



5 Marron Close
Axbridge, Somerset, BS26 2PE

Robin King | Estate Agents

5 MARRON CLOSE, AXBRIDGE, SOMERSET, BS26 2PE

A beautifully appointed detached 4 bedroom family home with a well designed rear garden, driveway parking and garage in a popular village location with excellent amenities

- Approx 1,141 sq ft beautifully presented accommodation
- Elegant sitting room with inset contemporary gas fire
- Wonderful blend of character and style within a modern property
- Close to Mendip Hills for country walks and many other outdoor activities
- Within catchment area for Kings of Wessex Academy in Cheddar

5 Marron Close is characterised by contemporary clean lines combined with neutral colours, creating a lovely comfortable family home. Cottage-style wooden doors with cast iron hinges and handles give a sense of country charm. Beautifully presented, with great care and attention to detail, both inside and out, there is a sense of calm and style.

The elegant sitting room includes a fireplace with an inset gas fired “wood burner”, surrounded by an attractive mantelpiece and hearth. Smart oak laminate flooring continues through to the adjacent dining room, from where French doors provide direct access onto the garden. There is a charming cloakroom between the sitting and dining room. The spacious well planned kitchen is off the dining room, and features a good range of stone coloured, smooth painted wooden wall and base units including some deep pan drawers and glazed display cupboards along with attractive slim quartz worktops. Integrated appliances include: a double oven; a separate gas hob with chimney extractor fan above; a fridge/freezer and a dishwasher. There are lovely garden views and a part-glazed door provides access onto the garden. Another door to the other end of the kitchen provides handy access to the integrated garage, where there is plumbing for a washing machine.

Stairs lead from the dining room to the well-proportioned bedroom accommodation arranged around a central landing. The principal bedroom overlooks the front garden and includes a stylish en-suite shower room and a fitted wardrobe. 2 of the 3 further bedrooms include large fitted wardrobes. In addition to a hallway airing cupboard there is a family bathroom with heated towel rail.

Outside - to the front of the property there is driveway parking and a garage along with a neat garden with a cherry tree and gravelled path to the front door. A path to the side leads to a gate for rear garden access. The rear garden is well presented,





having been professionally landscaped to include a neat paved and gravelled path and a circular terrace for alfresco dining and relaxing. There are various cottage garden shrubs including roses and climbers and a trellised planter area and a mature hedge to the rear.

Location - The smallest town in Somerset, Axbridge is a charming medieval town nestling at the foot of the Mendip Hills with glorious country walks on the doorstep. It centres round a medieval town square with a post office, chemist, doctor's surgery, local shop and a number of pubs and restaurants along with a very popular farmer's market. There is a first school in Axbridge and Fairlands Middle School is in nearby Cheddar, along with Kings of Wessex Academy. Bristol is within 20 miles, the airport 12 miles and M5 Jct 22 (Burnham) is 7.6 miles away, and Jct 21 is within 9 miles. There is golf nearby and wonderful walks in the surrounding Mendip Hills. The nearby Strawberry Line provides opportunities for off-road walking and cycling between Cheddar and Yatton.

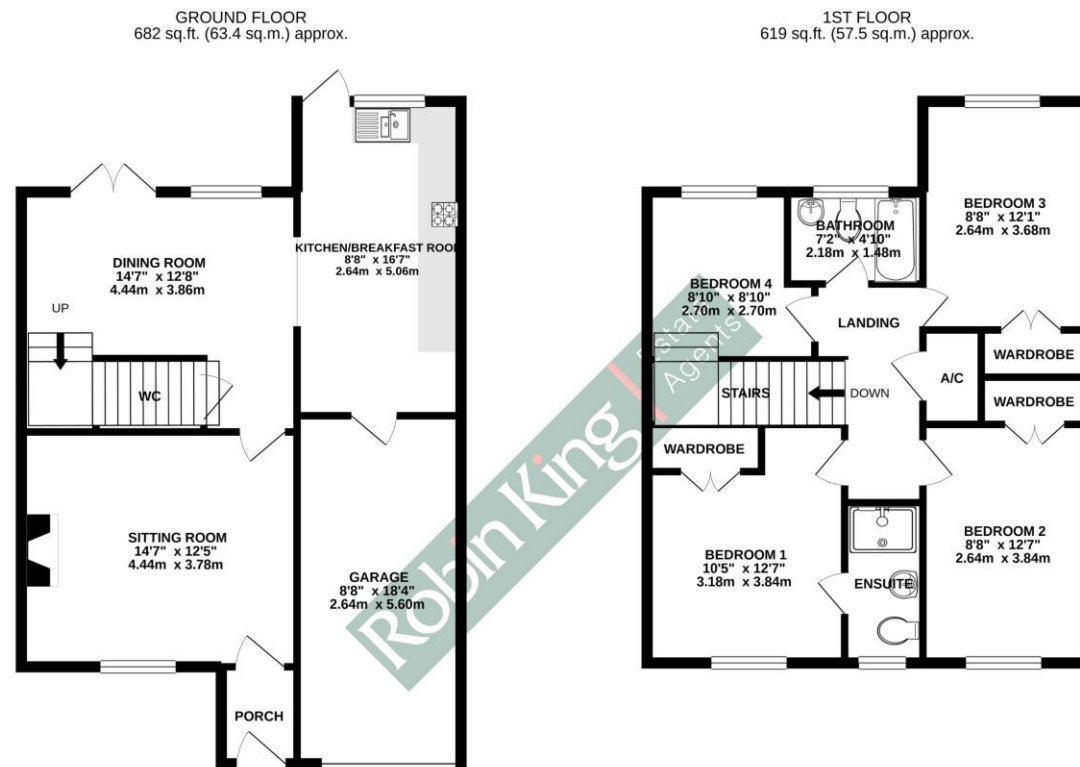
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – From our Congresbury office take the B3133 High Street towards Langford, turning right onto the A38 and continuing past the Churchill traffic lights and onwards past Star and past the turning to Winscombe. Take the slight left turn onto the A371 Wells Road and continue along the bypass, taking the right turn onto Cheddar Road towards the bottom. Continue onto Jubilee Road and turn right onto Chestnut Avenue. Marron Close is the first right turn and the property is on the left hand side.

LOCAL AUTHORITY – Sedgemoor District Council – Tel 01934 888144 – Band D £1,994.60 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC RATING** - D



TOTAL FLOOR AREA: 1141sq.ft. (106.0 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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