



4 The Beeches

Turnpike Road, Lower Weare, Axbridge, BS26 2JG

Robin King | Estate Agents

4 THE BEECHES, TURNPIKE ROAD, LOWER WEARE, AXBRIDGE, BS26 2JG

A superbly appointed 3 bedroom semi-detached new build home with parking for 2 cars and a private rear garden

- Approx 1,367 sq ft well planned accommodation over 3 storeys
- Sitting room with direct garden access via French doors
- Integrated security system installed plus cabling for BT
- Supplied with an LABC warranty
- 1 other property also available, with potential to have 4 bedrooms
- Ready for immediate occupation

Upon entry into the property, through the smart black front door with 5 lever locking system, the quality of the design and build is immediately apparent. Fixtures and fittings have been chosen and installed with great care and attention to detail, from the contemporary kitchens and sanitaryware to the grooved wooden internal doors and elegant banisters topped with oak rails. While the layouts of each of the 8 houses on this select development are similar, different internal fixtures and fittings have been chosen for each one, creating a unique and individual property.

Number 4 has a cool grey interior throughout, with flooring, carpets and wall colours in harmony. The spacious entrance hallway has a contemporary downstairs cloakroom with cool neutral tiling and leads to the superbly appointed kitchen/diner with French white Shaker-style wooden units and stylish metro tiles. Integrated appliances include an induction hob with chimney extractor above, oven, fridge freezer, washer/dryer and a dishwasher, along with a 1½ sink and an easy-access pull-out larder cupboard. Under the stairs is a useful storage space that could provide room for coats, shelving or even perhaps a small desk. In the spacious sitting room French doors open directly onto the garden terrace beyond, ideal for alfresco dining.

On the first floor there are 2 light and spacious double bedrooms, along with a stylish family bathroom with cool neutral tiling. The principal bedroom suite is on the second floor, with a spacious en-suite shower room with curved corner shower enclosure. There are wonderful views to the rear over adjacent paddocks and surrounding countryside, and through 2 Velux windows to the front there are superb views of Crook Peak and the Mendip Hills, in an Area of Outstanding Natural Beauty.

Outside – The garden is enclosed by sturdy wooden fencing, and includes well





established turf and a fruit tree. A wide terrace runs across the back of the house, accessible via French doors, and a garden gate provides access to the side of the property round to the front. There is parking to the front of the property along with some visitors parking. Recently planted beech hedges to the front boundary of The Beeches will provide screening and privacy as they grow.

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 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 Upper School. Bristol is within 20 miles, the airport 12 miles and M5 Jct 22 (Burnham) is 5.6 miles away, and Jct 21 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.

Important Notice:

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

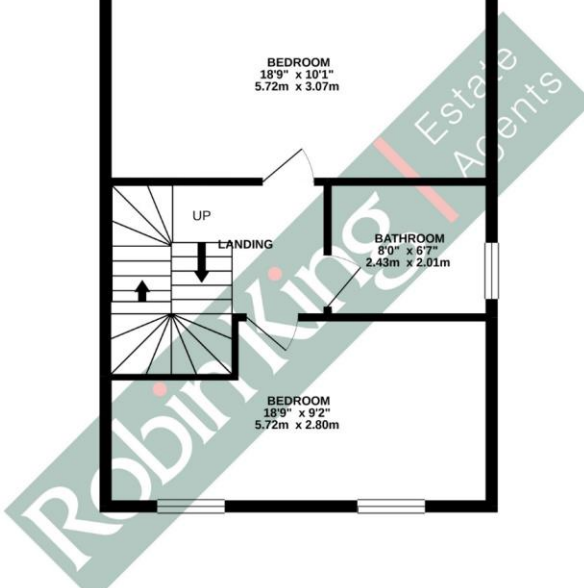
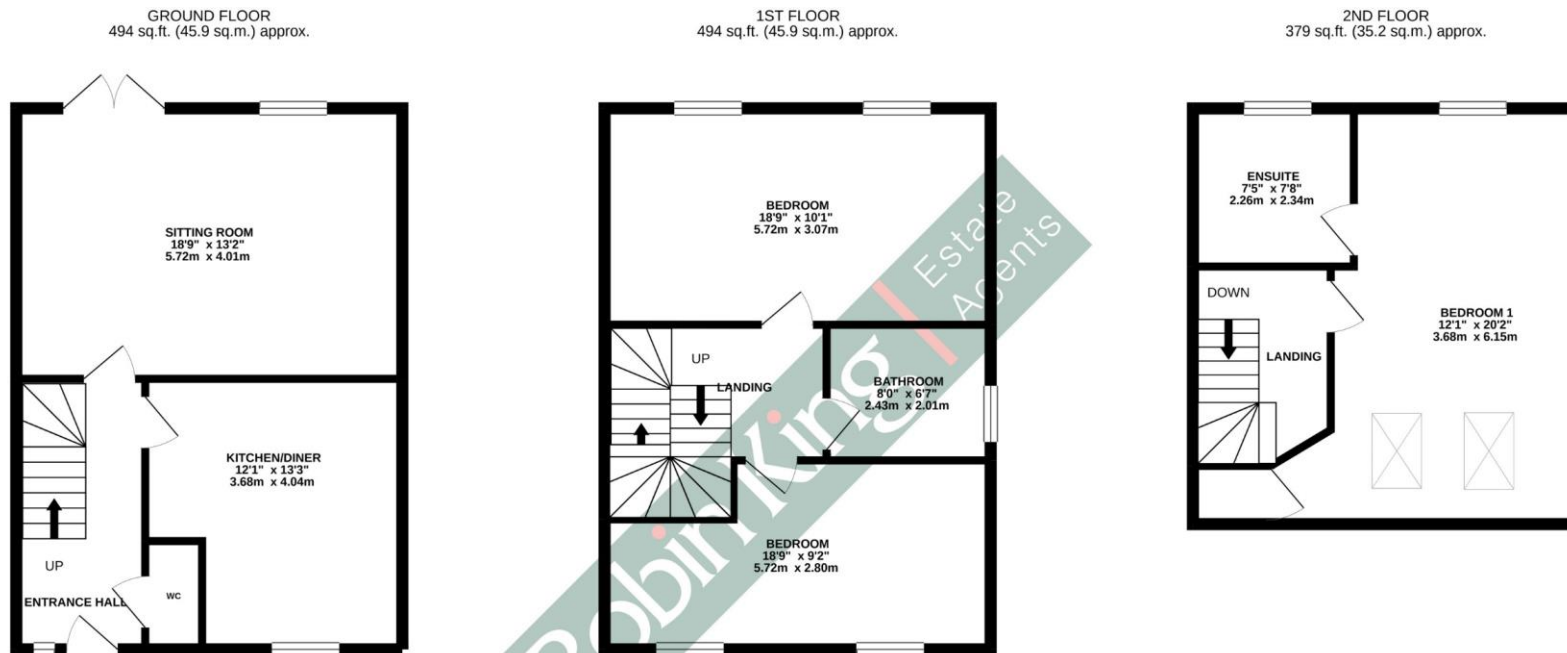


DIRECTIONS – From our Congresbury office take the B3133 High Street towards Langford, turning right onto the A38 and continuing past the Churchill traffic lights and onwards past Star and past the turning to Winscombe. Having passed the New Inn on the right (on the corner of Old Coach Road), the road becomes Turnpike Road. Continue past the petrol station on the left-hand side, and past Notting Hill Way further along on the left, and The Beeches is on the left-hand side. There is ample visitor parking parallel with the front boundary wall.

SERVICES – All mains services are connected

EPC RATING - B

LOCAL AUTHORITY – Sedgemoor District Council – Tel 0300 303 7800– Band TBC * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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