












# Bishops Corner

Bruton, Somerset



# A contemporary semi-detached four bedroom property located in an exclusive South Somerset development

An attractive attached family home featuring quality fixtures and fittings throughout. The property also benefits from a spacious private balcony off the principal bedroom, affording picturesque far-reaching views. It is located in a quiet semi-rural development of just seven properties on the fringes of sought-after town Bruton, near to local amenities.

	<b>2 RECEPTION ROOMS</b>		<b>4 BEDROOMS</b>		<b>2 BATHROOMS</b>
	<b>2 ALLOCATED PARKING SPACES</b>		<b>GARDEN</b>		<b>FREEHOLD</b>
	<b>TOWN</b>		<b>1,336 SQ FT</b>		<b>GUIDE PRICE £625,000</b>



## The property

Forming part of an exclusive semi-rural development of just seven properties in, as the name of the development implies, the gardens of a nearby old vicarage, Bishop's Corner is an attractive semi-detached family home, rendered to the front and weatherboarded to the rear, offering more than 1,300 sq ft of bright, attractive accommodation arranged over two floors. The property offers a practical, elegant, and cohesive living environment, featuring exposed wood effect flooring throughout the ground floor. The predominantly open-plan ground floor accommodation flows from a welcoming entrance hall area with useful storage and a fitted utility room incorporating a modern cloakroom. It includes an extensive L-shaped kitchen/dining room and drawing room, together with a well-proportioned inter-connecting rear aspect study, suitable for a variety of uses. The front aspect kitchen/dining room features a range of contemporary wall and base, white quartz work surfaces and splashbacks, a Belfast sink, modern integrated appliances including a Rangemaster Paval cooker and space for a sizeable breakfast/dining table.

The remaining dual aspect drawing room has full-width and full-height patio doors to a raised rear decked terrace, affording far-reaching views.

A concealed staircase rises from the drawing room to the first floor which provides a rear aspect principal bedroom with French doors to a spacious 158 sq ft paved private balcony, affording countryside views, and a contemporary en suite shower room. There are three additional bedrooms, two to the front aspect and one to the rear overlooking the rear garden and countryside beyond, together with a modern family bathroom with bath and separate shower.





## Outside

Having plenty of kerb appeal, the property is approached over a shared tarmac driveway giving access to two allocated parking spaces and over a low-maintenance gravelled forecourt with a paved stepping-stone path to the front door. Steps accessible from the gable end of the property lead down to the enclosed garden to the rear which is laid mainly to gently-sloping lawn bordered at its end by mature trees and features a raised decked terrace accessible from the drawing room, providing stunning far-reaching views over neighbouring rolling South Somerset countryside.

## Location

Located on the outskirts of the charming town of Bruton, Somerset. The town has been dubbed by British Vogue “the new Notting Hill” due to its enchanting allure and sophistication. The town with bustling high street, florist, Post Office, petrol station, convenience stores, boutiques, GP and veterinary surgeries, a pharmacy, gallery, primary and secondary

schooling, restaurant and cafés, all surrounded by beautiful rolling countryside. More extensive amenities are available in Castle Cary, Wincanton, Gillingham, Frome, Sherborne, Wells, Glastonbury, Yeovil, Warminster and Bath. Communications links are excellent: the A303 links to the M3, M25, London the West Country, and Bruton station offers regular services to regional centres and London (Waterloo and Paddington, from 1 hour 52 minutes’ journey time).



## Distances

- Bruton 1.4 miles
- Castle Cary 4 miles
- Wincanton 5.5 miles
- Gillingham 11.4 miles
- Bath 26.7 miles

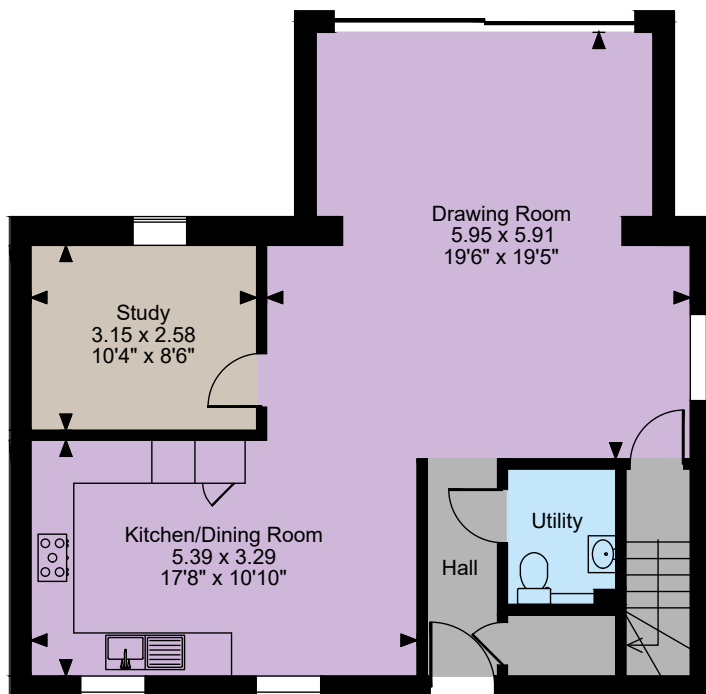
## Nearby Stations

- Castle Cary
- Gillingham

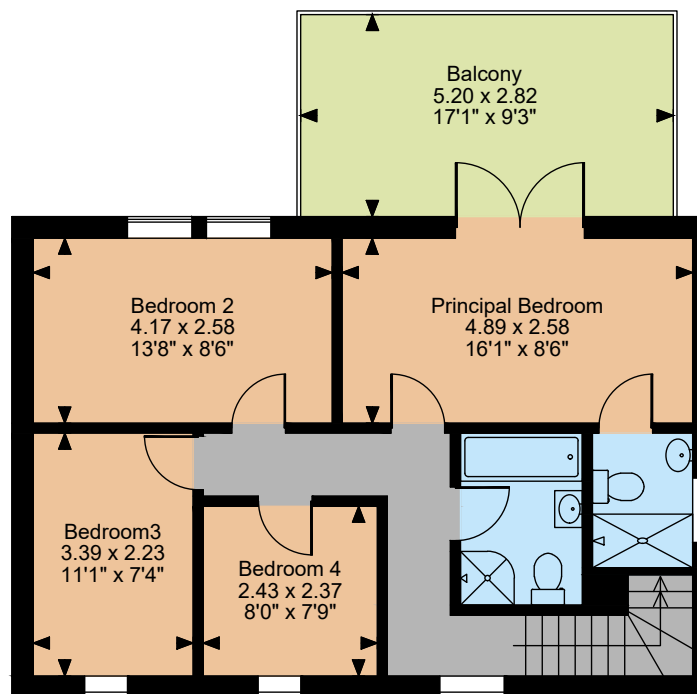
## Nearby Schools

- Bruton Primary School
- Sexey's School
- King's Bruton
- Millfield School
- Wells Cathedral School
- Hazlegrove Preparatory School
- All Hallows School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

House internal area 1,336 sq ft (124 sq m)

Balcony external area 158 sq ft (15 sq m)

For identification purposes only.

## Directions

BA10 0FG

///what3words: throw.quirky.users

## General

Local Authority: South Somerset Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

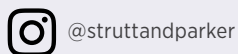
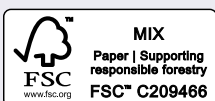
Agents Note: There is a charge of £375 paid every six months for the car park and access, drive maintenance and tree trimming.

## Salisbury

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