



NOTTING HILL WAY, LOWER WEARE, SOMERSET. BS26 2JN



£445,000

Passionate about Property

If you are looking for a substantial four bedroom family home in the country, with views taking in Crook Peak, within walking distance to a lovely local school, an absolutely stunning garden and versatile, well maintained living accommodation - then this one is just for you!

Location

The village of Lower Weare is situated south of the Mendip Hills. Local amenities include a popular primary school, church, petrol station and a selection of public houses. The Medieval town of Axbridge is approx 2 miles and offers more comprehensive shopping, social and recreational facilities. Bristol, Weston Super Mare, Bath and Wells are within commuting distance along with the M5 motorway, Junction 22 at Burnham on Sea. Bristol International Airport is approximately 10 miles distant. We understand the property falls within the catchment of several sought after state schools including Kings of Wessex at Cheddar and Blue School at Wells. Private schools within the area include: Sidcot School, Wells Cathedral School, Millfield and the Downs at Wraxall.

Directions

Leave Winscombe at the traffic lights at the top of Sidcot Lane and turn right on to the A38. Follow this road, passing turns signposted for Axbridge and Cross and continue on past the petrol station on your left. Take the next turning on your left into Notting Hill Way. The property will then shortly be found identified by our for sale board on the right hand side.

Entrance Hall

Upvc double glazed windows and door to front. Carpeted stairs to first floor. Radiator. Doors to:

Downstairs Shower Room

Upvc double glazed window. Contemporary white suite including a WC, wash basin and vanity unit, corner shower, heated towel rail.

Living Room (20' 08" x 11' 00") or (6.30m x 3.35m)

A superb living room with large upvc double glazed windows and a door to the stunning garden. Electric feature fireplace. Two radiators.

Kitchen / Dining Room (21' 02" x 11' 00") or (6.45m x 3.35m)

An equally good room like the last, with a sizeable dining area, dual aspect upvc double glazed windows, two radiators and a fitted kitchen that includes a double oven and built in dishwasher. Door to:

Conservatory (10' 09" Max x 10' 03") or (3.28m Max x 3.12m)

Side Hall

Built in cupboard. Upvc door to front. Access to garage and utility/wc.

Utility Room

Upvc double glazed window, WC, space for appliances, Belfast sink, work surfaces.





Bedroom (9' 06" x 8' 06") or (2.90m x 2.59m)

Downstairs Bedroom. Upvc double glazed window to front. Radiator.

Bedroom (12' 02" x 7' 10") or (3.71m x 2.39m)

Second Downstairs Bedroom. Upvc double glazed window to side. Built in double wardrobe. Radiator.

First Floor Landing

Large skylight, access to a large eaves storage space and the gas boiler (newly fitted March 2021) doors to:

Main Bathroom (11' 02" x 10' 09") or (3.40m x 3.28m)

A delightful main bedroom with floor to ceiling Upvc double glazed window and door to a balcony. Radiator. Large walk-in wardrobe.

Balcony

Suitable for two to sit and relax in comfort, and enjoy the views that stretch over to Crook Peak!

Bedroom (11' 06" x 11' 01") or (3.51m x 3.38m)

Another good double bedroom with a upvc double glazed window to rear offering lovely views. Radiator. Walk-in wardrobe.

Shower Room

Upvc double glazed window to rear. Double shower cubicle. WC and wash basin housed in a base unit. Heated towel rail.

Front Garden & Driveway

Beautifully maintained focal point in the centre of the garden that has an 'in & out' driveway wrapping around it granting access to the road from each side. Side access to rear garden. Parking for several vehicles.

Rear Garden

A large rear garden backing on to a neighbouring field that frankly is so beautiful to look at that anything we type here will not do it justice! An abundance of colour, with intersecting pathways connect the front to the rear, with much to admire along the way. There are two stone paved areas to sit and enjoy the South West facing aspect. Outside power points.




Garage (52' 9" x 23' 2") or (16.09m x 7.06m)

Up and over door to front. Power and light. Access to side hallway.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract