

Cadbury Camp Lane West Tickenham BS21 6SU

£695,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House



HOW BIG

1808 Sq Ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Oil Heating



PARKING

Large Driveway



OUTSIDE SPACE

Extensive Grounds



EPC RATING

F



COUNCIL TAX BAND

D

It is a true privilege to bring to market this charming and unique Cottage nestled away upon Cadbury Camp Lane West. This beautiful detached home is offered with two/three bedrooms and an abundance of living space. Arguably, the real attraction comes from the incredible far reaching views across The Mendips.

Orchard Cottage is the property along the lane. Surrounded by woodland, the deceiving approach only enhances the eventual entrance at the front of the property. The extensive gardens wrap around the Cottage providing an impressive length of lawn bound by mature trees and greenery. The situation is so secluded you would be forgiven for thinking you are in a world on your own.

The property enjoys an abundance of features, with fireplaces, exposed stone walls and a traditional wood kitchen including a 'Stanley' range cooker which also feeds the heating and hot water. The internal accommodation begins with an entrance porch leading into the dining hall and subsequently the kitchen/breakfast room. The formal sitting room benefits from plenty of built in storage and has two sets of double doors opening into the garden. From the sitting room you will find a further reception room/optional third bedroom. The ground floor is then concluded with a modern bathroom. The first floor presents two double size bedrooms as well as a spacious landing/study area with further built in storage.

The property goes against your typical cottage ideology - Multiple windows and doors throughout the property means there is a consistent flow of natural light.

Although the location is highly secluded it's still just a short drive to Clevedon or Nailsea where you will find an abundance of amenities for all of your needs.







A charming and unique Cottage enjoying extensive gardens within a secluded location with far reaching views.



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

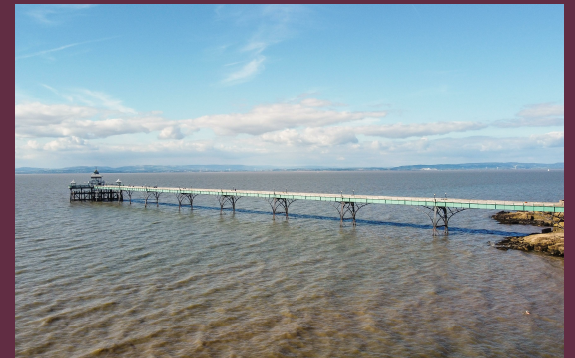
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included



Up your street...



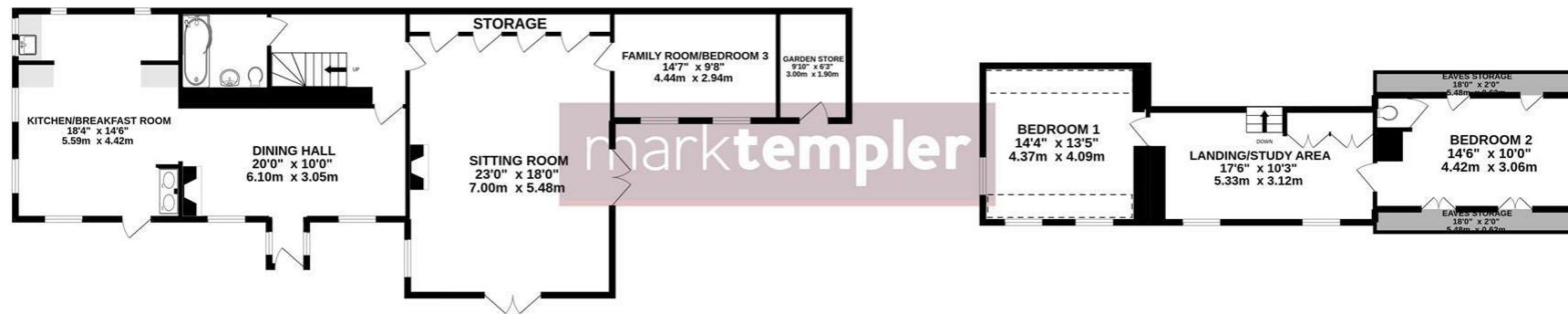
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GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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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