

# LODESTONE



20 Doddrells Close





## 20 Doddrells Close

BA5 2GN

4   
Bedrooms

2   
Bathrooms

2   
Receptions

### PROPERTY FEATURES

- Spacious detached house
- Immaculate order throughout
- Luxury Kitchen/Dining/family room
- Integrated appliances
- Utility room
- Cloakroom & Study
- 4 bedrooms
- En suite shower room and family bathroom
- NHBC remaining
- Garage and parking





20, Doddrells Close, situated in a quiet cul-de-sac on the outskirts of Wells, is an immaculately presented property providing a very comfortable home suitable for a family or a couple who need room to accommodate and entertain occasional visitors.

Smart red brick steps set off with black iron railings lead to the front door which on opening into the spacious hallway, draws the eye through into the light and welcoming kitchen. From here double doors open into the attractive and easily maintained rear garden. Off the hall a study with built in storage leads off to the left and a spacious sitting room to the right featuring a bay window. The kitchen is fantastic and together with the utility room spans the rear of the property. Natural light floods this room from the floor to ceiling double glazed windows and doors. Together with the smart light coloured units, tiling and AEG cooker and gas hob this space works equally well as a chefs kitchen, family hub or entertaining space. The well placed solid oak island (available subject to separate negotiation) serves as a perfect dining spot, easily seating several and there is plenty of room for comfy chairs. Just off the kitchen a separate utility area is well fitted and from here an additional door leads out to the garden. A cloakroom with WC completes the groundfloor.



Stairs to the first floor meet a galleried landing from where four double bedrooms lead off. Two double bedrooms look out toward the front of the property and two to the rear. The master bedroom features an en-suite shower room and double fitted wardrobes with the additional three doubles all beautifully presented and with their





own fitted wardrobes. The family bathroom has a separate bath and shower, there is a spacious airing cupboard and access to the loft.

#### Outside

The approach to no. 20 is quiet and peaceful with parking for up to three cars in the garage and on the driveway. There is rear access into the garden from the drive and convenient external electrical sockets. The garden has been cleverly designed to be low maintenance as well as to provide a very pleasant space to enjoy alfresco dining and entertaining. Well protected by a smart wooden fence the planting has a mix of structural elements including Acers and Tiger Grass along with softer lavender, roses and Salvias. An area has been designated to wild flowers, which in the summer is stunning attracting bees and butterflies. There is enough space to keep a plant lover interested with space to allow for enjoyment and relaxation.



#### Situation

The property can be found on an exclusive development built by David Wilson Homes on the north east side which lies in beautiful countryside at the foot of the Mendip Hills - an Area of Outstanding Natural Beauty and is within close proximity of beautiful walks that take you through open countryside along with an easy walk into the city centre. Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors surgeries, dentists, a selection of primary schools and the excellent Blue School and Wells Cathedral School. The High Street is vibrant with a small selection of chain stores such as Boots and Waterstones, plus a variety of independent shops, restaurants and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat



products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and Lidl. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

Wells is fast becoming the South West's go-to place for festivals with annual food, literary, comedy and theatre events. The cafe culture within the Market Place offers a wonderful opportunity to sit and watch the world go by. Tables and chairs adorn the cobbled square surrounded by fabulous architecture and historic buildings. With both the Cathedral School and the Cathedral itself, there are all year opportunities for musical concerts and other events, plus there are regular shows in the Little Theatre and a multi screen cinema.

Other local attractions and amenities include the well known Bath and West Show Ground which is home to everything from the famous County show to regular antiques markets. Golf Clubs are in Wells and on the Mendips. Sailing and fishing can be found on the Chew Valley and Blagdon Lakes. A minor injuries unit is close at hand being situated at Shepton Mallet Community hospital or West Mendip Hospital.

The heritage city of Bath and regional centre of Bristol are both within very easy reach. There is a main line railway station, Castle Cary (13 miles away) with direct links to London Paddington, journey time 1hr 40 mins. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.





### Schools

There are excellent state and independent schools in the area including several very good primary schools in Wells. There is also the extremely sought-after Wells Blue secondary school, plus Wells Cathedral School - prep and senior. Downside School, All Hallows Preparatory School, Millfield - prep and senior school and the Bruton schools all in close proximity.

Services –All mains services connected

Local Authority – Somerset Council – [www.somerset.gov.uk](http://www.somerset.gov.uk)

Council Tax – Band E

EPC – B

Tenure – Freehold

Estate Management charge to be confirmed.

### Directions

From central Wells follow signs to Wookey Hole onto Wookey Hole Road. Pass Goodymoor Avenue on the left and take the third turning on the left into Penleigh Road. Turn right into Doddrells Close and the property can be found on the right hand side.

What 3 Words – [universes.mute.revolt.s](http://universes.mute.revolt.s)

Viewing by appointment only

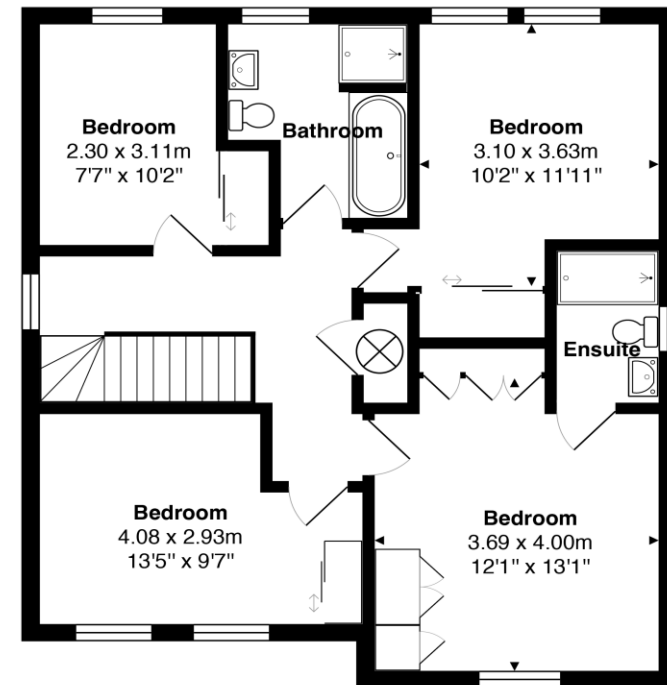
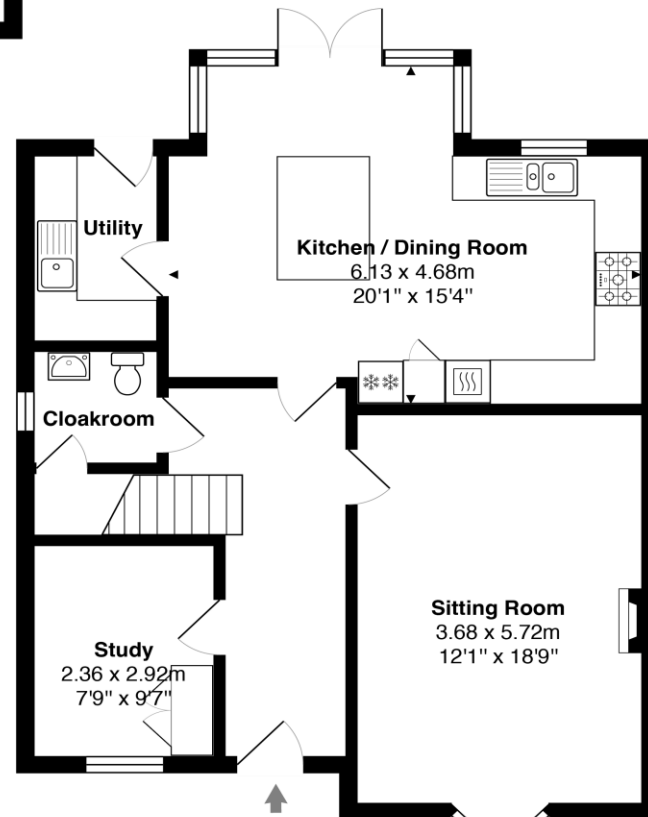
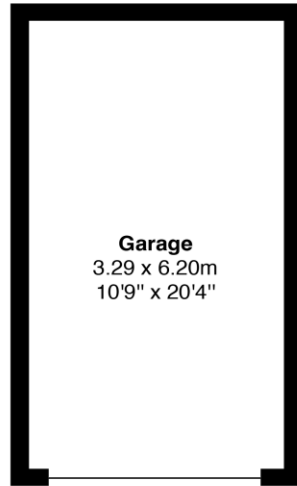
Lodestone Property | Estate Agents | Sales & Lettings | Wells & Bruton Somerset |Shaftesbury Dorset



# 20 Doddrell's Close, Wells



Approximate gross internal floor area of main building - 141.3 m<sup>2</sup> / 1,521 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

**Bruton & Shaftesbury**

Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

**Wells**

Melbourne House  
36 Chamberlain Street  
Wells, Somerset  
BA5 2PJ  
Tel: 01749 605088  
[wells@lodestoneproperty.co.uk](mailto:wells@lodestoneproperty.co.uk)

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

