



13 Bramblefield Road, Wedmore BS28 4FJ

£750,000 Freehold

COOPER
AND
TANNER



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 4  2  3 EPC A £750,000 Freehold

Description

On an enviable, elevated and private plot, bordered by the leafy, green, nature corridor, this immaculately presented, 'Knowle' style, four-bedroom home has beautifully landscaped gardens and a practical double garage.

Tucked away at the end of a cul-de-sac, on a private driveway, this elegant home benefits from a remarkably tranquil position within this thriving village community. Bought from new 2023, with outstanding eco-credentials, contemporary quality finish and practical layout, it has been lovingly maintained and thoughtfully improved creating the desirable home it is today.

The satisfying circular flow through the ground floor rooms, combined with the light colour palette, adds to the feeling of space and light. Two sets of bi-fold doors across the back of the house allow natural light to flood into the open-plan kitchen, dining and sitting rooms and extend this sociable space out into the garden. The kitchen is fitted with a contemporary range of wall and base units with contrasting quartz work surfaces and matching island. Housed within the units is a Neff self-cleaning oven and touch screen microwave, induction hob, dishwasher and fridge/freezer. Further matching storage is in the adjoining utility room. Karndean flooring flows seamlessly from the

kitchen across the dining area and through into the sitting room which spans the depth of house, with bi-fold doors to the back garden and window to the front. Also, on the ground floor there is a study and a cloakroom.

The four double bedrooms and family bathroom are upstairs. The two larger bedrooms benefit from built-in mirrored wardrobes and smart ensuite shower rooms. The principal bedroom is spacious and light with triple aspect windows making the most of the views from its elevated position.

The property sits on a unique plot, at the end of a private driveway, bordered on two sides by a managed eco-corridor which affords this home its peace and privacy. At the front there is driveway parking for two vehicles and access to the double garage. Beautifully maintained, colourful flower beds and lawn frame the front of the house with paved pathway to the front door and to the side gate which swings open to the picturesque garden at the rear. Paved terraces provide plenty of space for relaxing and entertaining overlooking the mature, manicured garden with its expanse of lawn, flower beds, raised vegetable beds, shingle pathways and secluded hot tub. The protected nature corridor is a managed, verdant, wildlife area with no public access.









Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22. The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

Directions

From the Cooper and Tanner Wedmore office take Church Street and Pilcorn Street, heading out of Wedmore until you reach Wedmore First School. Turn right into Longfield Drive and follow the road to the top, skirting around the left hand side of the orchard and on to Bramblefield Road. Number 13 is tucked away in the very far right-hand corner.

Additional 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. 2026 - 2027 the charge was £395



Local Information Wedmore

Local Council: Somerset

Council Tax Band: F

Heating: Gas central heating

Services: All mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Weston-super-Mare

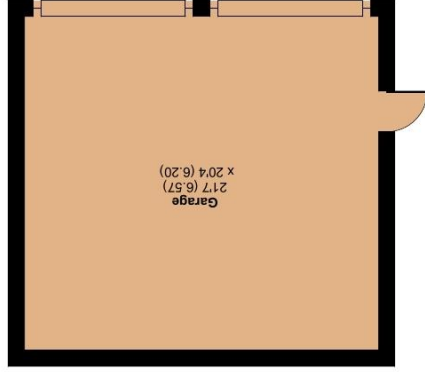
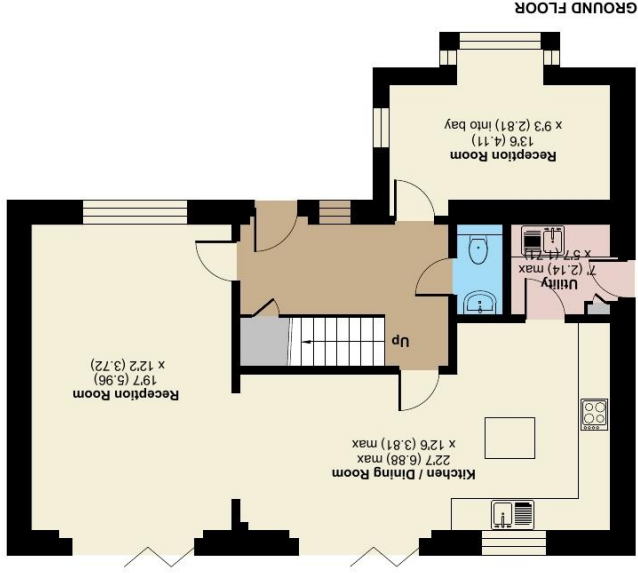
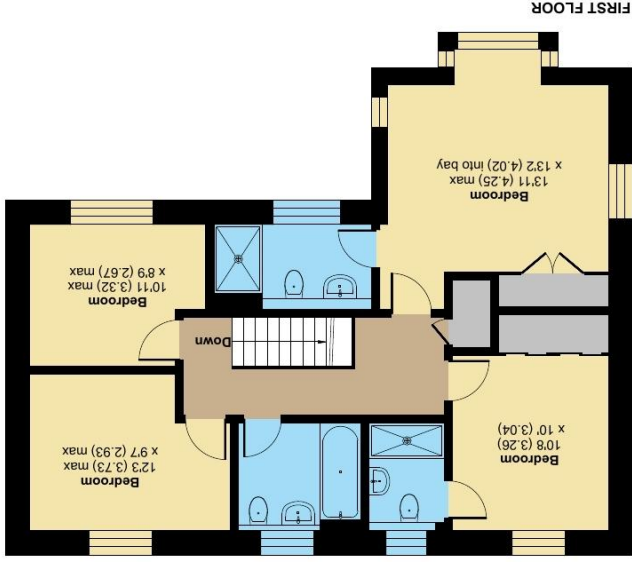


Nearest Schools

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

Bramblefield Road, Wedmore, BS28

Approximate Area = 1570 sq ft / 145.8 sq m
Garage = 438 sq ft / 40.6 sq m
Total = 2008 sq ft / 186.4 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). © richcom 2026.
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