




The Parish

Bruton, Somerset

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

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 and wood effect flooring spanning the whole ground floor, together combining to provide an elegant, practical and cohesive living and entertaining environment. It is located in a quiet semi-rural development of just seven properties on the fringes of a sought-after town, near to local amenities.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



**2 ALLOCATED
PARKING
SPACES**



GARDEN

**FREEHOLD**

TOWN



1,413 SQ FT



GUIDE PRICE
£650,000



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, The Parish is an attractive part-rendered and part-weatherboarded semi-detached family home offering flexible accommodation arranged over two light-filled floors. Configured to provide an ideal family and entertaining space with quality fixtures and fittings and neutral décor throughout, and featuring exposed wood effect flooring across the ground floor, the property presents a truly practical, elegant and cohesive environment. The accommodation flows from a welcoming entrance hall with useful modern cloakroom and briefly comprises an extensive 23 ft L-shaped kitchen, drawing room and dining area together with a generous inter-connecting rear aspect study, suitable for a variety of uses. The kitchen has feature front aspect angled glazing and features a range of contemporary wall and base units including a large central island with bespoke integral wooden breakfast table, wine rack, complementary quartz work surfaces and splashbacks, a double

Belfast sink and modern integrated appliances. The remaining drawing and dining areas, configurable to the purchaser's own requirements, have space for a sizeable table, useful walk-in storage and French doors to the rear terrace.

Stairs rise from the entrance hall to the first floor which provides a principal bedroom with feature front aspect angled glazing and contemporary en suite shower room and three further well-proportioned double bedrooms, one to the front aspect and two to the rear overlooking the rear garden and rolling countryside beyond. The en-suite features beautiful emerald and light green marble tiles on the floor and behind the shower. A modern fully-tiled family bathroom with a bath with screened shower over, completes the facilities.



Outside

Having plenty of kerb appeal, the property is approached over a shared tarmac driveway giving access to two allocated parking spaces in front of the property. The enclosed garden to the rear is laid mainly to gently-sloping lawn bordered by mature shrubs and trees and features a paved terrace off the drawing room, also accessible over a part-gravelled path approached through a side aspect pedestrian gate, the whole enjoying 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

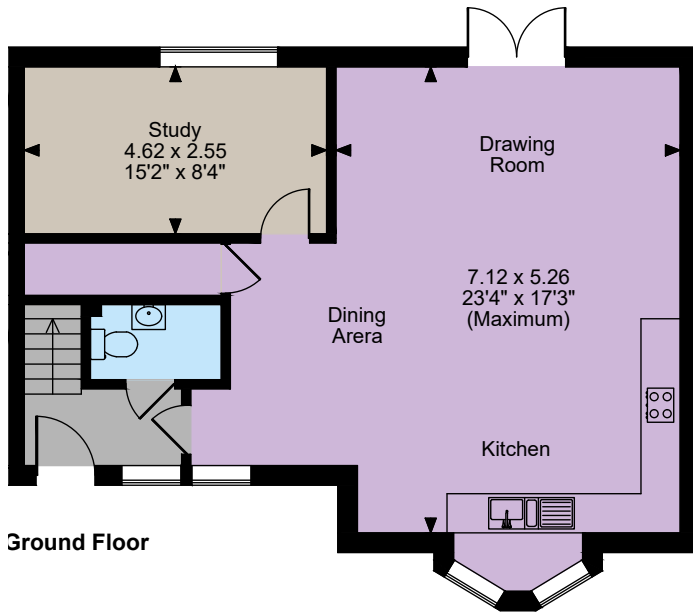
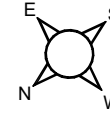
Nearby Stations

- Castle Cary
- Gillingham

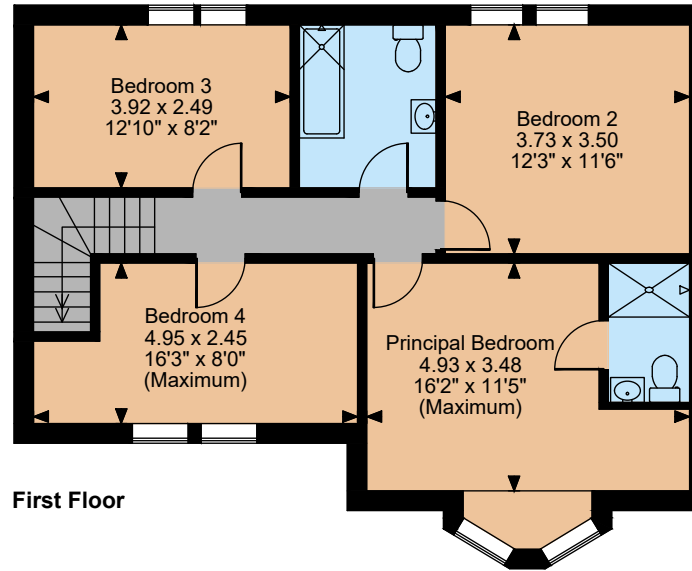
Nearby Schools

- 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 1,413 sq ft (131 sq m)
For identification purposes only.

Directions

BA10 0FG

///what3words: blotchy.rescuer.incurs - brings you to the property

General

Local Authority: South Somerset Council

Services: mains electricity, gas, 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

Agents Note: 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.

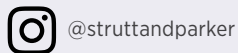
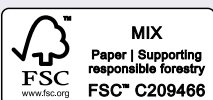
Salisbury

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