

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE LAWNS, HIGH STREET, NORTH WOOTTON, SOMERSET, BA4 4HA



THE LAWNS

**HIGH STREET, NORTH WOOTTON, Near WELLS, SOMERSET,
BA4 4HA**

*Wells 3m - Glastonbury 6m - Street 9m - Castle Cary 10m - Bath 28m -
Bristol 28m*

A wonderful property enjoying a quiet, very private setting, in the heart of one of the most popular villages in the area within a short drive of both Wells and Glastonbury.

The Lawns is a large Bungalow with lots of living space and plenty of bedrooms and bathrooms. It includes a hall, a large sitting room with wide doors into the open plan dining room and living room, kitchen, utility room, cloakroom, 4 bedrooms, bathroom and an en suite shower room.

Adjacent is a large garage, extensive parking and a mature, well landscaped and well-tended garden of over a quarter of an acre.

Price Guide £625,000

Location

North Wootton lies just south of Wells surrounded by some of the most beautiful countryside in Somerset. There are lush green meadows and wooded hills- all readily accessible with many footpaths and byways. The village is certainly one of the most popular in the area and has a Church, pub and a thriving community.

The Lawns enjoys a very high degree of privacy with the bungalow being screened and sheltered by mature clipped hedges and timber panel fencing. A tarmac drive leads in to the property.





Description

The bungalow is a handsome building, built in the 60' and improved over the years. Much work has been done by the present owners and the property has been in this family's ownership for 47 years.

The accommodation is generous and has double glazing and oil central heating. The front door opens into a wide entrance hall which leads to the living areas to the left and the sleeping areas to the right. This demarcation making for traditional and practical use.

The living areas have large windows which flood the building with sunlight. The sitting room has a triple aspect and a very attractive marble fireplace. Folding doors open wide from this room into a dining room which in turn has an open archway into the living room which enjoys a patio door to the garden.

The kitchen is a good size and has plenty of fitted units and appliances. A door leads out to a utility room off which is a cloakroom with basin and wc.

The bedroom area provides for 4 bedrooms and a bathroom with both a shower and a bath. Adjacent is a wc.

The 4th bedroom has an en suite shower room.

Garaging and parking

The tarmac drive leads in and to the large garage. An electric door opens to give access and there is a similar door on the other side which opens to give access to a large parking courtyard.

Gardens

The property had an attractive garden, mainly lawned with neat rosebeds, a paved terrace, mature trees and shrubs and also a greenhouse.





Other points

Freehold. Mains water and electricity. Private drainage. Oil central heating. Council tax band F. EPC rating 67 Band (D).

About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.

Directions.

From Wells take the road south towards Glastonbury and after a mile or so turn left at Browns Garden Centre and continue to the village of North Wootton. At the approach to the village the road swings 90 degrees right. Follow the road, pass the Church and at the T junction the property is on the right.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	47 E	40 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

