

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



SCOTIA, COXLEY, NR. WELLS, SOMERSET, BA5 1QZ



**SCOTIA,
COXLEY, NR. WELLS, SOMERSET, BA5 1QZ**

Wells 2.5 miles, Glastonbury 4 miles, Wedmore 8 miles, Castle Cary 15 miles, Bath and Bristol 20miles.

A detached, 3/4 bedroom house, brimming with potential, with gardens to the front and rear, versatile accommodation, a garage, and very appealing views over farmland at the back.

The house has an entrance hall, living room, study, eat-in kitchen, dining room, utility room, shower room, a garden room/4th bedroom, 3 further bedrooms, a family bathroom and separate w.c..

Outside there is parking to the front on a tarmac drive and gardens front and back, an integral garage and a timber shed and greenhouse.

Guide Price £319,000

Location

Discreetly positioned, set back from the road, in Coxley, which is a pretty village just a stone's throw from the historic city of Wells. Coxley has a village hall, primary school, church, and restaurant and Wells, a couple of miles to the east, is a busy market town with a bustling High Street, a twice weekly market, fabulous schools, cultural events and much more.

Description

A well-proportioned family home with versatile accommodation which is bursting with potential. There are gardens to the front and back and the house has a wonderful outlook at the back over open farmland.





Accommodation

The front door opens to the hallway which has bespoke tongue and groove panelling. To the right is the generous living room which flows to a study at the back. A large window provides plenty of natural light with a view over the front garden.

The hallway leads past the stairs to the eat-in kitchen which has fitted units, a range cooker (5 ring gas hob and electric oven) and space for a fridge/freezer. Again, this room has a large window which overlooks the rear garden and farmland beyond. Besides the kitchen is a dining room with sliding French doors out to the garden. There is also a handy utility room with door into the garage, and space for a washing machine and tumble dryer. Beyond this there is a shower room and an additional room, which would make a perfect study or 4th bedroom, with an exterior, glazed door and a window overlooking the garden. Upstairs there are three bedrooms and a family bathroom with separate w.c..

Outside

The house has a driveway with parking for up to 3 cars and an attractive and mature front garden. A hedge provides plenty of privacy and clever planting offers variety and texture. There is a single garage which is integral to the house with an up and over door.

A path leads around both sides of the house to the rear. You will find a terrace next to the dining room and lawned garden which has open views to the field beyond. There is also a green house, timber shed and mature trees, and shrubs.





Tenure and other points

Freehold. Mains electrics, water and gas. Private drainage. Council Tax Band E. EPC rating D.

Directions

From Wells, follow the road to Glastonbury for approximately 1.5 miles, into Coxley and the property is on right opposite the village hall.

What3Words:///anthems.megawatt.export

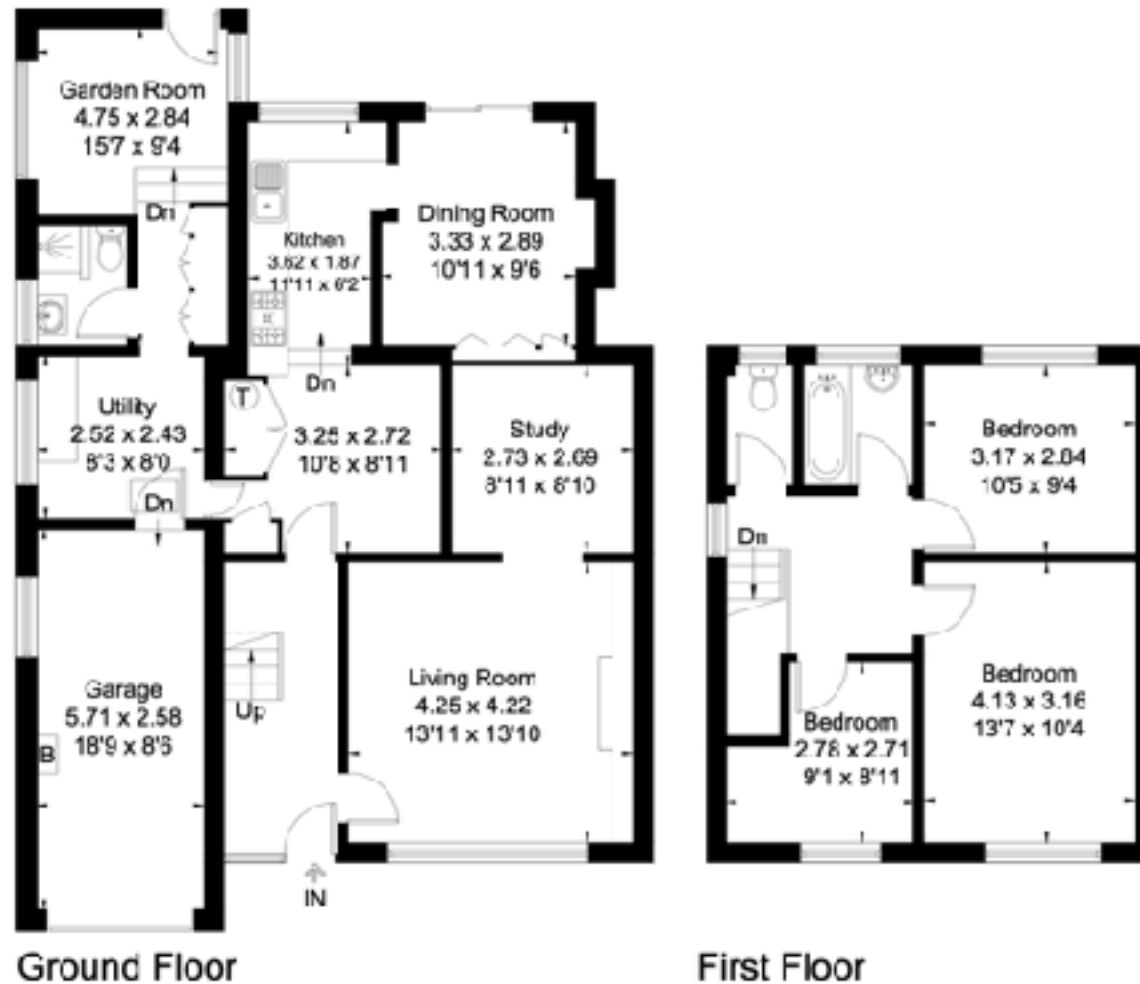
About The Area

Coxley lies a couple of miles south of Wells and is a popular village with a good primary school, a village hall and an active, friendly community. There are regular bus routes to Wells and Glastonbury.

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. Castle Cary is the nearest train station with fast links to London. Wells has local markets twice a week and many medieval buildings including the Cathedral and moated Bishops Palace. There is a busy local shopping centre, a broad range of societies and activities and excellent state & independent schools in the area including Wells Blue School, Strode College, Wells Cathedral School and Millfield.



Approximate Floor Area = 144.0 sq m / 1550 sq ft (Including Garage)



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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