



£650,000

*At a glance...*



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**holland  
& odam**

Folly Bungalow  
The Folly  
Chewton Mendip  
Radstock  
Somerset  
BA3 4LF

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells take the A39 towards Bristol. Proceed along the A39 for approximately 5 miles into Chewton Mendip. Pass the staggered crossroads (Bathway) and a slip road can be seen on the right, Folly Bungalow is the second property on the right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Chewton Mendip is situated in a conservation area on the outskirts of the Chew Valley and offers a village cafe, popular primary school, village hall and public house. The village is also on a bus route to Bristol and Wells. The cities of Bath & Bristol are approximately 15 miles away and provide an extensive range of facilities, together with a number of good schools and mainline railway stations.

## Insight

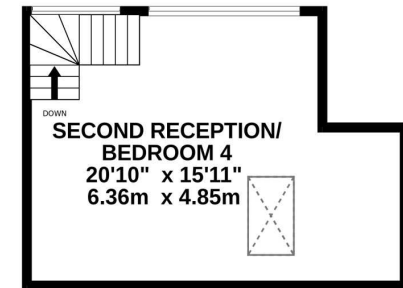
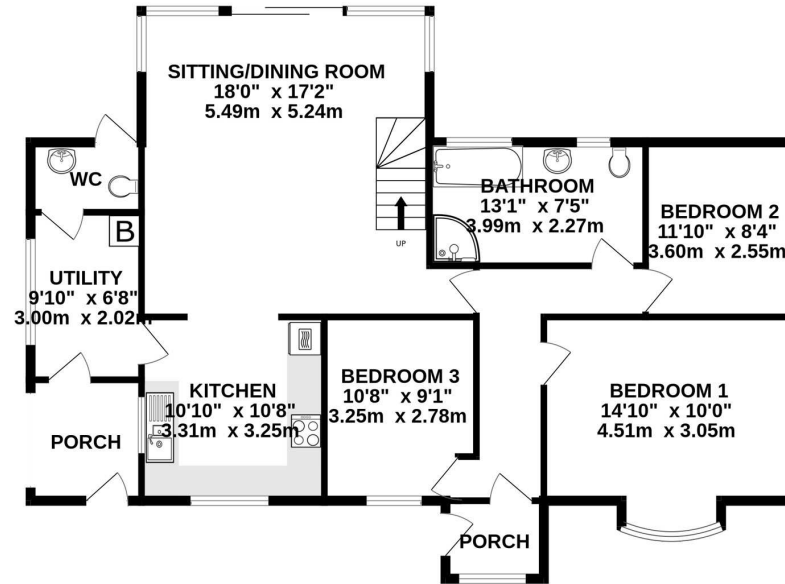
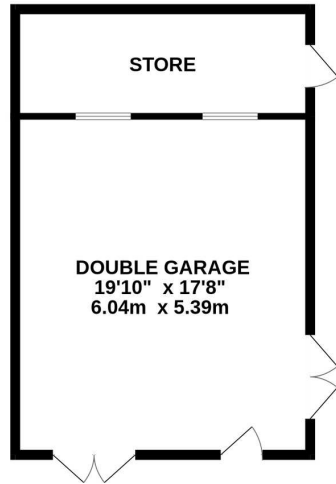
Set on the edge of the sought after village of Chewton Mendip is this 3/4 bedroom detached dormer bungalow with large double garage and surrounding gardens. Offering versatile accommodation options. Coming to the market for the first time in 30 years and being offered with no onward chain.

- Massive potential for a new owner to put their own stamp on with the possibility to create something extremely special
- Good size double aspect kitchen with plenty of worktop space
- Spacious sitting / dining room with easy access via patio doors to the rear garden. There is a stylish bespoke engineered metal staircase leading up to a second reception room / bedroom four.
- The upstairs room has views over the rear garden and beyond over open fields. There is also access to a storage cupboard in the eaves
- All of the bedrooms are doubles and have a lovely outlook over either the garden or adjoining open fields.
- A large utility room has space for a washing machine and tumble dryer along with a cupboard where a new gas combination boiler is housed. Off the utility room is a downstairs WC.
- Set in a 0.25 acre plot with wrap around gardens. It well divided into areas of lawn and paved seating areas
- Double garage with additional storeroom to the rear along with driveway parking for multiple vehicles



GROUND FLOOR  
1594 sq.ft. (148.1 sq.m.) approx.

1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 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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