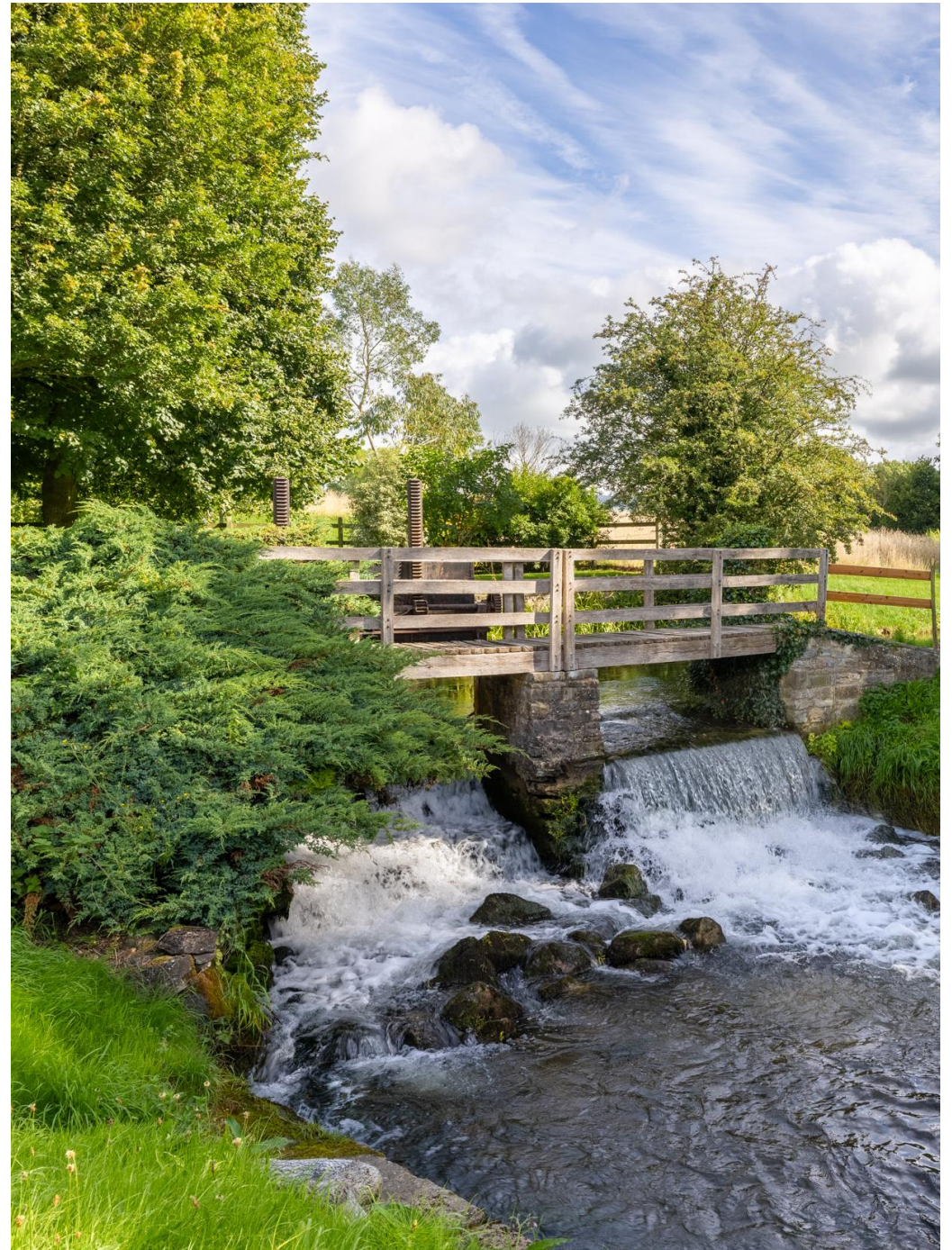


LODESTONE



Meadow Bridge House, Coxley





Meadow Bridge House

BA5 1QP

7 
Bedrooms

5 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Distinguished family home
- 7 Bedrooms, 5 Bathrooms
- Home office
- Bedroom currently used as a Cinema Room
- Approx. 3950 sq. ft of accommodation
- Separate two storey annexe
- Heated swimming pool and tennis court
- Approx. 7 acres of land and gardens
- Close to Wells
- Sensational views





Meadow Bridge House is a fabulous 7-bedroom family home situated entirely in its own land that makes up approximately seven acres.

Built in 2004, it is discreetly positioned well back from the A39 and enjoys sensational views of Keward Brook that runs through the property and the countryside beyond. This beautiful family home is accessed via a pretty drive that winds its way to a generous parking area to the South side of the house. The front door opens to an elegant hall with access to two fine reception rooms and a superb kitchen dining area at the heart of the house.

The sitting room is warmed by underfloor heating (that extends throughout the ground floor) and a jet master wood burner perfectly positioned beneath a fine bath stone surround. Triple aspect windows and double doors that open to the garden allow natural light to fill the room. Adjacent to the sitting room is a spacious dining room with lovely views of the garden and doors that open directly to the kitchen.



This is a fabulous room; the solid oak Smallbone kitchen is luxuriously furnished with granite worktops, a Belfast sink, a pretty island that doubles as a breakfast bar. The dining area is perfect for informal gatherings and opens to the terrace and the pool outside. Off the kitchen is an additional hall that accesses a well-equipped utility room, a boot room, a cloakroom, and a quiet home office.

Two flights of stairs run from both the main hall and the back hall to a generous landing area on the first floor.





The principal bedroom with its en-suite bathroom accompanies three further bedrooms (one with an en-suite bathroom) and a family bathroom. Each bedroom is well proportioned, furnished with solid oak floors and comes with superb views of the surrounding countryside. A third flight of stairs rise to the second floor with three further bedrooms (one with en-suite bathroom). One of these bedrooms is currently used as a cinema room.

Once again, each room enjoys lovely views to the South. All the bathrooms are well equipped with traditionally styled fixtures and fittings, oversized showerheads, and heated towel rails.

The Annexe

Perfectly situated in the grounds of the house is a two-storey stone-built annexe, home to a double garage, a cloakroom, sauna, a changing room, and a gym on the first floor. It also incorporates a Workshop/tractor shed and there is a wood store to the rear.

Outside

Meadow Bridge house occupies an enchanting setting surrounded by well-maintained gardens and grounds. A magnificent beech hedge frames the pretty drive that winds its way to the house and a parking area that sits in the shade of an aged Willow tree. To the rear of the house and of particular note is the glorious 55 ft heated pool and terrace that provide the perfect spot for al fresco entertaining in the Summer.







Also, immediately adjacent to the house is a pretty terrace with picture perfect views of Keward Brook that runs through the property. Further afield, a hard tennis court offers year-round entertainment. The gardens are mostly laid to lawn and enjoy lovely views of Hay Hill. The curtilage of the property extends out to the North East and the agricultural land offers the opportunity for a variety of uses. Various mature trees enrich the near landscape and include Silver Birch, a Japanese Weeping Pear, and a variety of fruit trees. A kitchen garden and green house offer the opportunity for home grown produce.

Situation

Meadow Bridge House is perfectly and discreetly positioned in Coxley, a pretty village just a stone's throw from the historic city of Wells. The village itself boasts a village hall, primary school, church, and restaurant. Its near neighbour 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, historic buildings, and popular destinations such as the Bishop's Eye wine bar/restaurant and Number 21 Cafe offer all day dining. Also close is Glastonbury, a town steeped in history that goes back to the legends of King Arthur. There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and most influential Abbeys. The ancient abbey ruins and the famous Glastonbury Tor attract tourists to the town and as such is a thriving community and well served by shops, supermarkets cafes and restaurants.





Clark's village in nearby Street offers a wealth of retail opportunities. More shopping and local amenities can be found in nearby Somerton and Wells. Bristol and Bath are both within an hour's drive. Local pubs include the Lion in West Pennard and the Sheppey in Godney.

Transport links are excellent with the A39 leading to the M5. There are good rail links to London from Castle Cary and Bridgwater stations with excellent direct services to Paddington.

Local schools are excellent and include Millfield and its prep school, Strode College in Street, Wells Cathedral School, Downside, All Hallows prep school and the Taunton schools.

Services

Mains water and electricity and drainage, Gas fired central heating, Fibre optic broadband (Truespeed)

Tenure

Freehold with no onward chain.

Local Authority

Somerset Council Council

Tax Band G



Directions

From Wells follow the A39 towards Glastonbury. As you enter Coxley the entrance can be found on the right-hand side just after the turning to Stoppers Lane with a For Sale board displayed.

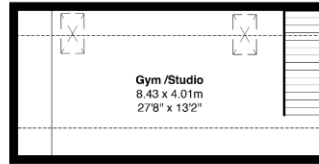
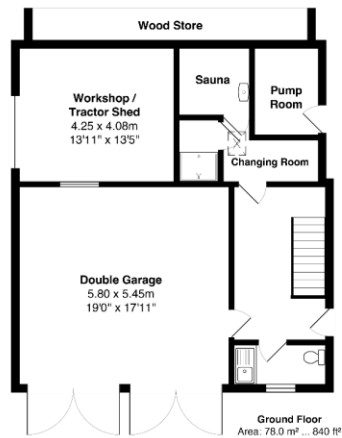
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Viewing by appointment only



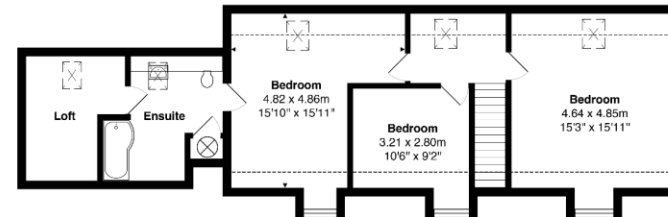




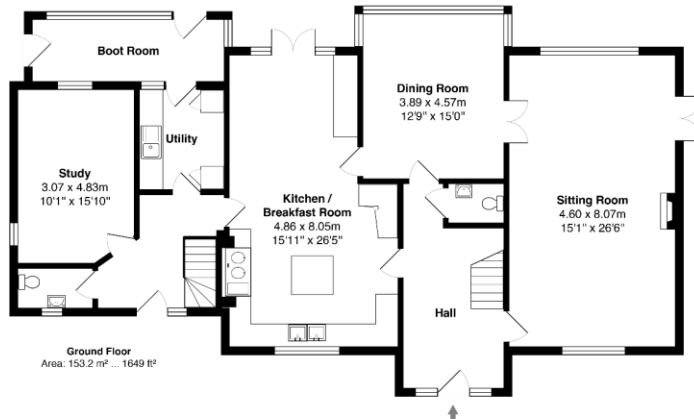
First Floor
Area: 34.0 m² ... 365 ft²

Approximate gross internal floor area of garage / annexe - 112 m² / 1,205 ft²

Meadow Bridge House, Coxley



Second Floor
Area: 80.3 m² ... 864 ft²



Approximate gross internal floor area of main building - 366.4 m² / 3,943 ft²

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.

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