



£635,000

At a glance...



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**holland
& odam**

Stonecroft
Vicarage Road
Wookey
Wells
Somerset
BA5 1JW

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the A371 towards Cheddar and then the B3139 towards Burnham on Sea. Upon reaching the Burcott Inn, turn right into Vicarage road. The property can be found on the left hand side just before the T-junction

Services

Mains electricity, water and drainage are connected. Oil central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Wookey is a popular village just 2 miles from Wells that enjoys three public houses, primary school, cafe and village shop. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c. 11 miles) as well as Bristol and Bath. Bristol International Airport is c. 19 miles to the north-west.

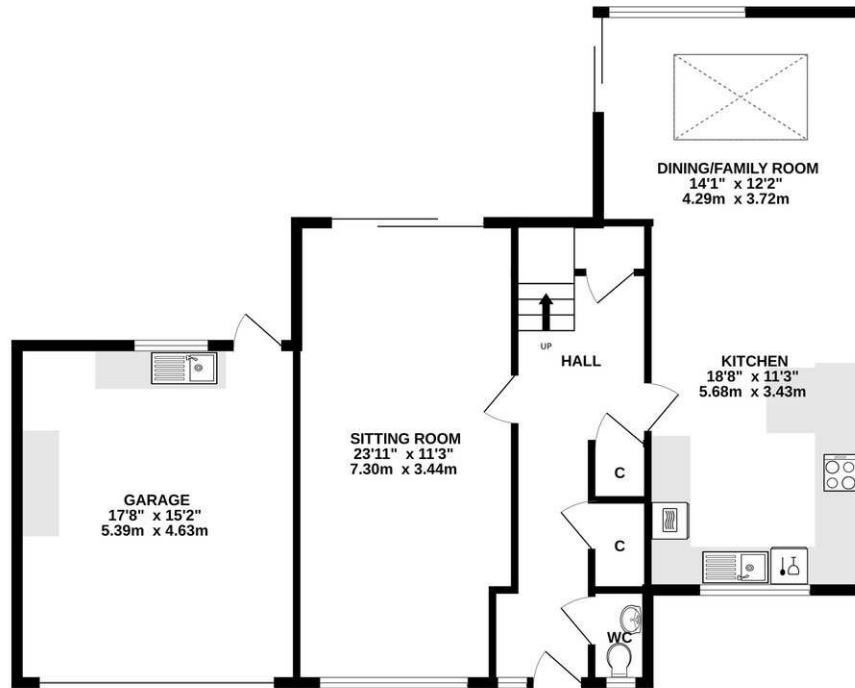
Insight

A four bedroom detached home in the sought after village of Wookey. It has been vastly improved by the present owners to create a stylish and contemporary home.

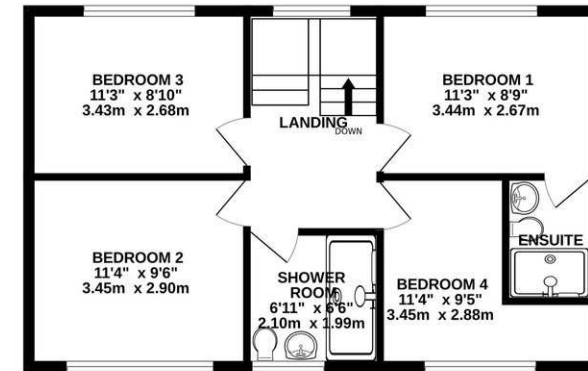
- Spacious kitchen / dining room with engineered oak flooring. The dining area is extended and has wide patio doors leading out into the garden. A fixed flat roof light lets in plenty of natural light
- The kitchen is fitted with a Neff induction hob and extractor hood, integrated oven and space for a fridge freezer. There is ample worktop space and plenty of storage units
- The sitting room has engineered oak flooring and is double aspect with patio doors leading out. A stylish wooden structure creates a natural divide between the sitting room and home workspace.
- The principal double bedroom has an ensuite shower and lovely outlook over the rear garden. There are two further double bedrooms and a good size single.
- The double garage has water, light and power along with a useful utility area where there is space for a tumble dryer and a washing machine.
- Anthracite double glazed windows and patio doors throughout
- To the front is driveway parking for two cars but more parking could easily be created.
- The rear garden is well set out with a large patio area, section of lawn and a mix of borders along with a stunning Grand Magnolia tree. Measuring 16.2m (53.1ft) x 11.0m (36.1ft).



GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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