



Burwell House, Badgworth Lane, Badgworth, BS26 2QY

£585,000 Freehold

COOPER  
AND  
TANNER



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## Description

Burwell House is a detached four-bedroom property that has undergone extensive modernisation throughout to offer a light and spacious home, set in a popular location enjoying views onto the Mendip Hills and open countryside.

The large entrance porch offers ample space for coats and shoes and leads to a downstairs cloakroom. Through to the inner hallway, a door leads to the sitting room, with a triple aspect and features a wood-burning stove adding a real focal point.

The kitchen/dining room has been fitted with modern shaker-style cabinets, with an integrated hob, oven and fridge-freezer. There is ample space for a dining table and chairs with a further seating area, a perfect place to sit in front of the open fire. In addition, there is a garden room offering a further reception space.

On the first floor there are three double bedrooms and a single room, currently being used as a hobby room. The modern family bathroom has recently been refitted with a white suite comprising a panelled bath with shower over, sink unit and a low-level WC.

## Detached Annex

The present owners have converted a detached annexe to offer a spacious two-bedroom dwelling, with a flexible layout to suit a range of needs. The first-floor reception room features a Juliette balcony with fantastic views onto open-countryside.

## Outside

The property is entered via a paved driveway, with ample parking, and a separate gravelled parking space serving the annexe. There is a pretty garden to the front, featuring a range of shrubs and trees. To the rear the south-facing garden is mainly laid to lawn and offers a peaceful and private place to sit.









## Location

Badgworth is a village located just over a mile from the A38 giving excellent transport links to the M5, Bristol and Bath. The village has a thriving community and the village hall, children's play area and medieval church are all within easy walking distance of the property. The village and surrounding areas are picturesque and well known for excellent walking and riding. The nearby villages of Wedmore, Cheddar and Axbridge approximately 5 miles away offer a range of amenities including a supermarket, doctors surgery, pharmacy as well as pubs and a range of independent shops.

In terms of schools, the property falls within catchment for the reputable Wessex Learning Trust with Weare primary school, Hugh Sexseys Middle school in Blackford and Kings of Wessex Senior school in Cheddar. The independent schools in the area include Wells Cathedral, Sidcot School,

Millfield and Kings of Taunton. Shapwick School, hugely reputable for dyslexia is also within easy commuting distance. Many school buses service the village.

The nearest train station is located in Highbridge, approximately 7 miles away serving both Bristol Temple Meads, Taunton and providing links to London. Bristol Airport is just 12 miles away.

## Directions

From the Wedmore office, proceed along Church street turning right onto Lascot Hill. Continue along for approximately 3.5 miles passing Ashton Windmill and the Wheatsheaf pub on your left. Turn left, signposted Badgworth, passing Badgworth Arena on your right. The property can be found shortly after on the left-hand side.



### Local Information Badgworth

**Local Council:** Sedgemoor District Council

**Council Tax Band:**

**Heating:** Oil fired central heating

**Services:** Main electricity and water, private drainage

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Highbridge Train Station



#### Nearest Schools

- Weare First School
- Hugh Sexseys Middle School
- Kings of Wessex Academy

GROUND FLOOR  
765 sq ft (71.1 sq m) approx.



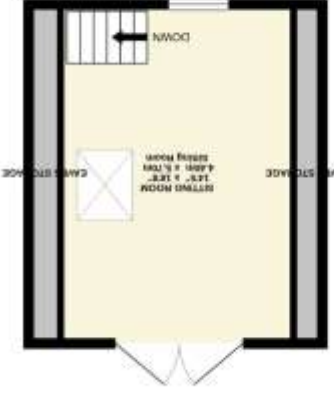
1ST FLOOR  
601 sq ft (55.6 sq m) approx.



ANNEX GROUND FLOOR  
519 sq ft (48.1 sq m) approx.



ANNEX FIRST FLOOR  
302 sq ft (28.1 sq m) approx.



TOTAL FLOOR AREA : 2188 sq ft. (203.2 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.

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