



St. Medard Road, Wedmore

£650,000



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Bedrooms: 4

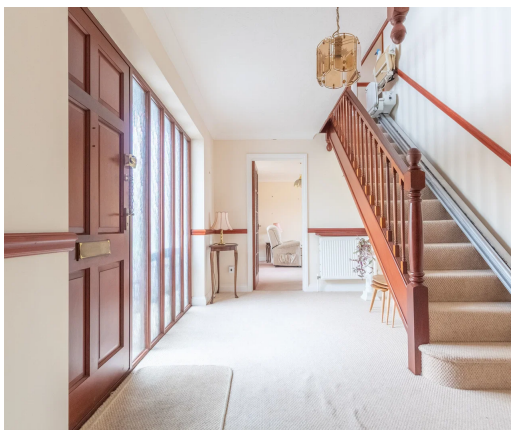
Bathrooms: 2

Receptions: 3

This charming detached home enjoys a delightful setting with a long private driveway and an open outlook across fields to the rear, offering a wonderful sense of space and privacy.

Lovingly owned and carefully maintained for many years, the property presents in good condition throughout, a true testament to its current owner. While it would now benefit from a programme of modernisation, it offers an exciting opportunity for buyers to update and personalise a this home to their own taste.

The accommodation is both generous and versatile, ideally suited to family living. A welcoming entrance hall provides access to the principal ground floor rooms, including an impressive sitting room which spans the depth of the house and enjoys an abundance of natural light.. The separate dining room is well-proportioned and perfectly placed for more formal occasions, with easy access through to the kitchen/breakfast room.



The kitchen/breakfast room offers excellent potential to become the heart of the home, with ample space for informal dining and direct access to the adjoining utility room, providing additional practicality. A separate study offers a quiet and private area ideal for home working or could alternatively be used as a snug or hobby room. The ground floor layout is completed by a useful cloakroom and internal access through to the double garage.

To the first floor, a central landing leads to four bedrooms. The principal bedroom is particularly spacious and benefits from a pleasant outlook, while the remaining bedrooms are all well-sized and offer flexibility for family, guests or further workspace if required. A family bathroom serves the accommodation, with scope for updating to suit modern tastes.

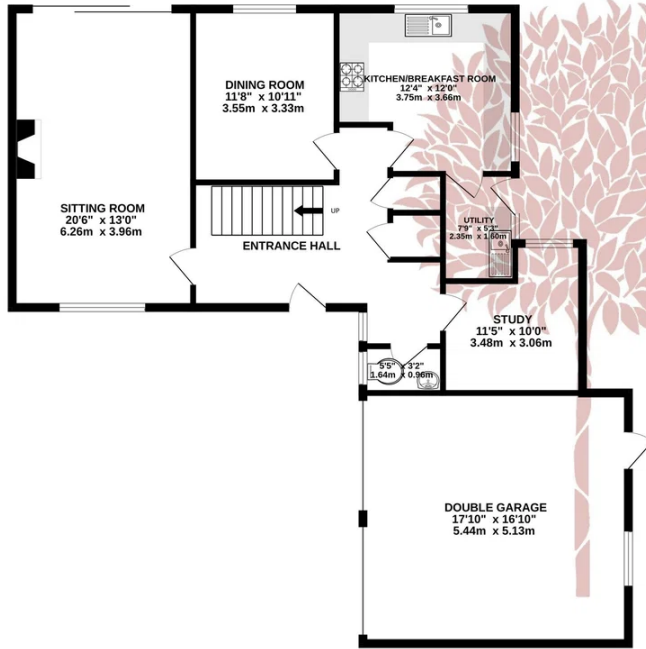
Externally the long driveway provides ample off-road parking and leads to a double garage, while the rear garden is particularly attractive - beautifully kept, mature, and offers a peaceful and private outdoor space to enjoy.

A rare opportunity to acquire a well-cared-for home in such a lovely setting, with huge potential to enhance and create something truly exceptional.

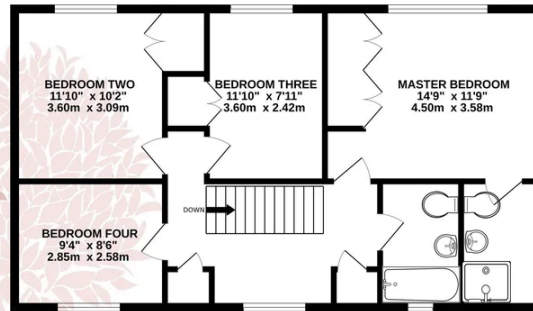
What we love about this property... We love the well proportioned rooms, beautiful mature garden, peaceful location and the exciting potential to modernise this home.



GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Situation: Wedmore is one of the 'hot spot' villages south of Bristol and it retains its unspoilt period charm with a village centre boasting an atmosphere of bustling activity; in fact the facilities in the village are hard to beat! There are a great selection of shops which draw their customers from all over the area and plenty of places to eat and drink, including pubs, restaurants and cafes, allowing visitors to 'make a day of it!' There are a range of clubs and societies covering all age groups as well as a range of sports and recreational facilities in the area at Cheddar and Wells, plus sailing and windsurfing at Cheddar, equestrian pursuits at Badgworth Arena and golf at the Wedmore Golf Club (18 holes). In addition, within an easy walk of this property are flood-lit astro turf tennis courts, bowling greens (indoor and out) and football and cricket pitches. The village itself dates back around a thousand years to Saxon times, with St Mary's Church in the village centre being over 700 years old. Bristol, Bath and Taunton are all within around 25 miles, whilst the beautiful cathedral city of Wells is about 8 miles away, with its excellent range of facilities. The M5 motorway (J22) is about 10 minutes, and there is a local train at Highbridge (also within 10 minutes), with links to Bristol Temple Meads and onward to London Paddington. Bristol Airport is also convenient for commuting, and provides a good range of national and international flights including low cost options. Schooling is well regarded, both state and private. Wedmore First School, Hugh Sexeyes Middle School and the Kings of Wessex are a huge attraction for parents. Independent schools are at Wells, Millfield, Taunton, Wraxall and Bristol. The Somerset countryside around is well known for its beauty with the Mendip Hills, a haven for walkers and nature enthusiasts.

Directions: From the main junction of Church Street and The Borough Head in Wedmore, head north-east up Church Street, passing local shops and pubs and continue on to Pilcorn Street. Take the right turn onto St. Medard Road, continue for a short distance and Number 18 will be on the right hand side.
What3Words: ///waltzed.rear.saves

Material Information: This property operates on gas central heating. Council tax band: F EPC Rating: tbc

