



CHEDDAR, SOMERSET

BS27



GABLES, ROUND OAK ROAD, CHEDDAR, SOMERSET, BS27 3BN

A detached late Victorian family house in a quiet and almost hidden setting with private well established gardens and a view to the Mendip Hills.



Local Authority: Sedgemoor

Council Tax band: G

Tenure: Freehold

Well established gardens, terrace, stone pillared entrance, driveway, single garage.

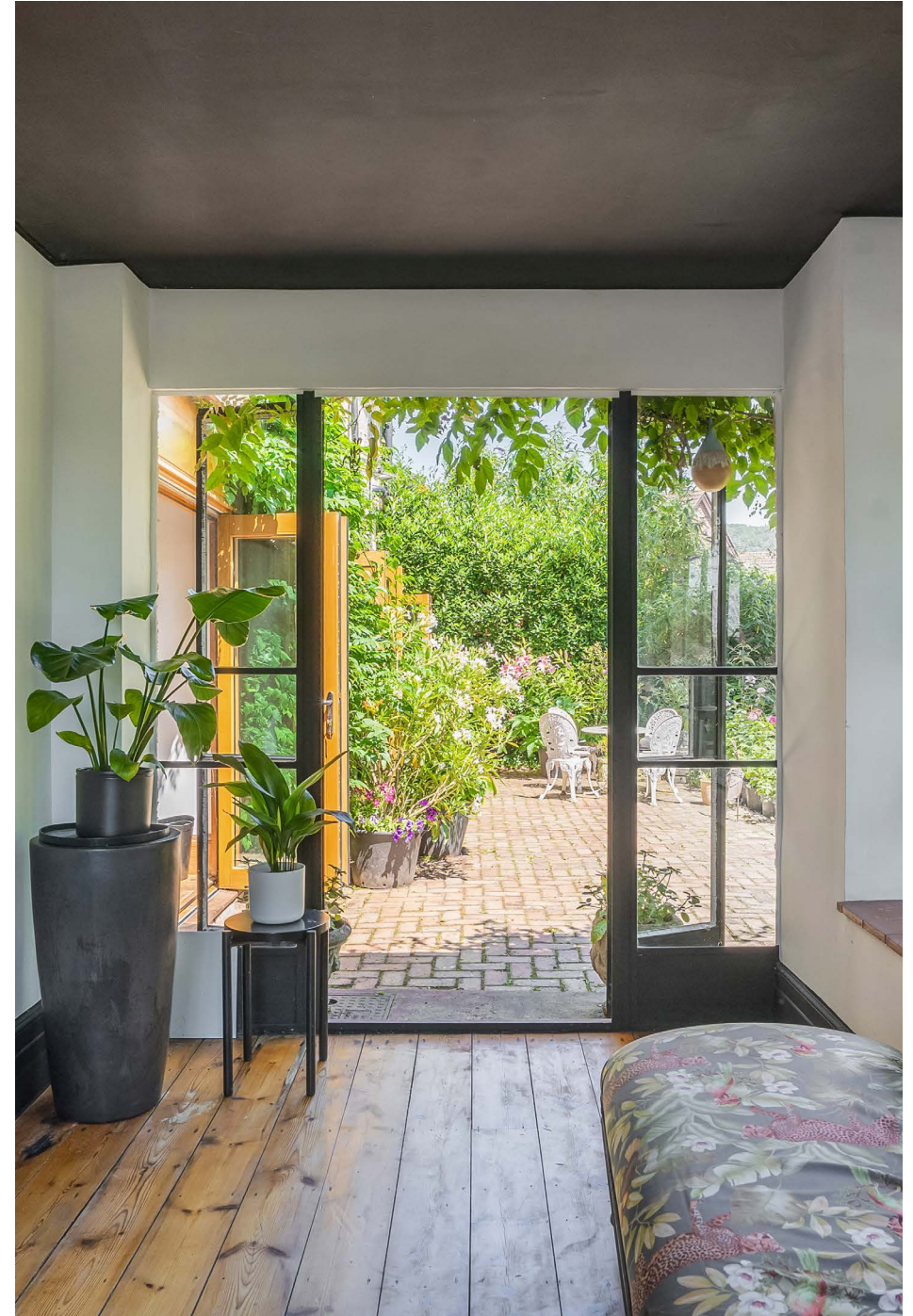
Mains water, drainage and electricity. Oil fired central heating. Broadband by Plusnet Full Fibre.

Guide price: £925,000



THE PROPERTY

Gables is a lovely family house with oak panelled drawing room, oak and stripped wood floors, old pine doors, two bay windows fitted with oak seating, and a decorated turning wood staircase, all creating an interior with a warm and friendly atmosphere. Gables is believed to date from 1894 and added to about twenty years later, providing an oak panelled drawing room with a bedroom and bathroom above. The present owners purchased the property in 1984 and subsequently altered part of the ground floor, creating an open plan kitchen with separate breakfast area, and family room with log burning stove. Bi-fold doors open out from the breakfast, kitchen area to a terrace overlooking the lovely gardens.



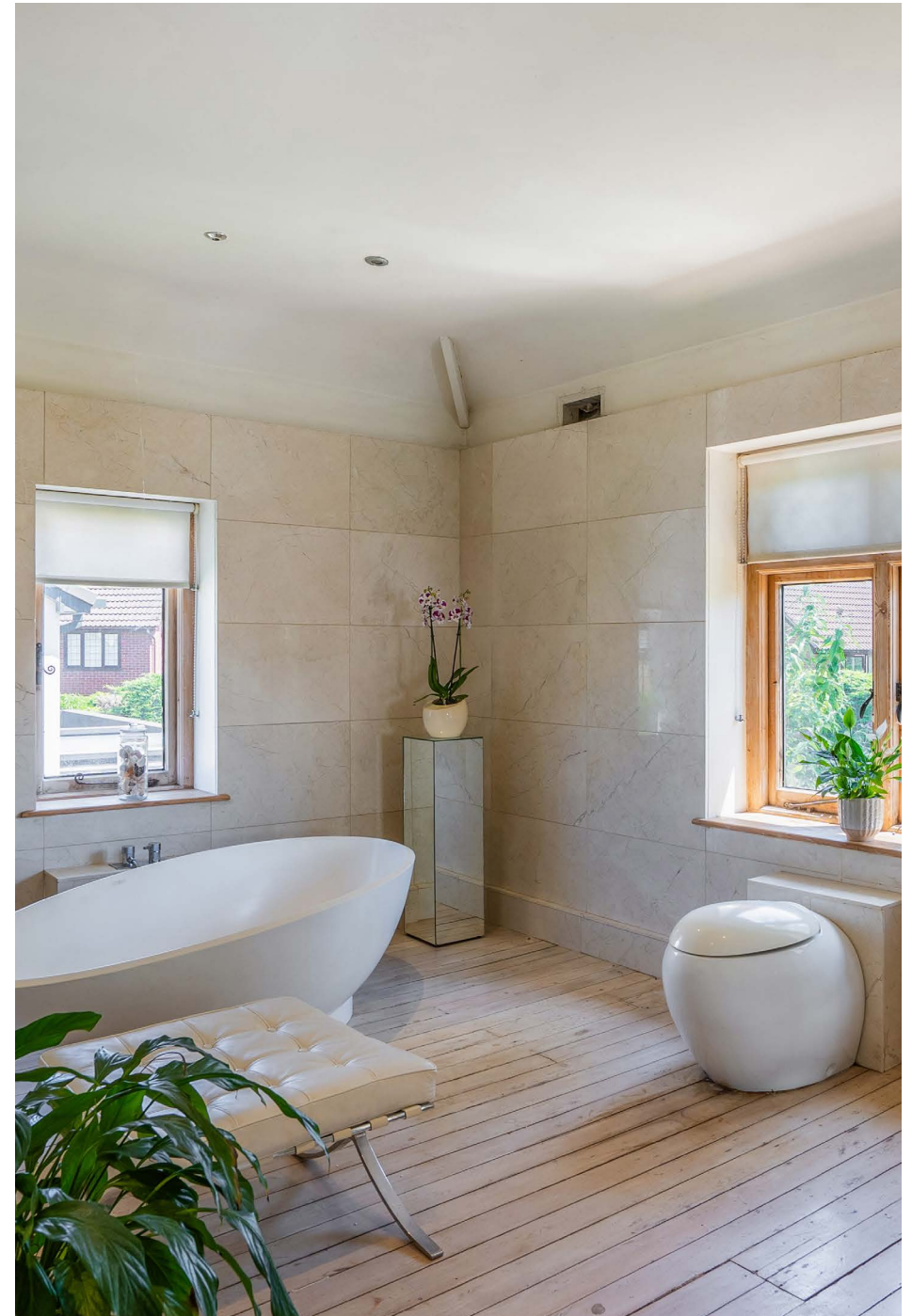






The family room opens to the garden room. The study and dining room each have a bay window fitted with seats, and the drawing room is a particularly atmospheric room with oak panelled walls and bi-fold doors opening to the garden. The drawing room also features a cinema screen discreetly concealed within a pelmet, which can be lowered when required.

A hand painted patterned turning timber staircase rises to the first floor. There are five bedrooms, all either looking over the rear garden or across to the Mendip Hills. There is a large bathroom and separate wet room, both of which have underfloor heating. The bathroom is tiled with white marble and the wet room is tiled with natural stone Roman tiles.







OUTSIDE

Gables is approached through stone pillars giving access to a sweeping drive in front of the house, and leading to a single garage. There is lawn either side of a central pathway to the front entrance, and mature trees and dense hedgerow create privacy.

The rear garden is private and enclosed by a variety of tall mature trees and mixed hedgerow, and is very well established. There are borders of mixed and flowering shrubs and a large expanse of lawn is interspersed with a number of trees including Maple, Silver Birch, Chestnut, Bay, Whitebeam and Rowan.

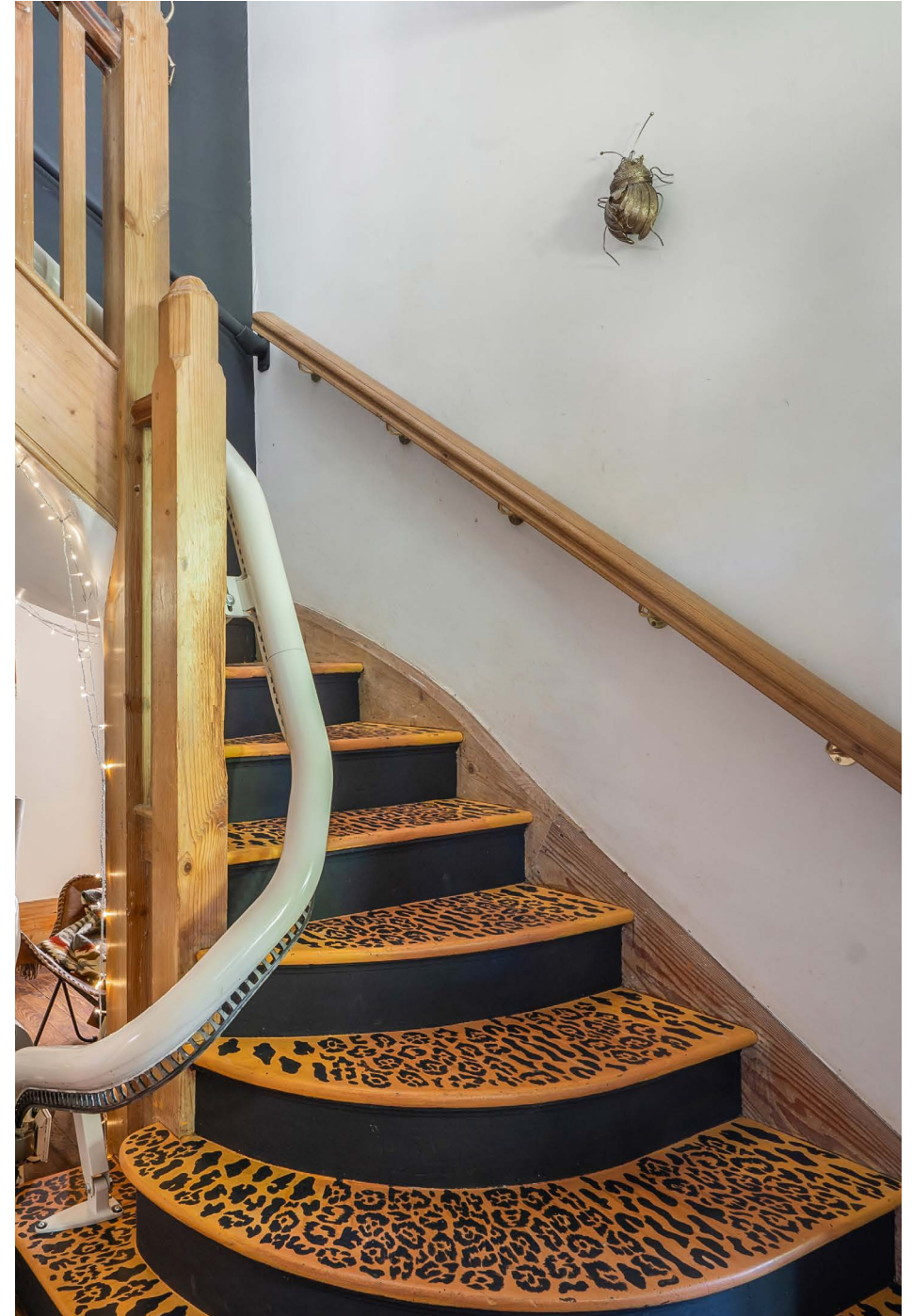
An attractive terrace of old red brick, and herringbone in design, is ideal for entertaining. It spans the width of the drawing room, breakfast kitchen and garden room, with wide steps leading down to the garden.





SITUATION

Gables is situated in a private position, set back from the road, and almost hidden by tall established trees and dense hedgerow. Cheddar is a large village at the foot of the Mendip Hills. It has a variety of independent shops, cafes, restaurants, supermarkets, church, village hall, library and clubs. The Strawberry Line cycle path links Cheddar with neighbouring villages. There is a primary school, Cheddar First School, Fairlands Middle School and the well regarded Kings Academy. Private schools are available at Sidcot Quaker School in Sidcot, Wells Cathedral, Millfield at Street, and a wide choice in Bristol. Cheddar Reservoir provides a walking route, and sailing and fishing, and there is walking and riding over the Mendip Hills.







Gables, Round Oak Road

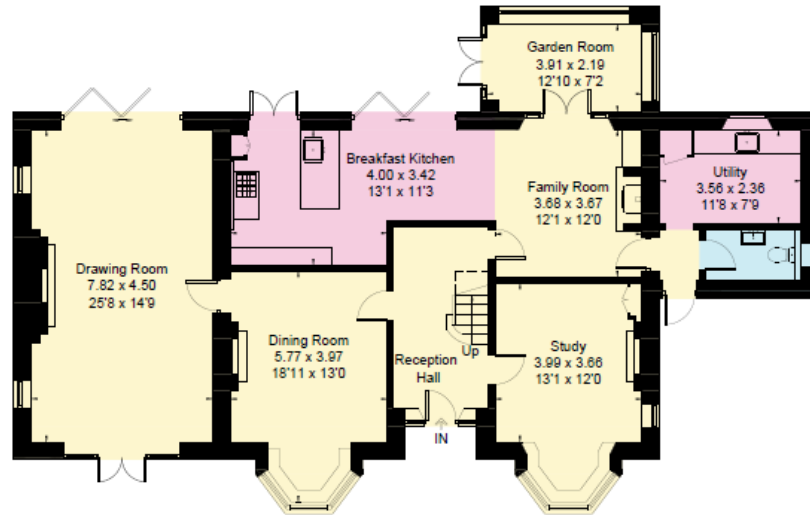
Cheddar, BS27 3BN

Gross Internal Area (Approx.)

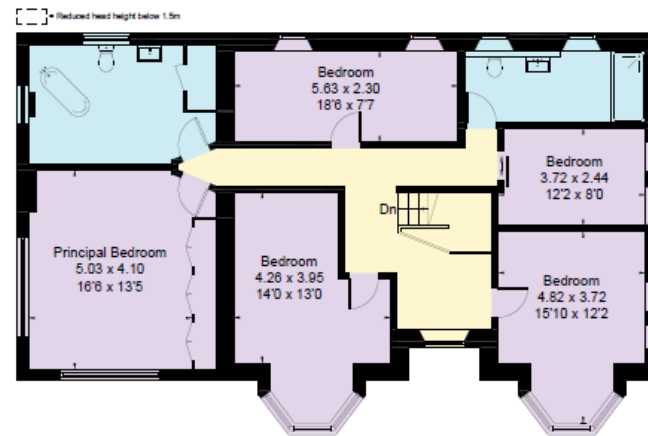
Main House = 278.3 sq m / 2996 sq ft

Garage / Workshop = 55.1 sq m / 593 sq ft

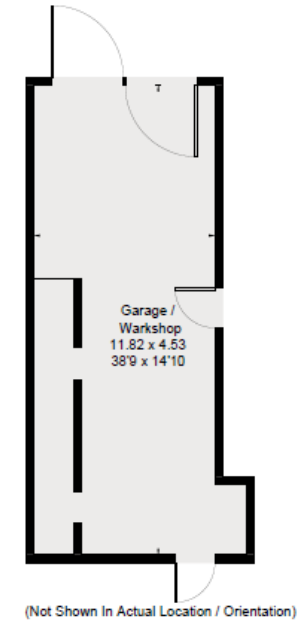
Total Areas = 333.4 sq m / 3589 sq ft



Ground Floor



First Floor



Approximate Gross Internal Area = 333.4 sq m / 3589sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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