



26 Cross Farm Green, Wedmore, BS28 4EY

£759,000 Freehold

COOPER
AND
TANNER



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 3-4  1  3 EPC B

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Description

Elegant, stylish, state-of-the-art four-bedroom, central village home, with private south-facing garden, driveway parking and double garage.

Looking out across the green at the front and with a south-facing garden at the rear, this beautiful home occupies such an enviable plot in the heart of this thriving village community with amenities not far from the doorstep. Designed in a modern, Scandinavian style incorporating local stone and plenty of glazing to let natural light flood in, this home is highly eco-efficient and is fitted with a heat recovery system, underfloor heating and triple glazed windows and doors. It also benefits from Cat 5 internet access through the property.

Uplifted by the bright and open design, this calming and warm home welcomes you into a distinctive interior with a feeling of space greater than its size created by a clever use of light and with vaulted ceilings throughout the first floor. The spacious, open-plan heart of this home combines the kitchen and dining room with a comfortable seating area which spills out into the garden through glass sliding doors to the terrace. The fabulous contemporary Stormer kitchen, with its quartz stone worktop, includes a range of integrated Siemens appliances including a fridge/freezer, oven, microwave, dishwasher and induction hob. A peninsular provides additional

seating and helps define the kitchen from the dining and sitting areas. The adjoining utility room provides alternative access to the garden, additional storage and space for white goods. A large second reception room, with French doors to the garden has the potential to be a ground floor bedroom, with an adjacent smart, modern shower room with large walk-in shower, wash-hand basin and WC.

Stairs lead up to the vaulted, galleried landing with a tall picture window overlooking the green. The principal bedroom also features a vaulted ceiling, large picture windows and has a sleek ensuite shower room. There are two additional vaulted, double rooms, one with a built-in wardrobe, which share a family bathroom with a modern suite with double size shower and attractive contemporary tiles.

The south-facing rear aspect of this property, the privacy afforded by its position, and the thoughtful landscaping creates a green and tranquil haven. Paved terracing runs across the back of the house to a shady pergola where there is space for alfresco entertaining and relaxing. The garden to the front is also landscaped with carefully considered planting, enhancing the view across to the green. Block paved driveway allows for off-road parking and access to the double garage which has light, power, plenty of storage and wiring for 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.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex

Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



Local Information: Wedmore

Local Council: Somerset

Council Tax Band: F

Heating: Gas

Services: Mains services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater

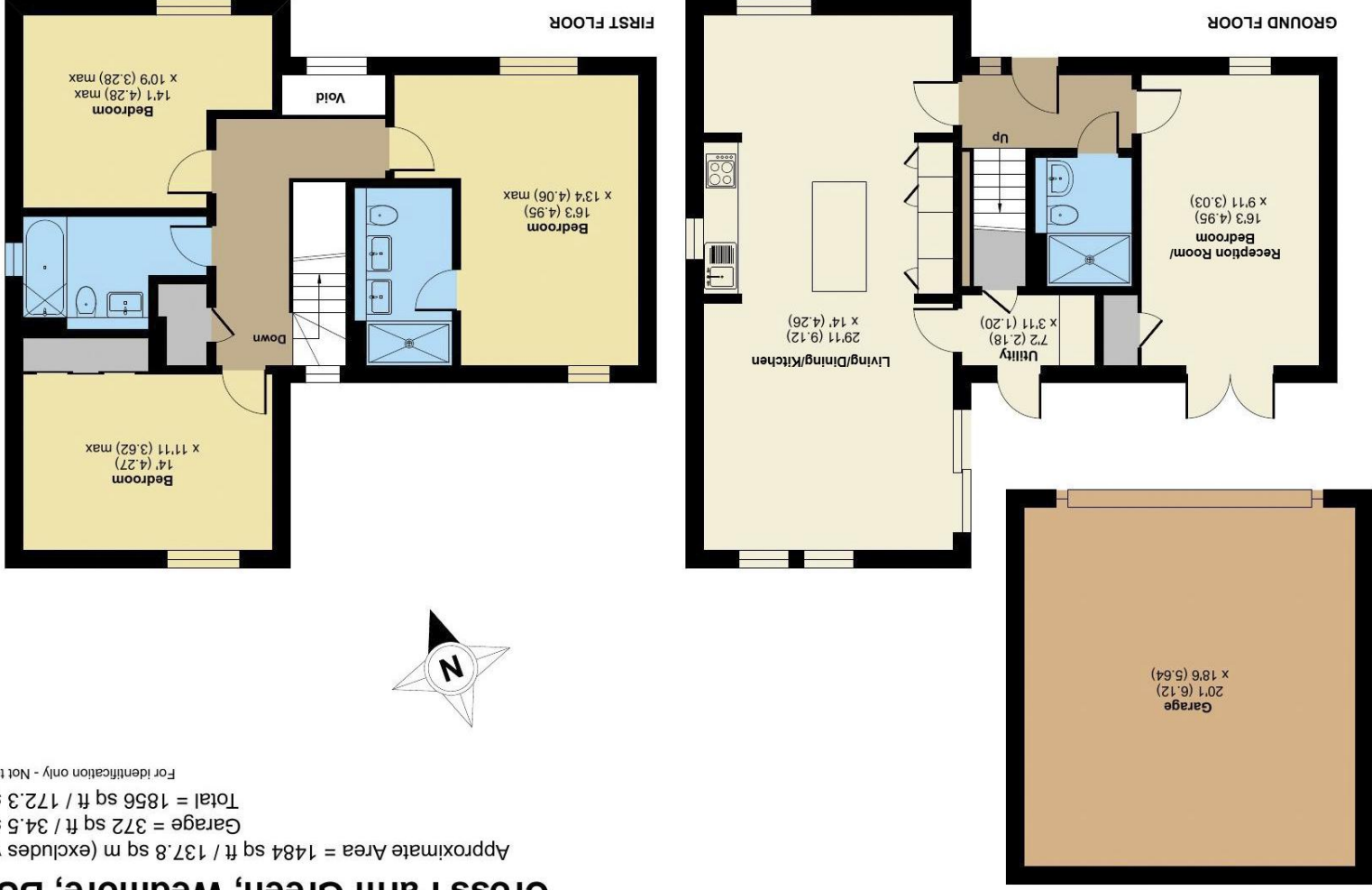


Nearest Schools

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

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Approximate Area = 1484 sq ft / 137.8 sq m (excludes void)
Garage = 372 sq ft / 34.5 sq m
Total = 1856 sq ft / 172.3 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). © nhtccom 2026.
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