



# Olive

ESTATE AGENTS



## Meadoway Hannay Road, Cheddar, BS27 3BT £980,000

\*\*\* STUNNING DETACHED HOME NEAR THE HEART OF CHEDDAR \*\*\* FIVE BEDROOMS \*\*\* PRINCIPLE BEDROOM WITH EN SUITE BATHROOM AND DRESSING ROOM \*\*\* LARGE UTILITY ROOM \*\*\* DUAL ASPECT LIVING ROOM \*\*\* DINING ROOM/RECEPTION ROOM TWO \*\*\* STUDY \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* MODERN KITCHEN, DINING AND FAMILY ROOM \*\*\* FAMILY BATHROOM \*\*\* LARGE LANDING WITH A FABULOUS PICTURE WINDOW OFFERING VIEWS \*\*\* LARGER THAN AVERAGE PLOT CIRCA. JUST UNDER 1 ACRE \*\*\* WELL MAINTAINED GARDENS TO THE FRONT AND REAR \*\*\* DOUBLE GARAGE \*\*\* PLENTY OF OFF STREET PARKING, PERFECT FOR HOUSING LARGER VEHICLES \*\*\* EPC TBC \*\*\* FREEHOLD \*\*\*

This hugely impressive five-bedroom detached property with approx. 2,4500 sq ft of accommodation is set in a circa. 1 acre plot. The large main bedroom suite features an ensuite bathroom and dressing room. Additionally, there is a detached garage featuring a room above, which could potentially be converted subject to planning approvals. Conveniently located near amenities and Schools, this immaculate home is ideal for families.

## **Entrance Hall**

Access is through an obscure leaded and stained glass UPVC door with matching side panels, ceiling light, parquet wooden flooring, radiator, doors to the dining room, study, cloakroom, kitchen/dining/family room and stairs leading to the first floor landing, .

## **Dining Room**

This could also be used as a living room. It is a triple aspect room with UPVC double glazed windows to the front and side and double glazed patio doors leading out to the rear terrace and garden areas, two ceiling lights, cove ceiling, two radiators, parquet wooden flooring and with a feature open fireplace with a marble tiled inner surround and hearth and a decorative wooden outer surround and mantle.

## **Study**

A front aspect room with UPVC double glazed bay windows, ceiling light with a central ceiling rose, cove ceiling, parquet wooden flooring, radiator.

## **Cloakroom**

A rear aspect room with an obscure UPVC double glazed window, ceiling light, parquet wooden flooring, low level WC, pedestal wash hand basin with a chrome mixer tap and tile splashbacks, double doors to a very useful boiler/cloaks cupboard with a ceiling light, radiator and a wall mounted Worcester gas combination system.

## **Kitchen/Dining and Family Room**

A fabulous size rear aspect room with UPVC double glazed windows and a UPVC double glazed door leading out to the rear terrace and garden areas. Currently split into two areas, with the main kitchen to one side and the dining/family room and part kitchen the other side, ceiling spotlights, tiled flooring, ample space for a dining table and chairs and doors to the main living room and utility room, underfloor heating. The kitchen has been fitted with a comprehensive range of base and eye level units with granite square edge work surfaces, inset one and a half bowl sink with adjacent drainer and mixer tap, integrated double oven, integrated NEFF five ring induction hob with a splashback and extractor hood over, space and plumbing for a dishwasher, tiled splashbacks.

## **Utility Room**

A large, front aspect room with a UPVC double glazed window, ceiling spotlights, vinyl flooring, radiator, again fitted with a comprehensive range of base and eye level units with granite effect square edge worksurfaces and inset one bowl stainless steel sink with an adjacent drainer and mixer tap, space and plumbing for a washing machine, space for a tumble dryer and three further under work surface appliance spaces.

## **Living Room**

A fabulous size front to back room with UPVC double

glazed bay windows to the front and UPVC double glazed French doors out to the rear, cove ceiling, two ceiling lights, two wall lights, radiator and another feature decorative stone built fireplace with inset Living Flame gas fire.

## **First Floor Landing**

A spacious light and airy galleried landing area, three ceiling lights and a feature part oval shaped UPVC double glazed picture window overlooking the rear garden, doors to the bedrooms, the family bathroom and a useful large airing cupboard with a range of shelving and a radiator.

## **Main Bedroom**

A fabulous size front aspect room with a UPVC double glazed bay window, ceiling light, radiator and a large opening to the dressing room.

## **Dressing Room**

A rear aspect room with a UPVC double glazed window, ceiling light, feature vertical radiator, doors to the landing and also the en suite shower room. The dressing room is a fabulous space with built in vanity units and also built in luxury part mirrored wardrobes.

## **En Suite Shower Room**

Another good size rear aspect room with two obscure UPVC double glazed windows, ceiling spotlights, extractor fan, two chrome heated towel rails, full length built in vanity units with marble effect tops and his and hers built in sinks both with chrome mixer taps, low level WC with a hidden cistern and a large step in wet room style glazed and UPVC clad shower cubicle with a mains overhead and handheld shower system over

## **Bedroom Two**

A good size front and side aspect room with UPVC double glazed windows, ceiling light, radiator and again with a fabulous range of cupboards and wardrobes.

## **Bedroom Three**

Another front aspect room with a UPVC double glazed window, ceiling light and built in wardrobes to each side of the room.

## **Bedroom Four**

Another front aspect room with a UPVC double glazed window, ceiling light, radiator.

## **Bedroom Five**

A side aspect room with UPVC double glazed windows, ceiling light, radiator.

## **Family Bathroom**

A fully tiled rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, chrome heated towel rail, laminate wooden flooring, low level WC, vanity units incorporating wash hand basin, a very large oval shaped floor standing jacuzzi

spa bath with a mixer tap and a granite surround, also a good size glazed and tiled shower enclosure with a wall mounted overhead and handheld mains shower system.

#### **Rear of Property**

To the immediate rear of the property there is a very large block paved al fresco dining terrace. There is a low maintenance shingle stone garden. A brick built out building, a stable door and a side UPVC double glazed window and a slightly larger timber built outbuilding with double doors.

The main garden is a fabulous size and predominantly laid to lawn with a lovely range of flower and shrub beds and borders throughout. Also a timber built decking and pergola area, ideal for al fresco dining etc and a further brick built storage shed with a door to the front.

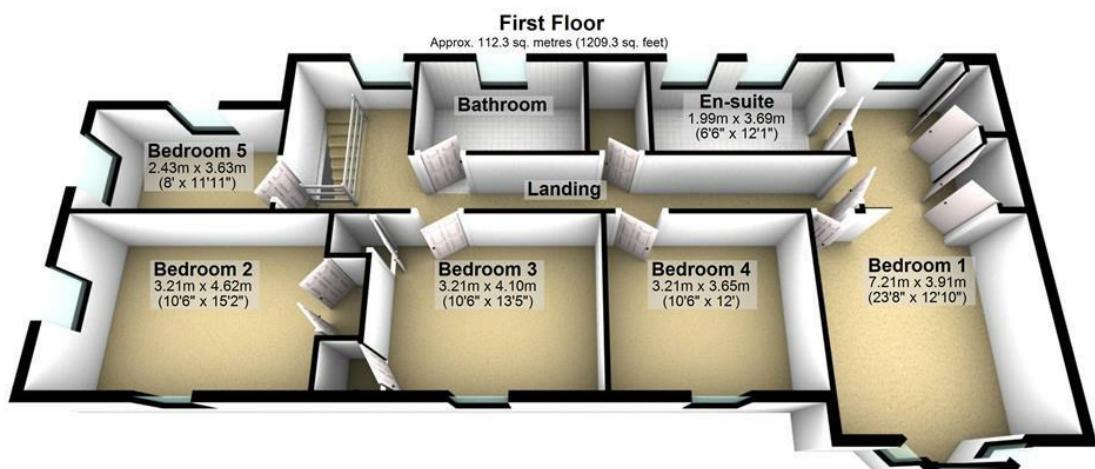
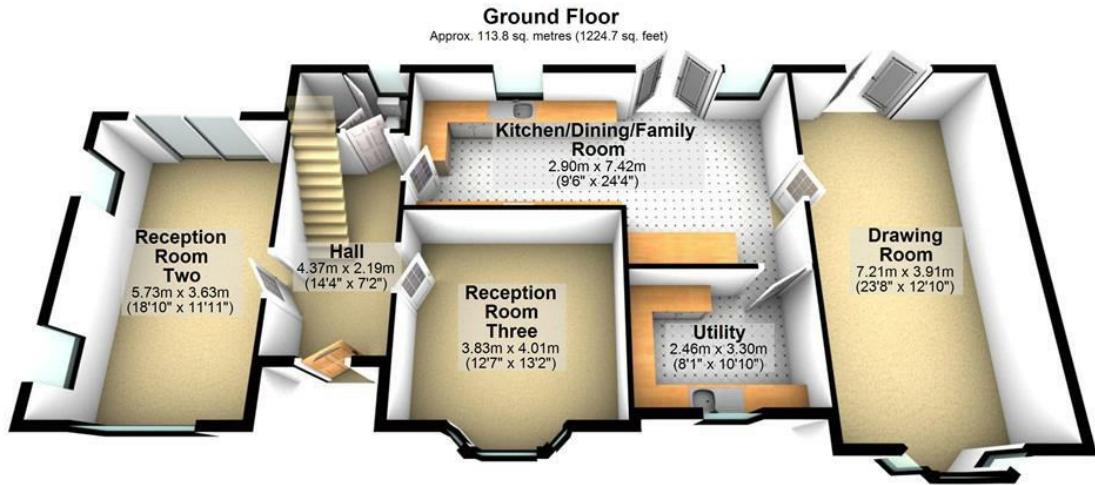
#### **Front of Property**

Accessed through a lovely stone built walled entrance onto the driveway with two lovely big feature wrought iron gates, the driveway provides off street parking for at least eight cars and has a range of flower and shrub beds and borders throughout. There is a detached brick built garage with an electric up and over door, power and lighting and a very large roof space. Gated access to the rear.

#### **Garage/Loft Space**

#### **Plot and Location**





Total area: approx. 226.1 sq. metres (2433.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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