



£575,000

At a glance...



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**holland
& odam**

East Lodge
Station Road
Westbury Sub Mendip
Wells
Somerset
BA5 1EY

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Cheddar into the village of Westbury-Sub-Mendip. Turn left into Station Road. The property will be found on the right hand side just before the left turn into Bell Close. There is a small sign on the stone wall.

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

Westbury-Sub-Mendip is set on the southern slopes of the Mendips between the Cathedral City of Wells and the bustling village of Cheddar. Within easy driving distance of Bristol (c.20 miles to the north). The village adjoins countryside which is classed as an area of outstanding natural beauty. A good range of both state and private schools are within easy reach of the village which itself has a primary school, shop and public house and an active village hall.

Insight

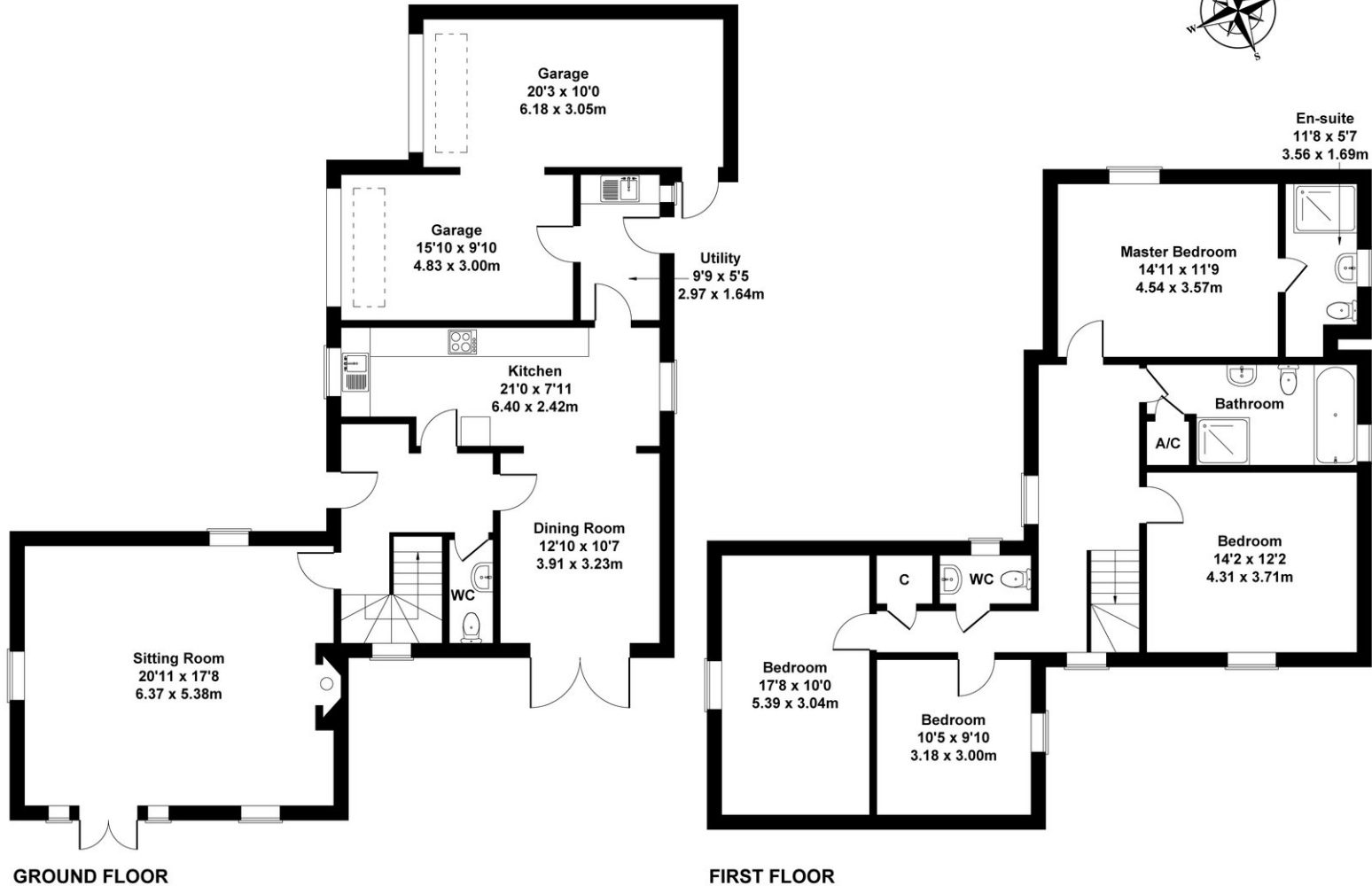
A well presented link detached home in the desirable village of Westbury Sub Mendip set in a conservation area. Having a fabulous sitting room, four double bedrooms, double garage and incredibly well managed gardens.

- The sitting room is really special being triple aspect and having French doors leading out into the garden. It really is a sociable space and has a stylish wood burner to create a focal point.
- Spacious kitchen which flows naturally into the dining area where French doors lead out onto the patio and well managed garden. There is ample worktop space available.
- The kitchen has a Neff double oven and Neff induction hob with additional space for a dishwasher.
- Useful utility room with space for a washing machine along with access to the garden and also into the rear of garage one.
- Four double bedrooms with bedroom one having an ensuite shower room. All of the bedrooms can accommodate large furniture if required.
- The family bathroom comprises bath, separate shower cubicle, toilet and wash handbasin.
- Double garage with plenty of storage space.
- The garden has been incredibly well designed and created by the present owners featuring well established herbaceous borders along with a vegetable patch and areas of shade.



East Lodge, Westbury Sub Mendip, BA5 1EY

Approximate Gross Internal Area
2293 sq ft - 213 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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