



44, Longfield Drive, Wedmore BS28 4EW

£545,000 Freehold

COOPER
AND
TANNER



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 4  2  2 EPC B £545,000 Freehold

Description

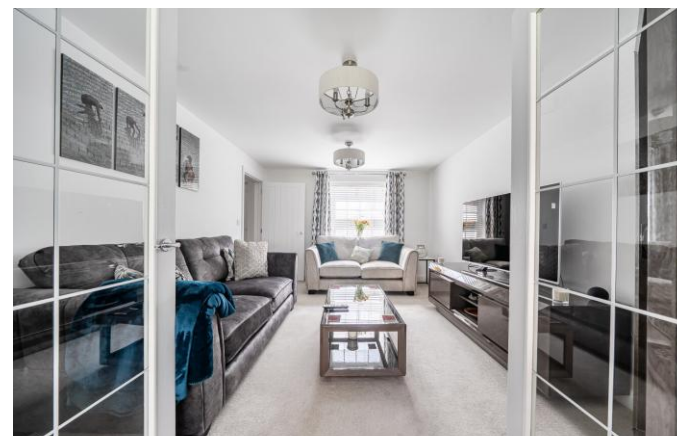
A beautifully presented four-bedroom home with stylish, contemporary finish and practical layout, low-maintenance landscaped garden, garage and parking, in a sought-after village location.

This attractive 'Camden' style house is situated in a peaceful, cul-de-sac location on Longfield Drive. With its satisfying circular flow round between the rooms on the ground floor; its four bedrooms and study; its tri-fold glazed doors extending the sociable open-plan living space into the garden; and its energy efficiency credentials, it is a popular choice for families, couples and single people alike. Whether upsizing, downsizing or looking for a 'lock-up-and-leave', this warm and welcoming home is a desirable option.

The heart of this home is the open-plan kitchen/dining room with glazed doors to both the sitting room and garden, which can be thrown open on warmer days or closed up to create cosier more intimate spaces when it's cooler. The interior decoration throughout is in a gentle, neutral colour palette with practical luxury vinyl flooring in wood-effect through the hall, kitchen and dining areas, and carpeted through the sitting room and bedrooms. The kitchen is fitted with pale-coloured wall and base units topped with quartz worksurfaces, housing integrated dishwasher, fridge/freezer, electric double oven and gas hob.

There is further storage and space for appliances in the adjoining utility which also has a sink and access to the side of the house. Glazed double doors link the dining area to the light and spacious sitting room where there are windows looking out over the front of the property. Also, on the ground floor there is a study and a cloakroom. The four double bedrooms are upstairs. The principal bedroom benefits from an ensuite shower room, whilst the three further bedrooms share a family bathroom which includes a bath and separate shower. Attractive, mirrored, fitted wardrobes span the width of both of the larger double bedrooms leaving space for a double bed and other furniture. The property benefits from solar panels, is warmed by gas central heating and is double glazed throughout.

On warmer days the trifold doors from the dining room slide back to extend the living area out onto paved terracing which overlooks the immaculately landscaped rear garden, with artificial lawn for ease of maintenance, and shingle and terraced areas to make the most of the sun and shade. The garden is bordered by high fencing, well-maintained rendered walls and the side of the rendered garage, which all help provide privacy. There is parking for a couple of vehicles on the driveway to the side of the house with access to the garage, where there is also an EV charging point.









Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

There is a community run bus service to the larger nearby towns and the property falls

within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.

Important Information

- The solar panels are privately owned
- There is an annual freehold management charge which includes maintenance of shared green spaces, drainage systems, street lighting, TV and satellite systems, landscaping and boundary fences.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: F

Heating: Gas

Services: All mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

- M5

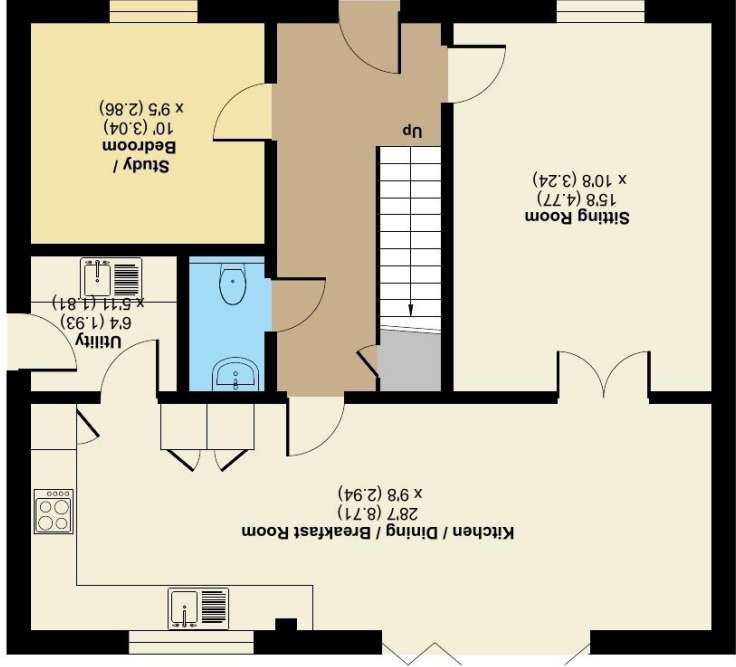
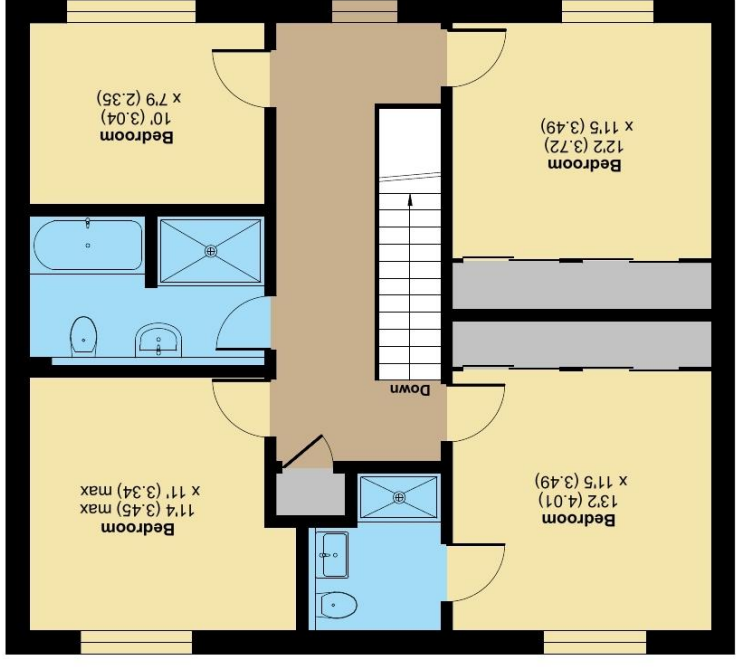


Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

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Approximate Area = 1492 sq ft / 138.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2026.
Produced for Cooper and Tanner. REF: 1468582



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