



Gogs Orchard, Wedmore
£895,000



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Bedrooms: 4

Bathrooms: 4

Receptions: 3

This beautifully extended and meticulously updated four-bedroom detached home is finished to an exceptional standard and enjoys a prime location within easy walking distance of the village centre. Originally built in 1971, the property has been thoughtfully enhanced over the years, resulting in a spacious and light-filled home designed for modern living.

Inside, the accommodation is both stylish and versatile. The generous dual-aspect sitting room features a charming log burner and doors that open onto the rear garden, creating a warm and inviting atmosphere. A stunning rear extension has transformed the kitchen into a breathtaking open-plan space, seamlessly flowing into the dining and family area - perfect for both everyday living and entertaining. The kitchen itself boasts elegant 'Quartz' worktops, ample storage, and a convenient pantry cupboard. Adjacent is a well-appointed utility room with direct outdoor access.



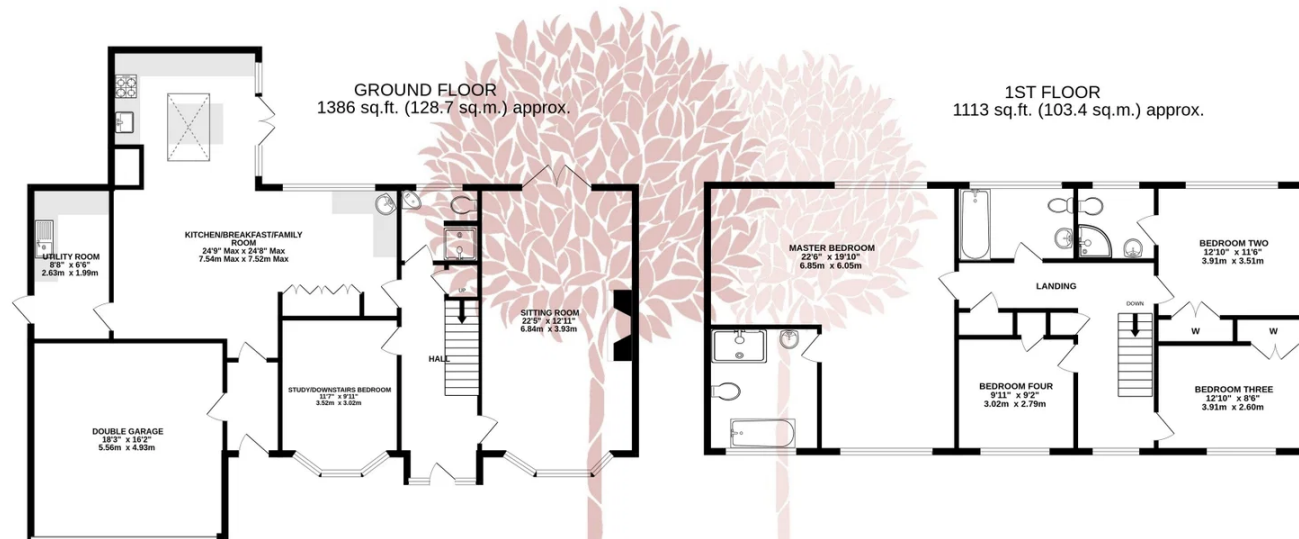
To the front of the property, a large study provides a quiet workspace but could also serve as a downstairs double bedroom, complemented by a fully equipped shower room across the hall. Upstairs, four generous double bedrooms offer ample accommodation, including a luxurious master suite complete with a dressing area and a spacious en-suite featuring both a bath and a separate shower. A second en-suite serves bedroom two, while the remaining bedrooms share a modern family bathroom.

The rear garden is designed for both relaxation and practicality, with a patio adjacent to the kitchen that enjoys the morning sun, a lush lawn, and raised beds ideal for growing vegetables. A second patio area in one corner and additional south-facing seating ensures you can enjoy the sun throughout the day. To the front, a spacious driveway provides ample parking and leads to a double garage, completing this outstanding home.

What we Love About this Property ...

This super home is a very well maintained property that offers a great amount of internal and external space, whilst being in a superb West End location within the village. The location is within easy walking distance of the school and local amenities.





TOTAL FLOOR AREA : 2499 sq.ft. (232.2 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 centre of Wedmore, continue along Church Street into Pilcorn Street. Take the second road on the left into West End, proceed along and Gogs Orchard will be found on the left-hand side
What3words///stitch.crowns.revamped

Material Information: The property operates on gas central heating. Council Tax Band: E EPC rating: D

