

LODESTONE



Meadow Bridge House, Coxley





Meadow Bridge House, Coxley

BA5 1QP

£1,345,000

7 
Bedrooms

5 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Distinguished family home
- Home office
- Bedroom currently used as cinema room
- Approx. 3950 sq. ft of accommodation
- Separate two storey annexe
- Heated swimming pool and tennis court
- Set in approx. 2.3 acres of gardens and land
- 4.8 acres of additional land available by separate negotiation
- Close to Wells





Meadow Bridge House is a fabulous 7 bedroom family home situated entirely in its own land of approximately 2.3 acres, with swimming pool, tennis court and annexe. 4.8 acres of further land is offered via separate negotiation.

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 Jetmaster 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 and 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 rises 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 annex, home to a double garage, a cloakroom, a changing room with sauna and shower, 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. 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 with more shopping and local amenities to 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.

Schools

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.

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.

Postcode: BA51QP

What.3.Words: truckload.grub.typhoon

Viewing by appointment only.





Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset Council
Council Tax Band: G
Guide Price: £1,345,000
Tenure: Freehold

PART B

Property Type: Detached
Property Construction: Standard
Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Please refer to Ofcom website.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
Mobile Signal/Coverage: Please refer to Ofcom website.
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
Parking: Parking for several cars

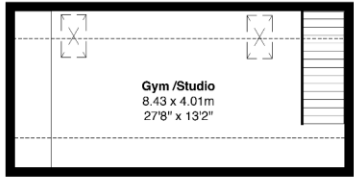
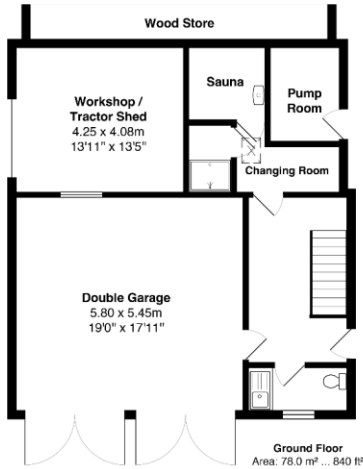
PART C

Restrictions: N/A
Rights and Easements: The property is accessed via a shared driveway. We'd recommend you review the Title/deeds of the property with your solicitor.
Flood Risk: The property has never flooded. See Government website for full details: <https://check-long-term-flood-risk.service.gov.uk/risk>
Coastal Erosion Risk: N/A
Planning Permission: No planning permissions currently in the immediate area.
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: D

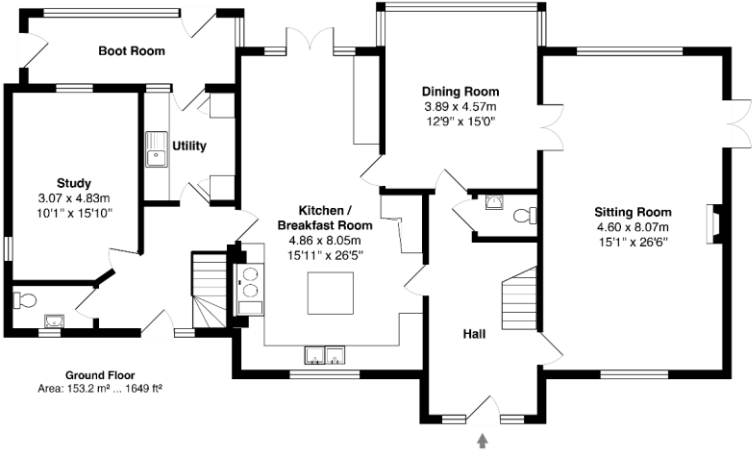
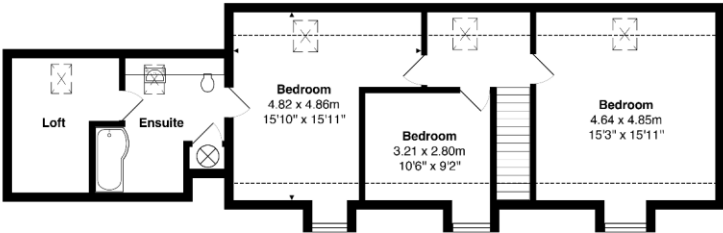
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

Meadow Bridge House, Coxley



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

Bruton & Shaftesbury

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

Wells

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

www.lodestoneproperty.co.uk

