

West End, Wedmore

£845,000

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Bedrooms: 4

Bathrooms: 4

Receptions: 3

Amberley is an attractive modern family home, beautifully constructed from local stone and enjoying a peaceful setting just a short walk from the heart of Wedmore, where a superb range of village amenities and a First School can be found.

Amberley was one of just two individually designed new homes built at the time, thoughtfully designed and carefully constructed to complement the traditional character and architectural style of the surrounding area. The result is a charming home which combines traditional materials and detailing, with the space and practicality expected of a modern house. The property is beautifully presented throughout and offers a versatile layout that will appeal to a wide range of buyers, whether seeking a comfortable family home, a spacious property for couples or professionals, or a home that can adapt to changing needs over time.

Inside, the accommodation is light and spacious, the ground floor has a lovely open-plan feel, with the kitchen and dining area forming the real hub of the home. This generous space flows naturally into a family room, with doors opening onto the rear garden, making it an ideal area for entertaining as well as everyday life. There is also a good-sized sitting room and a study, which could be used as a playroom, offering useful flexibility for working from home or as children grow.

Upstairs there are four bedrooms and a modern family bathroom. Two of the bedrooms have the added benefit of en suite shower rooms, making this a very practical arrangement for family and guests alike.

The south-facing rear garden is a lovely feature of the property, enclosed by stone walls and mainly laid to lawn, with established trees and well-stocked borders giving it a mature and established feel. A gravelled path leads to a useful stone-built workshop, together with a large covered storage area.

To the front, lawned areas sit either side of the paved driveway, which provides parking and leads to the integral garage.

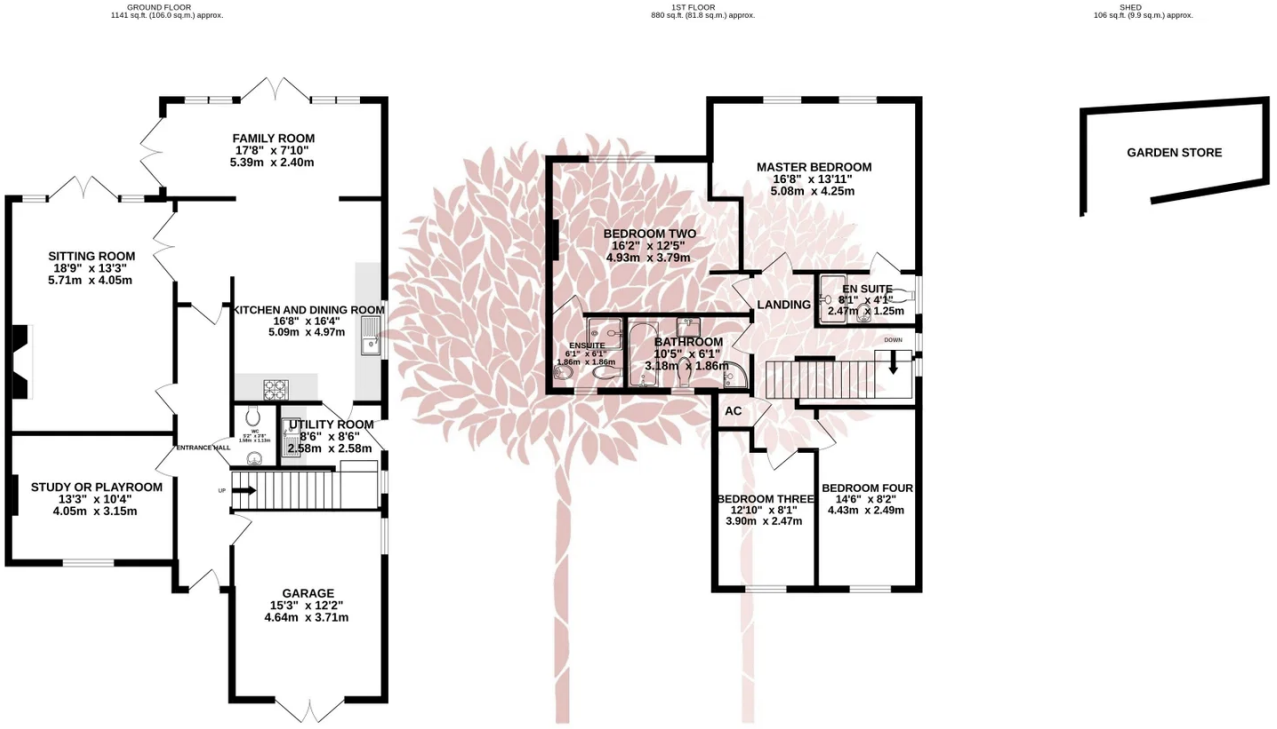
What we love about this property...
Amberley is a particularly appealing home, offering generous and flexible accommodation, a sunny garden and the convenience of village life on the doorstep. The combination of its traditional appearance, modern layout and excellent position makes it a home that should appeal to buyers looking for both character and practicality in one of Somerset's most popular villages.











TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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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Situation: The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22. The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre.

Directions: Travelling into Wedmore from Cheddar, turn right into Church Street and proceed up the hill onto Pilcorn Street. Take the second left onto West End and continue along. 'Amberley' is situated just opposite Gogs Orchard.

What3Words: ///caged.flaunting.swerves

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