

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LILAC COTTAGE, QUAB LANE, WEDMORE, SOMERSET, BS28 4AS



**LILAC COTTAGE,
QUAB LANE, WEDMORE, SOMERSET, BS28 4AS**

An ideal, superbly well maintained, 3 bedroom, village house, tucked down a quiet lane, with parking, garage and private rear garden. Constructed in 2016, with 2 years remaining on NHBC.

The house offers a hall, cloakroom, open plan kitchen/dining room with double timber doors into sitting room. Upstairs there 3 bedrooms, one ensuite and a family bathroom.

Outside there is parking for at least 2 cars, a single garage and a garden.

Guide Price £465,000

Location

Quab Lane is a very quiet rural lane that winds north from the village of Wedmore. It is rarely used apart from by dog walkers. Wedmore is the 'jewel in the crown of Somerset', arguably its most desirable village.

The village first school, nursery, playing fields, cricket pitch, tennis club, and bowls club are all just around the corner along with the popular sports bar and function room - The Post and Wicket. The rest of the facilities that Wedmore offers are in the other direction, including various excellent local shops, cafes, Church, and three pubs, and a restaurant

Cheddar, Wells, Bristol (and Bristol Airport), Taunton and Bath are not far away for more extensive facilities, but people tend to find Wedmore ticks most of the boxes.

Description

Super smart, contemporary, uncomplicated property with comfort, ease, style and quality. This house is neat as a pin and the sheltered, south facing garden is a very attractive feature with mature trees and a private paved terrace for enjoying the sunshine.





Constructed in 2016 by Coln Residential Ltd who are an experienced and reputable House building company comprising a team of dedicated people with a reputation for delivering high-quality, award-winning homes. They are multi award winning including Best in Class and Best LABC Developer in the Southwest.

Accommodation

An oak front door opens to a hallway, to the left is a cloakroom, straight ahead is the kitchen/dining room. This is bright and spacious with bifold doors which open to the terrace, a window over the sink provides an extremely attractive view of garden. The kitchen has sleek and stylish fitted units and Earthstone worktops. There are integrated appliances including oven, microwave, hob, extractor, fridge/ freezer, dishwasher, washer/dryer. A breakfast bar divides the space while the high-quality tiled floor continues through to the dining area giving the space continuity. Double doors open to the sitting room which has a window to the front. A door opens from here back into the hallway.

Upstairs there are 3 bedrooms, an ensuite shower room and a family bathroom. Both are extremely smart with vanity units and neutral tiling. In two of the bedrooms, there are built-in-wardrobes.

Outside

At the front there is a block paved driveway for parking, a single garage is accessed via a manual up-and-over garage door. This is a good size with space above in the eaves for storage and it houses the boiler. To the left of the garage a timber gate provides access to the rear of the property. Steps and a path lead to the lawn which is surrounded by mature trees and shrubs, including a magnificent mulberry tree. Gravel and sleeper steps descend to the paved terrace, here there is a door into the back of the garage.

The terrace is sheltered and sunny, and adjacent to the kitchen/dining room, so it is perfect for alfresco dining.





Tenure and Other Points

Freehold. Mains gas, electricity, drainage and water. Council Tax Band D. EPC Rating B.

Directions

From our office on Church Street head past the Church and onto Blackford Road out of Wedmore. Just after the first set of traffic measures Quab Lane is a turning on the right hand side. Drive up Quab Lane and the house is just over 200mts on the left.

Wedmore

Originally named Vadomaer' after one of the Saxon leaders, Wedmore is a delightful Somerset village. West of Wells (8.8 miles) and South of Bristol (22 miles). Located within the heart of the village you will find the well attended, Grade I listed Church of St. Mary. Day to day amenities are available within the village together with an excellent selection of boutique shops, a post office, butchers, chemist, delicatessen, restaurants, public houses and tea rooms.

A wide range of leisure activities are available locally including Golf, Tennis, Bowls, Football, Cricket, Horse riding in Badgworth or even Sailing at Cheddar reservoir. There are a number of local events throughout the year to fill the social calendar. The Cathedral City of Wells (8.8 miles) and Bristol (22 miles) host a wide range shopping facilities. Highbridge train station operates a direct train line into London Paddington with motorway access at Junction 22 of the M5.

Nearby cities and towns and communications

The Cathedral City of Wells is approximately 7 miles away and also provides a good range of business, recreational and shopping facilities. Shopping centres are available at Taunton, Bath and Bristol (each approximately 25 miles away). Communications in the area are good with access to the M5 (J22 - 10 minutes) connecting to M4 (J16). A local train service from Highbridge (7 miles) links with the intercity train services at Taunton and Bristol Temple Meads to London Paddington taking approximately 1 1/2 hours. Castle Cary, a mainline station is about 20 miles whilst Bristol International Airport is 15 miles away.

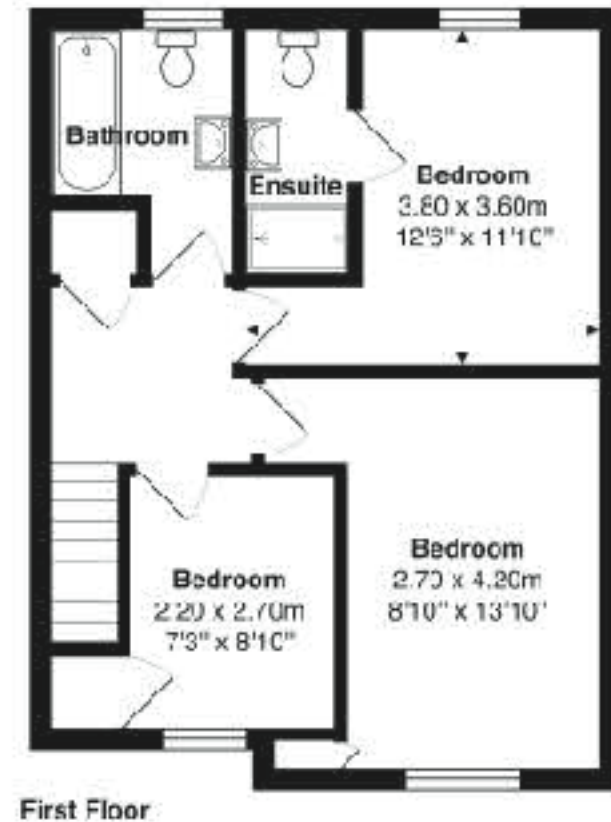
Schools

There are excellent state and independent schools in the area including Wedmore First School, Hugh Sexseys Middle School, Kings of Wessex Upper School, Wells Cathedral School, Sidcot, Millfield and the Taunton schools.



Lilac Cottage, Wedmore

Approximate gross internal floor area of main building: 111.2m² / 1,197ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

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

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