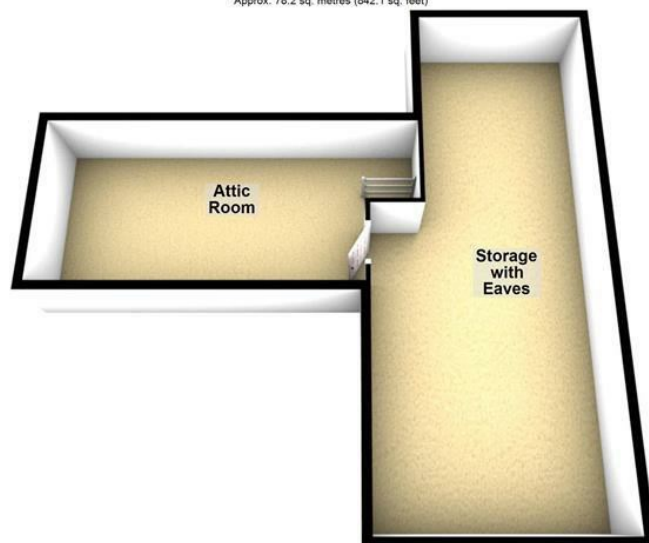




Ground Floor
Approx. 226.3 sq. metres (2435.8 sq. feet)



First Floor
Approx. 78.2 sq. metres (842.1 sq. feet)



Total area: approx. 304.5 sq. metres (3277.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	