

2 Combe Green, Croscombe, Nr Wells, BA5 3QP

£360,000 Freehold

COOPER AND TANNER



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Description

A beautifully renovated three bedroom detached home surrounded by gardens and offered with no onward chain. The property has recently undergone a full modernisation with new heating system, electrics, kitchen, bathrooms, flooring, doors and decoration to a high standard.

Upon entering the property is a large and practical entrance porch opening into an equally large entrance hall with double cupboards for storage of shoes and coats. Wooden flooring meanders from the hallway into the generous dual aspect kitchen/dining/family room which looks out over gardens to the front and side. The kitchen area provides ample storage with solid wooden worktops, a Belfast sink, magic corner, dishwasher, electric hob and double electric eye level ovens. The dining area can comfortably accommodate a table for 8-10 people with French doors opening out to the gardens. A wood burner provides the focal point in the sitting area which has recently been installed.

From the hallway are two immaculately finished shower rooms, one having a corner shower and the other a walk in double shower, both having toilets and wash hand basins with storage. The master bedroom is a generous double which has ample space for freestanding wardrobes and a lovely aspect over the gardens. Two further bedrooms, both doubles look out over the village with the countryside and Mendip Hills in the distance.

Outside

Approaching the property is a lawned bank with established trees and a tarmac drive for two cars leading to the tandem garage. The garage has an up and over door with a utility area for a washing machine and tumble dryer along with a pedestrian door to the rear. The gardens wrap around the property and are mainly laid to lawn with a variety of shrubs, flowers, trees and areas for seating. To the rear are several vegetable patches and steps to access back into the property.



















Croscombe is a well-served village with General Stores, an excellent public house, church and a primary school. The village is approximately 3 miles from Wells and 2 miles from Shepton Mallet.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

Viewing are strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions: From Wells take the A371 signposted to Shepton Mallet. Continue to the village of Croscombe and take the second turning on the right into Combe Green. The property can be found on your left hand side.

REF:WELJAT250119







Local Information Wells

Local Council: Mendip

Council Tax Band: E

Heating: Oil central heating

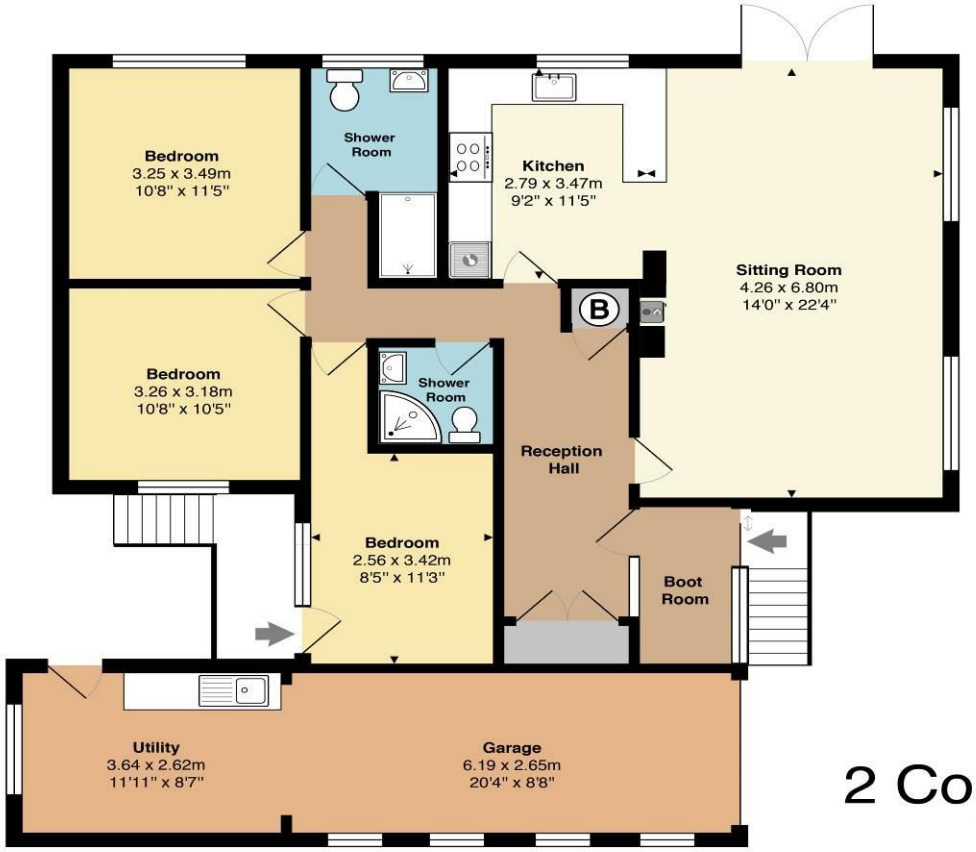
Services: Mains drainage, gas and electricity

Tenure: Freehold

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bath Spa & Bristol Temple Meads

Nearest Schools
- Croscombe
- Wells



2 Combe Green,
Croscombe

Approximate gross internal floor area - 104.3 m^2 / 1,123 ft^2 (excluding Garage & Utility)

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.

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