



4 Kennel Lane
Webbington, Axbridge, Somerset, BS26 2HS

Robin King | Estate Agents

4 KENNEL LANE, WEBBINGTON, AXBRIDGE, SOMERSET, BS26 2HS

A charming semi-detached period 3-4 bedroom house with wonderful gardens and grounds exceeding 1.3 acres in a rural location with far reaching country views

- Approx 1,792 sq ft light airy accommodation with high ceilings
- Large carport and off-road parking
- Wonderful gardens including sun terrace, nature pond and greenhouse
- Grounds include outbuildings, a solid shelter and gated field access
- Close to Mendip Hills for country walks and many other outdoor activities
- Within catchment area for Kings of Wessex Academy in Cheddar

Believed to date from the 1920's, 4 Kennel Lane is a spacious family country home characterised by high ceilings and large windows from which the breathtaking surrounding panoramic views over the surrounding hills and Somerset levels can be enjoyed. With a stripped wooden staircase and 3 woodburners there is a sense of country charm that is further enhanced by the generous gardens and grounds.

The house is set in an elevated position off Kennel Lane, a no through road, and exudes a sense of solidity. The downstairs accommodation includes a spacious dining/kitchen/breakfast room with a wood burner. With wonderful views over the front garden, the dining area is light and sunny and the spacious kitchen includes room for a range cooker and a breakfast area along with a generous utility area, along with a useful lobby with garden access and a downstairs cloakroom and cupboard. There are lovely views out over the rear garden and the rising hills beyond. The light and airy dual aspect sitting room has a woodburner and glazed double doors lead to the sunny garden room from which there is direct access onto the sun terrace beyond, ideal for entertaining and al fresco dining. Off the garden room is a home office, beyond which is bedroom 4.

Upstairs the bedroom accommodation is arranged around a generous landing, and all bedrooms benefit from the wonderful far reaching panoramic views from the elevated position. There are 2 double bedrooms and a family bathroom in addition to the master bedroom with an en-suite bathroom and access to the large balcony from which metal stairs lead down to the rear garden.

Outside – the garden and grounds are a highlight of the property, with generous gardens to the front, side and rear, where there is a large nature pond. There are mature shrubs, trees and plants along with various paths and secret areas which give a sense of interest and intrigue. An archway leads beyond the garden to the grounds, where there is a greenhouse and a large shed (with electricity) in a part-walled garden area with some fruit trees and a vegetable patch, beyond which are





2 further fields with outbuildings including a solid animal shelter. From the road there is separate gated access to a gravelled area, useful for a horsebox or other vehicles. **Agents Note:** A public footpath runs across the field.

Location – Webbington is a small hamlet within 3.6 miles of Axbridge, the smallest town in Somerset, which has charming medieval town square and amenities including a post office, chemist, doctor’s surgery, local shop and a number of pubs and restaurants along with a very popular farmer’s market. The property is within the catchment areas of the “Outstanding” Weare Academy First School, Hugh Sexey CoE Middle School in Blackford and the highly regarded Kings of Wessex Academy in Cheddar. Bristol is within 21 miles, the airport 13 miles and M5 Jct 22 (Burnham) is 6.8miles away, and Jct 21 is within 7.5 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

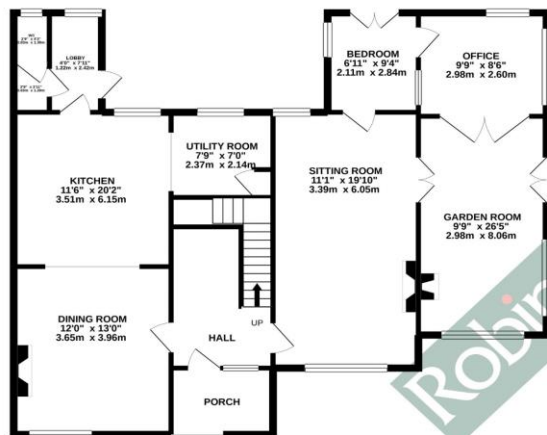
DIRECTIONS – From our office take the B3133 towards Langford, taking the A38 towards Bridgwater, passing Sidcot School and turn right towards Cross onto The Old Coach Road, which becomes Webbington Road. Continue along, past Webbington Hotel & Spa on the right and then take the next (sharp) left turn onto Kennel Lane. The property is along on the left hand side with off street parking beyond the house on the left hand side.

SERVICES – Oil fired heating, private drainage shared with numbers 1-4 Kennel Lane
888144 – Band E £2357 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

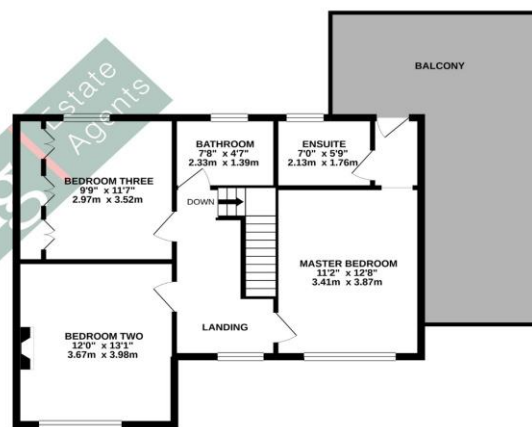
LOCAL AUTHORITY – Sedgemoor District Council – Tel 01934

EPC RATING - E

GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1792 sq.ft. (166.5 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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