



Westfield Lane, Draycott Nr Cheddar & Wells
£945,000





Bedrooms: 5

Bathrooms: 3

Receptions: 4

An exceptional detached residence built around 1930, offering an abundance of living space and character throughout. Thoughtfully designed to cater to modern family life, the property boasts generously proportioned rooms and a well-considered, versatile layout.

On the ground floor, a welcoming entrance hall leads to a series of adaptable living areas, including a cosy snug with an ornate open fire, an elegant sitting room with a multi-fuel burner, and a guest bedroom (currently used as a Pilates studio) featuring a mezzanine floor, pitched roof, two Velux skylight windows, and an adjoining shower room - creating an ideal suite for visitors or multi-generational living. At the heart of the home is the expansive kitchen/dining room, perfect for entertaining, and complemented by a large utility room. Completing the ground floor accommodation is a bright, airy conservatory with stunning garden views, a well-proportioned study, and a contemporary WC.



Upstairs, the first floor offers four well-proportioned bedrooms. The impressive master suite features a large en-suite and ample storage, while the remaining bedrooms are served by a contemporary family bathroom.

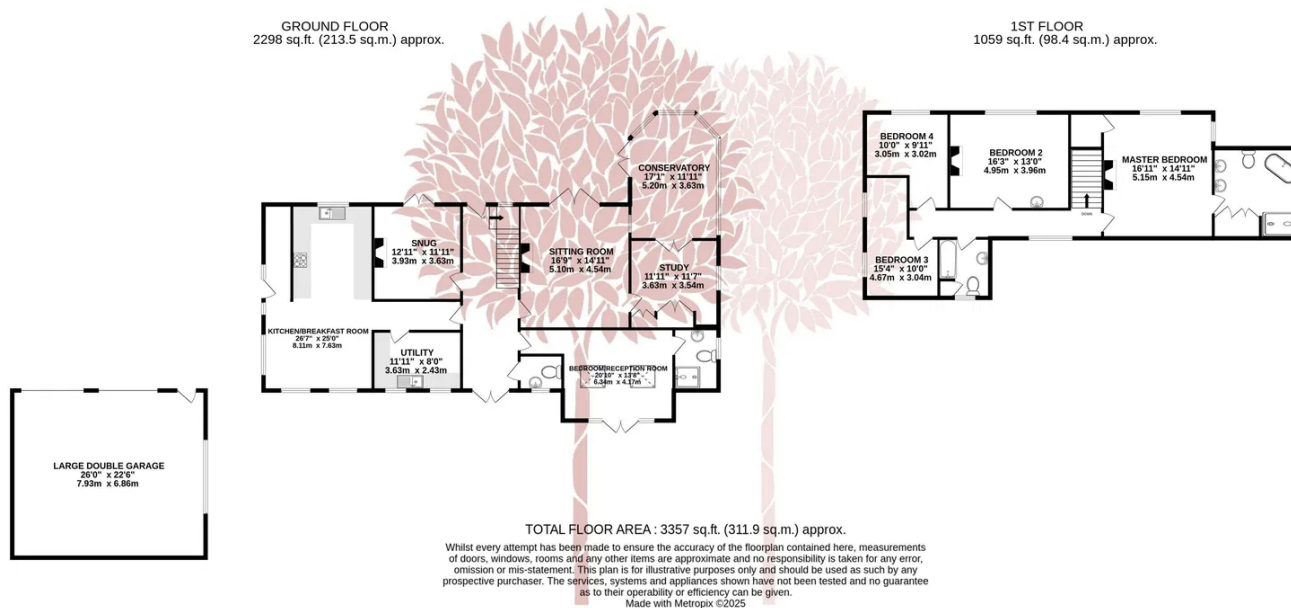
Externally, the property benefits from a larger-than-average double garage and generous outdoor space extending to just under half an acre. The gardens are beautifully maintained, offering complete privacy and a tranquil setting. Predominantly laid to lawn, they create a wonderful sense of openness both at the front and rear of the home. A substantial shingled driveway provides ample parking and enhances the welcoming approach. The front of the property enjoys a desirable south-west-facing aspect. Framed by mature hedging and trees, the front garden is divided into two distinct areas, each with its own lawn and patio. The rear garden continues the same theme, with a raised lawn ideal for family activities or entertaining.

The garage is currently set up as a home gym and has been constructed with double-skin walls and added insulation - ideal for those looking to convert the space (subject to the necessary consents).



GROUND FLOOR
2298 sq.ft. (213.5 sq.m.) approx.

1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



We have noticed... A hidden gem! This property is tucked away on a quiet lane within the village, yet is only a short walk to two pubs, a popular cider barn and a well-stocked community village store. Scenic walks also lead to the nearby village of Cheddar, which offers an array of cafes, pubs and restaurants.

Situation: The village of Draycott is located in Somerset, on the Wells side of Cheddar, approximately seven miles from the cathedral city of Wells. It offers an unspoilt rural charm, with a mix of characterful housing including traditional cottages, bungalows, modern homes, and larger period properties that together create a distinctive village atmosphere.

Local amenities include an first school, a popular community-run shop, and welcoming village pubs. A wider range of facilities can be found in nearby Cheddar, which also hosts Fairlands Middle School and The Kings of Wessex Academy for older students.

Draycott is well placed for commuting, with Bristol 20 miles and Weston-super-Mare around 13 miles away, and the M5 motorway (junction 22) approximately 12 miles distant. Bristol Airport is also conveniently located about 12 miles to the north.

Directions: Travelling from Cheddar on the Wells Road, take a right after the traffic calming section in Draycott into Back Lane and right again into Westfield Lane. The property can be found about half way along Westfield Lane on the right hand side.

Material Information: Property operates on oil central heating. Council tax band: F. EPC: E.

