



HAMBLETON

ESTATE AGENTS

4 COLE MEAD BRUTON BA10 0DL



£595,000

4 Cole Mead, Bruton, Somerset, BA10 0DL.

Positioned at the end of a cul-de-sac within a desirable residential developments, this impressive four bedroom detached house offers the perfect blend of space, comfort, and convenience. Ideally located just a short walk from Sexey's School, and within easy reach of the vibrant town centre, this property is an outstanding choice for families seeking a well appointed home in a sought-after setting.

Upon entering, a welcoming hallway sets the tone for the stylish and well maintained interiors. The generous sitting room boasts an attractive fireplace with a wood-burning stove providing a focal point that creates a warm, cosy atmosphere. The heart of the home is the beautifully designed open-plan kitchen and dining area, filled with natural light and offering ample space for both everyday family life and entertaining. French doors from the dining area lead directly to the rear garden, seamlessly connecting indoor and outdoor living.

A separate utility room provides additional storage, space for laundry appliances, a sink, and external access for added practicality. Also off the hallway, a versatile second reception room makes an ideal home office, playroom, or snug, while a convenient downstairs WC completes the ground floor.

Upstairs, the accommodation continues to impress. All four bedrooms are generously proportioned, with the principal bedroom being particularly spacious complete with an en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the home enjoys equally well considered spaces. To the front, a double-width driveway with turning area leads to a double garage, offering ample parking and storage. Between the garage and the main house is a private seating area with raised beds, perfect for morning coffee. A side path leads to the rear garden, which has been beautifully landscaped by the current owners. This outdoor haven features a raised terrace ideal for relaxing after a busy day, along with lawn and patio areas enclosed by mature shrubs and trees, providing a high degree of privacy and seclusion.

This exceptional home truly offers everything a modern family could need in a wonderful location just moments from all that Bruton has to offer.

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 three 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

Storm porch with light to front door.

ENTRANCE HALL: A spacious hallway with radiator, exposed floorboards, understairs cupboard, coved and smooth plastered ceiling, double glazed window and stairs to first floor.

CLOAKROOM: Low level WC, wash basin unit, radiator, consumer unit and double glazed window to side aspect.

SITTING ROOM: 19'6" x 11'6" A spacious light and airy room featuring an attractive fireplace with wood burning stove, slate hearth

and timber mantle. Two radiators, coved ceiling, double glazed window to front aspect with deep display window sill, wall light points and double glazed patio doors to rear garden.

KITCHEN/DINER: 19'6" x 11'5" A wonderful room perfect for everyday family life with double glazed French doors opening to a patio ideal for al fresco dining. Inset 1¼ bowl sink with cupboard below, further range of matching shaker style wall, drawer and base units with work surface over, electric eye level double oven, inset four burner gas hob, space and plumbing for dishwasher, wine rack, double glazed window overlooking the rear garden, smooth plastered ceiling with downlighters and dining area with plenty of space for a large table. Door to:

UTILITY ROOM: 7'7" x 5'5" Inset sink with mixer tap and cupboard below, space and plumbing for washing machine and tumble dryer, Worcester gas boiler, tiled floor, radiator and door to side path.

SNUG/STUDY: 11'7" x 7'10" Dual aspect double glazed windows and radiator. From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Hatch to loft space, coved ceiling, linen cupboard, radiator and window to side aspect.

BEDROOM 1: 13'7" (max) x 10'9" A light and airy room with a double glazed window to front aspect, radiator, coved ceiling and door to:

EN-SUITE SHOWER ROOM: Modern white suite with fully tiled double shower cubicle, pedestal wash hand basin, low level WC, obscured glazed window, heated towel rail, tiled floor, electric shaver point and 'Dimplex' electric heater.

BEDROOM 2: 11'5" x 8'4" Radiator, coved ceiling and double glazed window to rear aspect overlooking the garden.

BEDROOM 3: 10'4" x 8'5" Radiator, coved ceiling and double glazed window to rear aspect overlooking the garden.

BEDROOM 4: 8'11" (max) x 8'5" Radiator, coved ceiling and double glazed window to rear aspect overlooking the garden.

BATHROOM: Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, obscured double glazed window, tiled floor, 'Dimplex' electric heater and electric shaver point.

OUTSIDE

FRONT GARDEN: An attractive front garden being well established with a variety of mature plants. Courtyard style seating area with raised beds, a tarmac drive provides generous off road parking and leads to a double garage. EV charging point and side path to:

REAR GARDEN: A delightful landscaped garden featuring a raised timber decked terrace being the ideal spot to sit and relax after a busy day. A block brick patio leads to lawn with deep established flower bed borders all enclosed by fencing. Water tap.

DOUBLE GARAGE: 17'10" x 16'9" Twin up and over doors, light and power.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: E

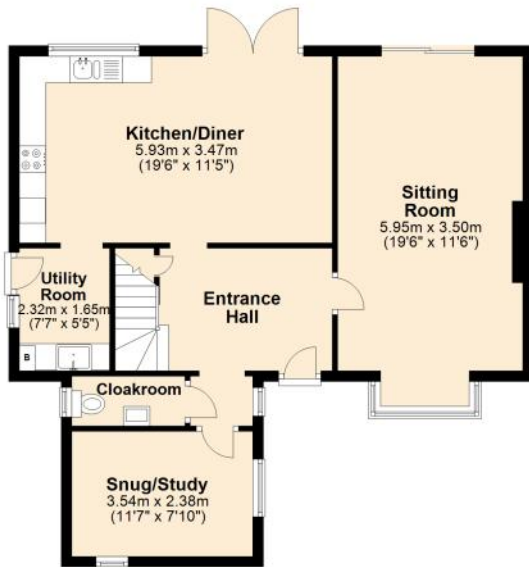
TENURE: Freehold

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



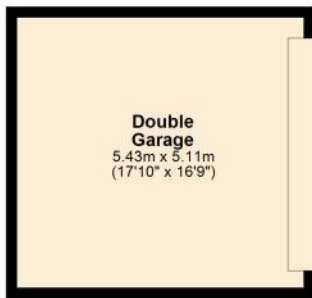
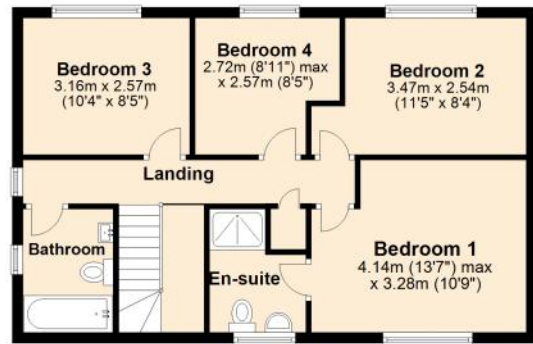
Ground Floor

Approx. 97.5 sq. metres (1049.8 sq. feet)



First Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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Total area: approx. 154.2 sq. metres (1660.0 sq. feet)





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