



debbie fortune
ESTATE AGENTS



2 The Lawns

Cheddar



2 The Lawns, Cheddar, BS27 3RD

£750,000

- Elegant detached family home
- Stunning sitting room, second living room, study and conservatory
- Spacious traditionally styled kitchen/breakfast room & separate utility
- Five individual bedrooms (two en-suite)
- Family bathroom plus ground floor cloakroom
- Lovely south facing garden

A beautifully appointed detached family home situated in an exclusive private driveway shared with just one other individual home.

SITUATION

Cheddar (www.cheddarsomerset.co.uk) 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

Approaching Cheddar from the direction of Axbridge on the A371 continue into Cheddar and where the road bears around to the left take the first turning onto Barrows Road and then almost immediately after you will see a turning into 'The Lawns'. Number two is at the end of the shared private drive.

We have noticed... This is an absolutely wonderful family home, in a discrete yet convenient village position, offering a versatile footprint with great living spaces and generous bedrooms.



DESCRIPTION

Constructed in the early 2000's using only the finest materials by well-regarded local housebuilders Mendip Homes, it forms part of a select development of four executive family houses.

Built of local stone elevations, with beautiful stone mullion windows, the attractive façade of the property emulates all that is great about English rural architecture. Set to the side of the house is a large separate double garage that provides covered parking for two vehicles with further parking by way of a tarmac driveway to the front of the house.

Entering the house through an elegant arched door you arrive at a homely reception hallway with stairs rising to the first floor and traditional wooden doors leading to all the principal ground floor rooms. A smart and practical wooden floor features in the hallway and continues into the sitting room.

Set to the left of the hallway is the impressive and spacious, bay fronted sitting room, a large family sized room perfect for relaxing in the evening and entertaining guests. A statuesque stone edged fireplace, which has an inset cast iron gas fire and solid oak mantle provides a wonderful focal point to the room. To the rear of the sitting room a door leads into a large conservatory with a ceramic tiled floor that overlooks the rear garden. The windows of the conservatory are conveniently fitted with sun blinds to take the heat out of the mid-day sun.

There is also the huge benefit of a second dual aspect south-facing sitting room with French doors that lead out to the rear garden. This light filled room could be utilised as a playroom/music room or even an occasional ground floor bedroom if desired. To the side of the second sitting room is a handy home office/study with a door that links to the conservatory.

Completing the ground floor accommodation is the charming kitchen/breakfast room, another impressively proportioned room it features a range of classic Shaker style kitchen units, topped with a contrasting wood worksurface. There is an electric eye level double AEG oven with ceramic hob with an extractor hood over and a feature tiled splashback along with one and a half bowl sink with mixer tap. There is ample space for a centralised dining/breakfast table for informal dining. To the rear of the kitchen is a handy utility room with further fitted cupboards and a second sink with mixer tap. There is also plumbing for a washing machine and space for further appliances. Both the kitchen and utility room have the benefit of a practical terracotta effect tiled floor.

Continuing onto the first floor, the staircase rises to a lovely galleried landing area with a hatch that leads to a spacious loft with a pull-down ladder that has excellent future potential, subject to the necessary permissions, to create further rooms. The airing cupboard housing the hot water tank can also be found on the landing area.

The five individual bedrooms are all beautifully appointed and enjoy varying aspects to either the front elevation and out towards the Mendip Hills, or to the rear south elevation overlooking the garden. The fabulous master bedroom features a wall of attractive fitted wardrobes, a walk-through dressing area and a super en-suite shower room. The guest suite or second bedroom also benefits from a smart en-suite shower room, built in wardrobes and plenty of space for free standing bedroom furniture, there are two further double bedrooms with fitted wardrobes and a large single, which share use of the family bathroom, which has a three-piece white suite and separate shower cubicle.

Outside, the property is blessed with a wonderfully private, and surprisingly spacious rear garden which has a superb south facing aspect. The fully enclosed garden features a large level lawn which is bordered by a variety of mature trees such as laurel, fir, olive and shrubs. To the rear of the house is a superb al fresco dining terrace, perfect for garden parties and summer gatherings, a neat pathway leads around to the rear of the garden. To the side of the house there is space for a greenhouse or garden shed and a convenient bin storage area, a footpath continues from the rear to the front of the house eventually leading to a side pedestrian door of the garage.

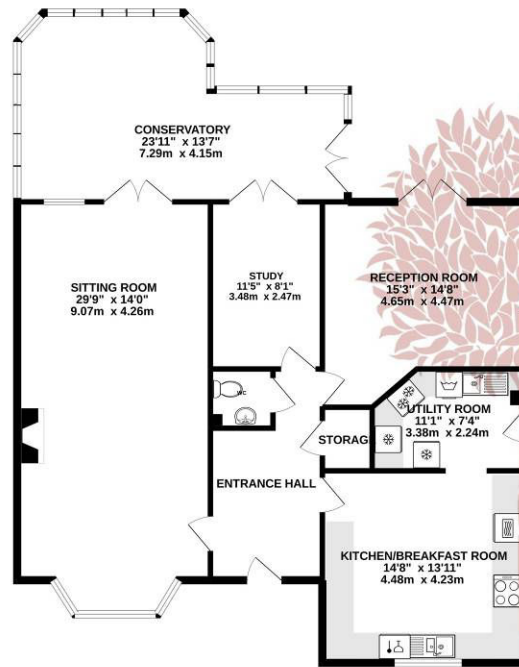
As previously mentioned, there is a double garage, but please note that the garage has been partly converted to provide a dance studio. This of course could be easily reversed for its original purpose.



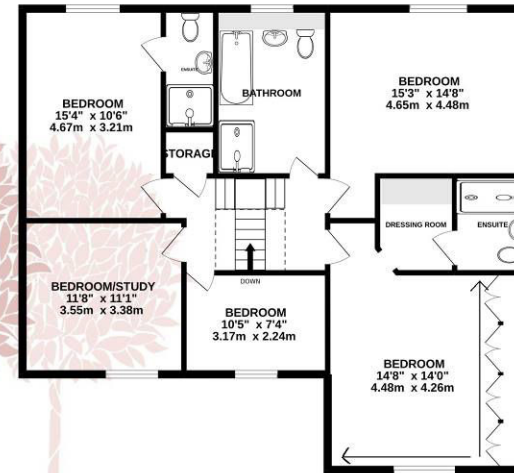


Floorplan

GROUND FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 2445 sq.ft. (227.2 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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PROPERTY INFORMATION

Tenure - Freehold
Council tax band – F
EPC rating - D

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