



Budgetts Mead, Cheddar
£325,000



debbie fortune

ESTATE AGENTS

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Bedrooms: 3

Bathrooms: 1

Receptions: 3

Beautifully presented throughout, this spacious three-bedroom home is situated in the heart of the village, within the highly regarded cheddar school catchment area and close to local amenities.

The property has been thoughtfully renovated by the current owners to create a bright and welcoming family home. A central entrance hall leads to the principal reception rooms and stairs to the first floor. The dual-aspect sitting room is filled with natural light and features a charming log-burning stove, creating a warm and inviting focal point. The separate dining room provides an excellent space for entertaining and flows naturally through to the generous kitchen.

The well-proportioned kitchen offers an excellent range of fitted base units, ample worktop space and room for appliances, with direct access to the rear garden. Beyond the kitchen is a practical utility room, cloakroom and a large store room with doors opening onto the garden, providing excellent additional storage or potential for a variety of uses.

Upstairs, there are three well-sized bedrooms. The principal bedroom is a generous size, while the remaining two bedrooms overlook the attractive rear garden. Completing the accommodation is a contemporary family shower room, fitted with a spacious walk-in shower, wash basin and WC.



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The front garden is enclosed and designed for ease of maintenance, with a pathway leading to the front entrance and gated side access to the rear.

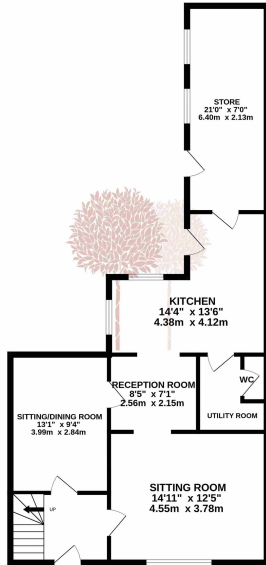
The rear garden is a particular highlight of the property. Fully enclosed and enjoying a high degree of privacy, it has been beautifully landscaped with mature planted borders that provide colour and interest throughout the seasons. The garden is a wonderful sun trap, offering an ideal setting for relaxing, entertaining or enjoying al fresco dining.

What we love about the property... A beautifully presented, light-filled home with a private, sunny garden with mature planted borders, all within walking distance of the village amenities.

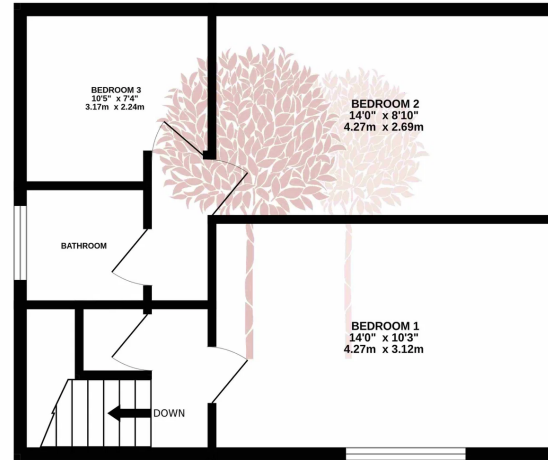
Material Information: This property operates on gas central heating.
Council tax band: C EPC Rating: D



GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



Situation: Cheddar is a picturesque and well known village situated within the heart of Somerset and located on the edge of the Mendip Hills. The village has a lot to offer including banks, a building society, post office, a wide selection of shops, a medical centre, dental surgery and good access to Weston Hospital. Within Cheddar there is a three-tier school system where children up to the age of nine will attend the first school (www.cheddarfirst.uk.org), before moving on to Fairlands Middle School (www.fairlands.somerset.sch.uk) and on to Kings of Wessex Community School (www.kowessex.co.uk). Independent schools nearby are Sidcot, Wells Cathedral School and Millfield. The village also has a wide selection of outdoor pursuits including sailing, abseiling and rock climbing and benefits from a selection of fitness and swimming classes held at the local Kings of Wessex Leisure Centre. The closest motorway access is Junction 22 at Edithmead and the town has good access to the City of Bristol and the seaside town of Weston-super-Mare. There is further access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21) and there is an international airport at Lulsgate. Famous local attractions include Cheddar Gorge, Wookey Hole Caves and Glastonbury Tor and walkers will enjoy the trek up to Crook Peak.

Directions: From the Market Cross turn onto the A371, which takes you out of the village in the direction of Axbridge. Proceed past the Memorial, continue past the allotments and after approximately a quarter of a mile, Budgetts Mead will be seen on the right hand side. What3Words: [///weeps.snore.trustees](https://www.what3words.com/weeps.snore.trustees)

