



HAMBLETON
ESTATE AGENTS

11 WESTFIELD
BRUTON
BA10 0BT



£300,000

11 Westfield, Bruton, Somerset, BA10 0BT.

This superb four-bedroom end-terrace house is enviably positioned on a mature residential development, just a short stroll from Sexey's School.

In our opinion, it stands out as one of the most desirable properties within the development offering generous living space, off-road parking for two cars, garage with light and power, an extended kitchen, and delightful far reaching views to the rear.

Unlike a number of neighbouring properties where the fourth bedroom has been added via a loft conversion, this home was one of the select few originally constructed with four true bedrooms. This not only ensures a well-balanced layout but also retains the potential to convert the loft in future (subject to the necessary consents), providing scope for even further accommodation.

The welcoming entrance hall features a useful double cloaks cupboard and a ground floor cloakroom. To the right, you will find a spacious sitting room centred around an attractive fireplace with a wood-burning stove, a perfect focal point for cosy evenings. A wide opening flows seamlessly into the dining room, which enjoys direct access to the rear garden via patio doors, creating a space for entertaining and summer dining.

The kitchen, which has already been thoughtfully extended, offers excellent space and functionality. However, for those looking to create a striking open-plan kitchen/diner, there is further potential to open up the area by removing the internal dividing wall (subject to the usual permissions).

Upstairs, the property boasts four generously sized bedrooms, two of which enjoy delightful, far-reaching views. A modern family shower room completes the first floor accommodation.

Externally, the property continues to impress. To the front, there is private off-road parking for two cars, with additional parking available in front of the nearby garage. The rear garden landscaped with a lawn, mature planting, and two dedicated seating areas perfect for outdoor entertaining or simply relaxing at the end of a busy day.

In summary, this is a wonderful opportunity to acquire a spacious and well-appointed family home in a desirable location, just moments from local schools and within easy reach of Bruton's town centre and amenities. Early viewing is strongly recommended.

LOCATION: Bruton is a small ancient South Somerset town nestling in the foothills of Brue Valley surrounded by unspoilt countryside. The town has retained great charm over the years with many interesting and historical buildings which defines its character. The main industries are agriculture and education with four schools in Bruton. King's School, founded in 1519, Sexey's School and a primary school. Bruton has many thriving groups and societies including a Festival of Arts, Horticultural Show, musical and theatrical productions. It is also now well known by the establishment of the renowned Hauser & Wirth Art Gallery and Mill on the Brue Outdoor Activity Centre. The town has a small range of shops and a range of public houses and restaurants including the award winning 'At the Chapel'. Further local attractions include the National Trust Stourhead House and gardens and The Newt gardens and spa hotel. There are many other charming towns nearby which together offer a wide range of shopping, cultural and sporting activities. These include Castle Cary, Wincanton, Sherborne, Shaftesbury and Wells with Bath, Bristol and Salisbury all being in easy reach. Communications are good with a small rail station in Bruton and mainline services at Castle Cary (Paddington) and Sherborne (Waterloo). The A303 a few miles south is the road link to London and Bristol international airport is well within an hours drive.

ACCOMMODATION IN DETAIL. GROUND FLOOR

UPVC double glazed front door to:

ENTRANCE HALL: Radiator, space for coats and boots and large cloaks cupboard with hanging rail and shelf.

CLOAKROOM: Low level WC, wash basin unit, wood effect tiled floor, radiator and double glazed window to side aspect.

SITTING ROOM: 17'2" x 10'10" A spacious light and airy room with

a wide opening leading through to the dining area, two radiators, double glazed window to front aspect, fireplace with wood burning stove, understairs cupboard, coved ceiling and opening to:

DINING ROOM: 10'10" x 9'4" Radiator, coved ceiling, sliding patio door to a timber decked terrace and door to:

KITCHEN/BREAKFAST ROOM: 20'5" x 8'6" This room has been extended providing plenty of space for a table. Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, space and plumbing for washing machine, two radiators, tiled floor, smooth plastered ceiling with downlighters and door to rear garden.

From the sitting room stairs to first floor.

FIRST FLOOR

LANDING: Hatch to large loft providing the opportunity for a loft conversion (subject to building regulations). Airing cupboard with radiator and slatted shelving.

BEDROOM 1: 13' (to front of wardrobe) x 9' A spacious double bedroom with radiator, built-in wardrobe, coved ceiling, picture rail and double glazed window to front aspect.

BEDROOM 2: 12' x 8'5" This room is a particular feature enjoying far reaching views. Radiator, coved ceiling and double glazed window to rear aspect.

BEDROOM 3: 10'8" x 7'2" Radiator, coved ceiling and double glazed window to front aspect.

BEDROOM 4: 11'3" x 7'2" Radiator, coved ceiling and double glazed window to rear aspect with delightful far reaching views.

SHOWER ROOM: Large shower cubicle, modern wash basin unit, low level WC, heated towel rail, wood effect tiled floor, smooth plastered ceiling with downlighters and double glazed window to side aspect.

GARAGE: 15'10" x 7'9" Situated in a nearby block with light and power.

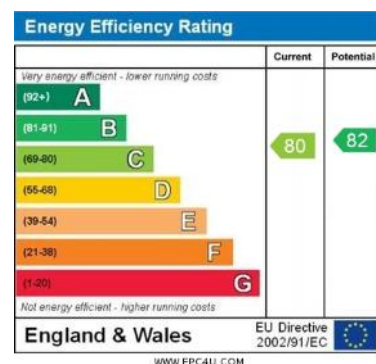
SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations. The solar panels have been installed by a third party under a lease agreement so do not benefit from a feed in tariff (FiT). However, the property does benefit from the electricity generated when there is daylight.

COUNCIL TAX BAND: C

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

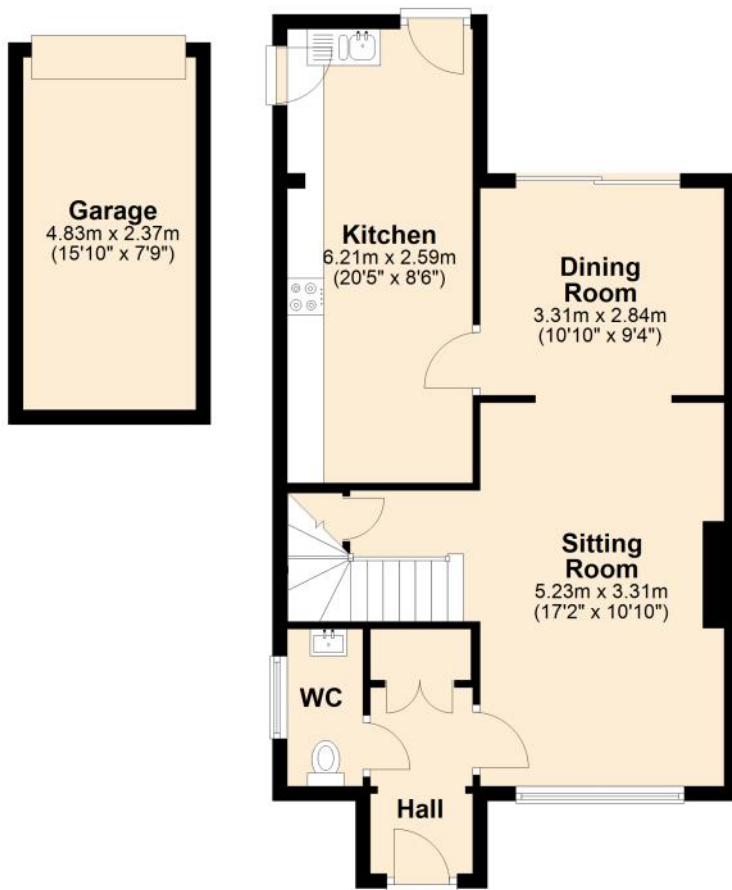
IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





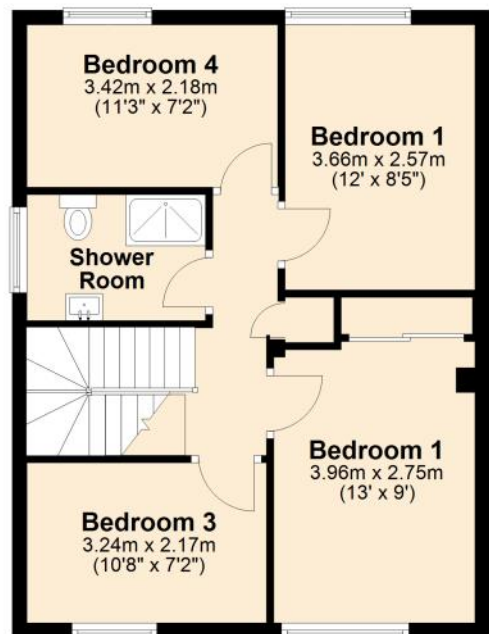
Ground Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.4 sq. feet)

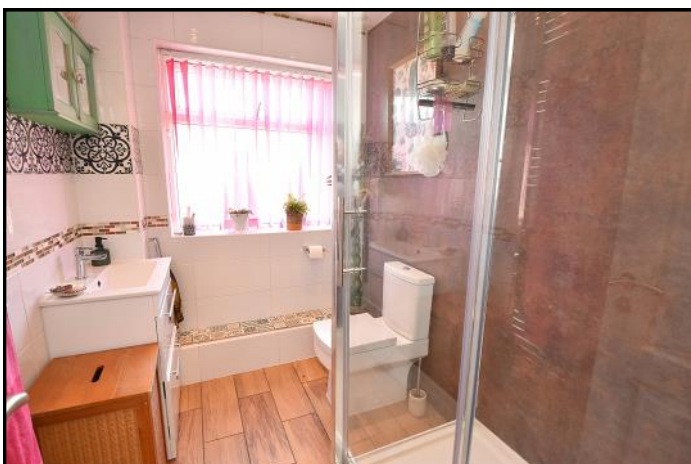


Total area: approx. 106.5 sq. metres (1146.6 sq. feet)



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