



£425,000

At a glance...



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**holland
& odam**

Shiron
Main Road
Coxley
Wells
Somerset
BA5 1QZ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 Glastonbury road into Coxley. The property can be found on the right hand side just after the village hall on the left.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The village of Coxley is just 1.5 miles from Wells and has a village hall, primary school, restaurant, church and reclamation yard. There is a regular bus service between Wells and Glastonbury. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

Insight

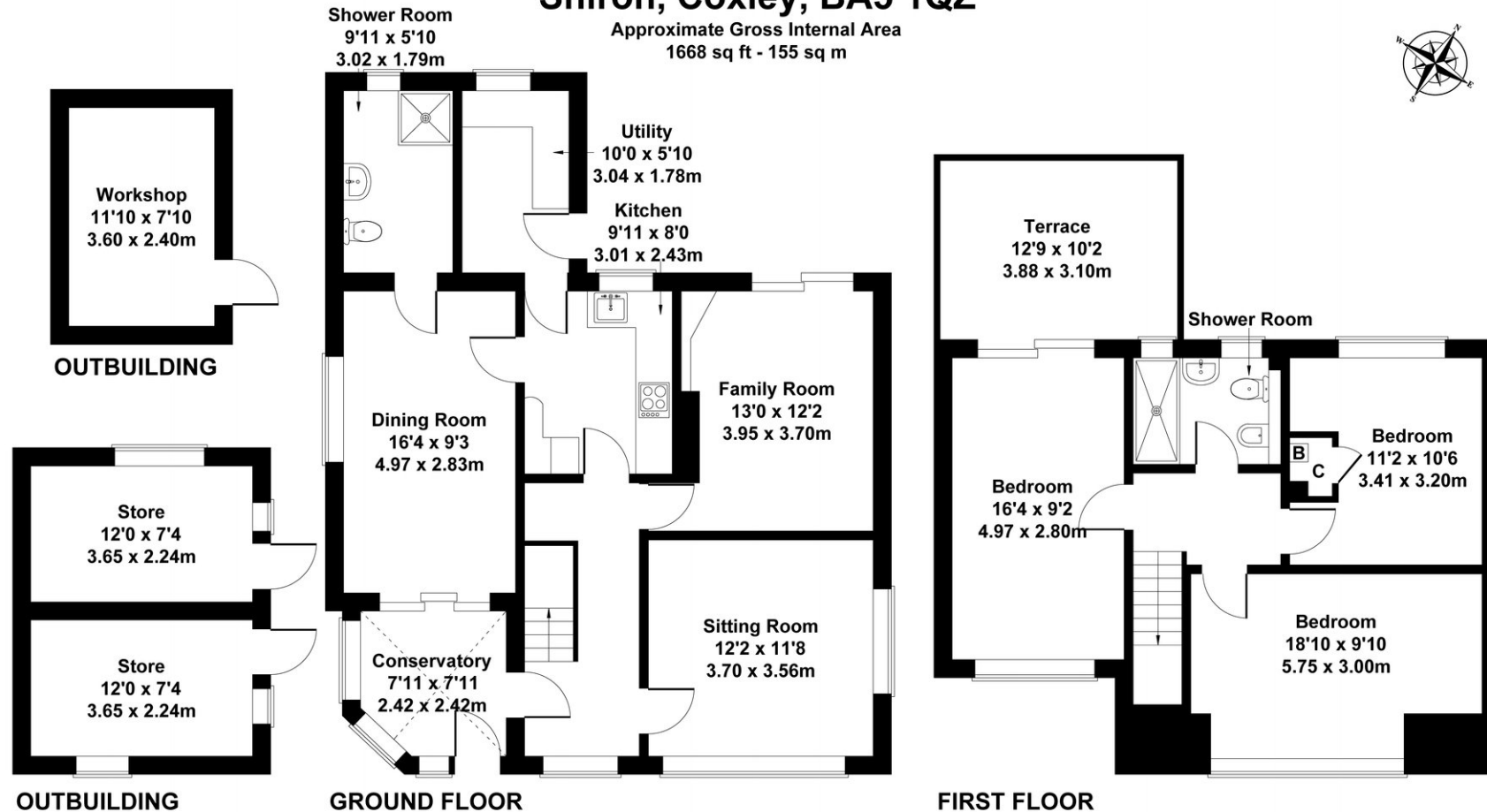
A spacious property which has been in the same family for over 50 years. Although it has been improved over the years, there is still plenty of scope for a new owner to put their own stamp on it. Benefitting from having far reaching countryside views to the rear. No onward chain.

- Versatile living accommodation with three bedrooms upstairs and three reception rooms downstairs.
- Kitchen with separate utility room with space for a washing machine and tumble dryer
- There is a sitting room to the front and a family room to the rear with patio doors leading out to the garden
- Upstairs there are three generous double bedrooms with bedroom two having access to a roof terrace with great views over open countryside.
- The family shower room comprises large walk in double shower, toilet and wash handbasin
- Downstairs there is a stylish wet room which was fitted 8 years ago creating the potential to live on the ground floor if needed. It is accessed from the dining room which was originally a garage
- The rear garden is divided into an area of lawn with mature trees measuring 14.5m (47.5ft) x 17.8m (58.4ft) and an area of hardstanding / patio being 14.7m (48.2ft)x 8.0m (26.2ft)
- Workshop and a further outbuilding divided into two useful rooms
- Parking to the front for several vehicles



Shiron, Coxley, BA5 1QZ

Approximate Gross Internal Area
1668 sq ft - 155 sq m



Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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