

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



MEADOW VIEW, STONE ALLERTON, SOMERSET, BS26 2NN



**MEADOW VIEW,  
STONE ALLERTON, SOMERSET, BS26 2NN**

*Wedmore and Axbridge 3.5 miles, Cheddar 6 miles, Bristol Airport 13 miles, Bristol, Taunton and Bath are all within 28 miles.*

A bright and spacious bungalow, surrounded by mature gardens, occupying an elevated position in a very popular village between Axbridge and Wedmore.

The house has an entrance hall, sitting room, kitchen, dining room/living room, utility room, family shower room, 3 bedrooms, one has an ensuite shower room.

Outside there are mature gardens, a driveway with parking for at least 4 vehicles, a garage, garden store, timber tool shed, summer house and greenhouse.

**Guide Price £550,000**

**Location**

Stone Allerton is a quiet leafy village nestled in beautiful countryside. It has an excellent Gastro pub with its own specialist smokery and deli, a cider barn, a brewhouse and a very friendly and active community supporting the Allerton Cricket, the Church, two skittles teams, table tennis group, art club and children's clubs. A bus service links to the local schools in Cheddar and Wedmore. Further facilities can be found within a couple of miles and the M5 is less than 7 miles away.

**Description**

A recently extended and much improved house with excellent, light filled, living accommodation and three bedrooms. The gardens are a real feature of this lovely property, and the present owner has done a superb job of creating an easy to manage but wonderfully varied garden environment, with fruiting trees and bushes, a well maintained but manageable vegetable garden and a large lawned area for family fun.





### Accommodation

The front door opens to a central hallway. To the left is the spacious 'L' shaped sitting room which has a triple aspect. The large front window has wonderful, uninterrupted views over the front garden to farmland beyond and on to the Mendip Hills in the distance. A freestanding, multifuel stove provides cosy warmth for the winter months. Next to the sitting room is the fabulous, recently fitted kitchen. This is sleek, stylish and well designed with AEG integrated appliances throughout, including a slimline dishwasher, an induction hob, extractor (linked), double oven, eyelevel microwave and warming oven and fridge/freezer. There are under unit lights, a sun tunnel, composite worksurfaces and two large, discreet built-in-cupboards, which provide plenty of additional storage. The kitchen opens seamlessly to the bright and spacious sitting room/dining room, dominated by 3 fabulous bifolding doors which open to the rear garden. The view over the garden is delightful and will change daily as the seasons change. There is plenty of space for a large table and chairs and a sofa in this versatile room and the painted, brick wall adds a stylish, understated feature in this fresh, sunny room. A door leads to the utility room where there are more fitted units, a sink and space for a washing machine. An exterior door leads from here to the rear of the property.

To the right of the hallway there are three bedrooms, one of which has an ensuite shower room and large fitted wardrobes and there is also a family shower room.

### Outside

The house is approached up a tarmacked driveway where there's space for multiple cars along with a single car layby to the front. The front garden is mainly laid to lawn with mature shrubs and trees defining the border. A smart summer house embraces the views to the west and is well positioned to enjoy the evening sun. The rear garden is enclosed, and it can be approached from either side of the house as the path wraps around both sides. To the east you will find a well-maintained kitchen garden with manageable raised beds surrounded by gravel paths and a greenhouse takes centre stage. The rest of the rear garden is a combination of fruiting bushes and trees, floral beds and lawn, a sheltered gravel terrace to the south is perfect for alfresco dining. The garage has an up-and-over door to the front and is accessible from the garden through the garden storeroom at the far end. There is also a handy timber tool shed.





### **Tenure and other points**

Freehold. Oil fired central heating with combi boiler. Mains water and electricity. Private drainage. Council Tax Band D. EPC rating D.

### **Directions**

Follow satellite navigation to postcode BS26 2NN. As you turn left onto Dunkery Road, the house will be found on your left after 20mts.

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### **About the area:**

*Known locally as "The Allertons", Stone Allerton and Chapel Allerton provide a friendly and active community, along with the nearby villages and small towns of Wedmore, Axbridge, Cheddar and Winscombe.*

*The Saxon village of Wedmore is a delightful and extremely active centre and in many ways an archetype of an English village. There are historic buildings including the medieval church, an excellent general store, a post office, butchers, chemist, boutiques, eateries and a wide range of cultural and sporting clubs and societies.*

*Swimming pools can be found at both Cheddar and in Wells, as well as other popular leisure pursuits including: sailing and wind surfing clubs at Cheddar Reservoir; The Badgworth Equestrian Centre, Wedmore 18-hole Golf Course, floodlit tennis courts, indoor and outdoor bowling, football and cricket clubs.*

*The Cathedral City of Wells is a half hour drive away and also provides a good range of businesses, recreational and shopping facilities. City shopping centres are available as Taunton, Bath and Bristol.*

*Communications in the area are good with access to the M5 (J22 – 10 minutes) connecting to M4 (J16). A local train service from Highbridge links with intercity train services at Taunton and Bristol Temple Meads with London Paddington being approximately 1.5 hours away. Castle Cary, a mainline station, is about 23 miles whilst Bristol International Airport is 13 miles away.*

*There are excellent local and independent schools including First Schools in Weare and Wedmore which are linked to Hugh Sexey's Middle School and Kings of Wessex Upper School, Millfield, Wells Cathedral School and Sidcot.*



## Meadow View, Stone Allerton

Approximate gross internal floor area of main building 114.6m<sup>2</sup> / 1,233 ft<sup>2</sup>



**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.

1 Priory Road, Wells, Somerset, BA5 1SR. Tel: 01749 670079 - E: [info@roderickthomas.co.uk](mailto:info@roderickthomas.co.uk)

