



£445,000

*At a glance...*



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**holland  
& odam**

Clover Cottage  
Coxley  
Wells  
Somerset  
BA5 1QZ

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells city centre follow signs for Glastonbury A39 into the village of Coxley. Pass the turning for Burcott Lane on the right and the Sitting Pretty furnishings shop and the property can be found immediately beyond on the right hand side with a for sale board displayed.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

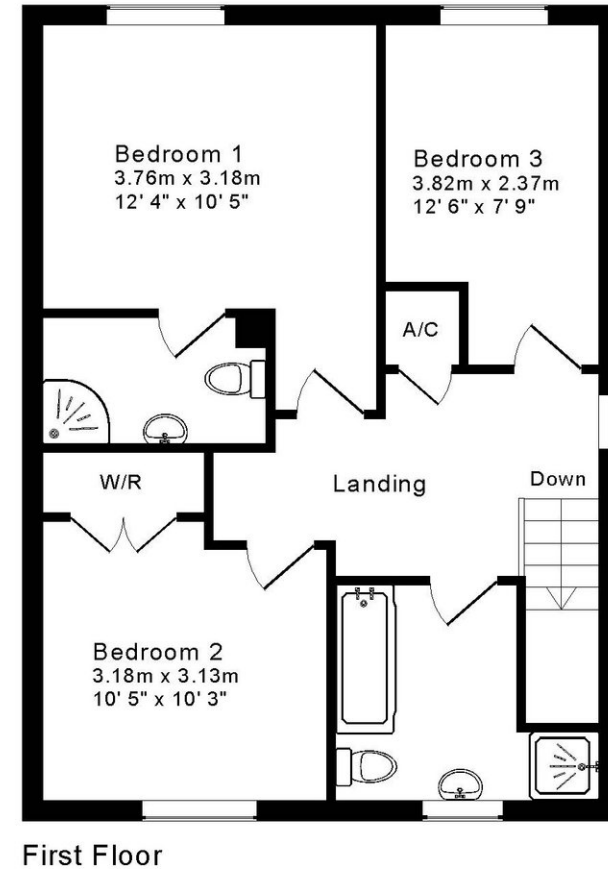
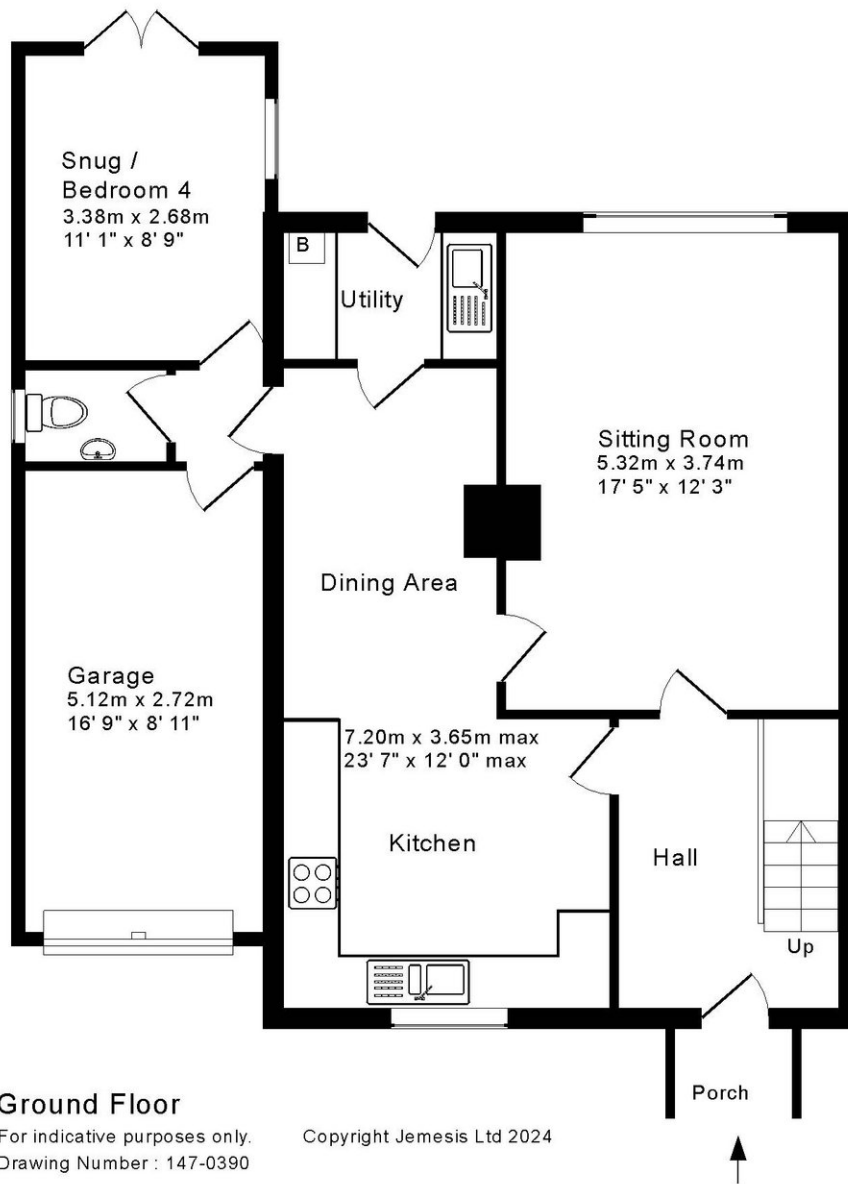
Coxley is just 2 miles from Wells and has a village hall, primary school, church, soft furnishing shop and Indian restaurant. There is a growing thriving community within Coxley with many village events being organised. A regular bus service runs between Wells and Glastonbury. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

## Insight

One of a pair of stone-faced, period-style houses set in this popular village between Wells and Glastonbury. To the rear there are lovely views across farmland and a west-facing garden. Great living space with flexible accommodation that could provide a ground floor bedroom.

- Built in 1999 and in the same ownership ever since, the property enjoys super sunsets from the garden and west facing rooms
- Generous entrance hall with stairs to the first floor
- Large L-shaped kitchen diner with space for a large table leading into a utility room
- Sitting room with feature fireplace surrounding a gas fire and views over the rear garden and farmland beyond
- Snug (or ground floor bedroom 4) with adjacent cloakroom
- Three double bedrooms on the first floor (one en suite with a new shower)
- Family bathroom with separate, recently re-fitted shower cubicle
- Integral garage with power and light, there is potential to build over the garage (subject to planning permission)
- Ample parking for a number of cars with gravelled driveway and lay-by to the front.
- Mature garden to the rear with summerhouse and shed. Gated side access. Extending to c.12.5 x 10.7m (41' x 35'). Further garden to the front and side of the house.





**DISCLAIMER**

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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