



HAMBLEDON

ESTATE AGENTS

SCOTTS RETREAT SOUTH BREWHAM, BRUTON BA10 0LE



£399,950

- ◆ DETACHED BUNGALOW IN DELIGHTFUL VILLAGE SETTING
- ◆ POTENTIAL TO EXTEND (SUBJECT TO USUAL PERMISSIONS)
- ◆ TWO DOUBLE BEDROOMS ◆ LIGHT & AIRY SITTING ROOM
- ◆ RURAL VIEWS ◆ SPACIOUS KITCHEN ◆ MODERN BATHROOM
- ◆ GARAGE ◆ OFF ROAD PARKING

Scotts Retreat, Charcroft Hill, South Brewham, Bruton, BA10 0LE

Scotts Retreat is a spacious and well-proportioned two bedroom detached bungalow, situated in the sought-after village of South Brewham, just three miles from the vibrant town of Bruton. Nestled in the heart of this charming rural community, the property enjoys views over adjoining fields and offers an appealing blend of peace, privacy, and potential.

Occupying a generous plot, the bungalow provides excellent scope for extension - either into its existing footprint or, subject to the necessary planning consents, by adding a first floor to create a larger family home.

Currently, the accommodation is comfortable and well laid out, featuring oil fired central heating and double glazed windows. The front door opens into a wide, welcoming hallway with a hatch giving access to a large loft space. To the right, a light and airy sitting room enjoys views across the village and surrounding countryside, with an attractive natural stone open fireplace providing a lovely focal point.

At the rear, the kitchen/breakfast room offers plenty of space for a table and is fitted with a range of units, an eye-level oven, and inset hob. A useful rear lobby provides access to a WC, storage cupboard, and the gardens/driveway.

Off the main hallway are two double bedrooms, both with fitted double wardrobes, along with a modern bathroom

Outside, Scotts Retreat enjoys an elevated position, with the front garden sloping down to a mature laurel hedge. The driveway provides ample parking for several cars and leads to a detached garage with an adjoining car port.

Although the rear garden is not especially deep, it is wide, very private, and enjoys a sunny aspect - ideal for outdoor relaxation. Areas of lawn extend to both sides of the property, offering plenty of scope for keen gardeners or those wishing to further landscape the space. A small garden room provides a sheltered area to enjoy afternoon tea.

In summary, while some areas would benefit from updating, Scotts Retreat presents an exciting opportunity to extend and modernise, creating a truly delightful home in a wonderful rural setting just moments from Bruton.

LOCATION: South Brewham is a rural village 3 miles east of Bruton in the heart of the Somerset countryside. The village hall is a hub for activities hosting a variety of clubs and events. Just a short drive away is the town of Bruton with several well-known restaurants, pubs and bars including "At the Chapel", "The Roth Bar" and the world-renowned Hauser & Wirth Art Gallery. The town also has a doctor's surgery, pharmacy, vet, post office, mini supermarkets, fuel station and numerous independent shops. The newly opened country estate "The Newt in Somerset" offers restaurants, cafes and beautiful gardens with woodland walks. The pretty town of Castle Cary is a few miles north offering further retail outlets and for larger towns Wincanton, Sherborne and Yeovil are all within easy reach.

ACCOMMODATION IN DETAIL:

Storm porch with front door to:

ENTRANCE HALL: A spacious hallway with radiator, coved ceiling, airing cupboard housing hot water tank with shelf for linen and hatch to loft.

SITTING ROOM: 21' x 13'1" A light and airy room featuring a natural stone fireplace. Two radiators, coved ceiling, three wall light points and two double glazed windows to front aspect.

KITCHEN: 14'10" x 11' Double bowl single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, tall unit with built-in double oven, electric hob, radiator and door to:

SIDE LOBBY: Storage cupboard with water softener and doors to front and rear gardens.

CLOAKROOM: Low level WC, oil fired boiler and window to side aspect.

BEDROOM 1: 13' x 10'9" Radiator, double glazed window to front aspect with field views and built-in double wardrobe.

BEDROOM 2: 13' x 10'10" Radiator, double glazed window to rear aspect and built-in double wardrobe.

BATHROOM: Panelled bath with shower over, fitted units incorporating low level WC with concealed cistern and semi recess wash basin, heated towel rail and fully tiled walls.

OUTSIDE

FRONT GARDEN: Mainly laid to lawn fronted by a mature hedge. A driveway flanked by mature shrubs leads to a detached garage with car port attached.

REAR GARDEN: A paved patio leads to lawn which extends to the side of the property. Oil tank, green house, and *Garden Room* 8'8" x 8'4" with power.

SERVICES: Mains water, electricity, private drainage (treatment plant) and oil fired central heating all subject to the usual utility regulations.

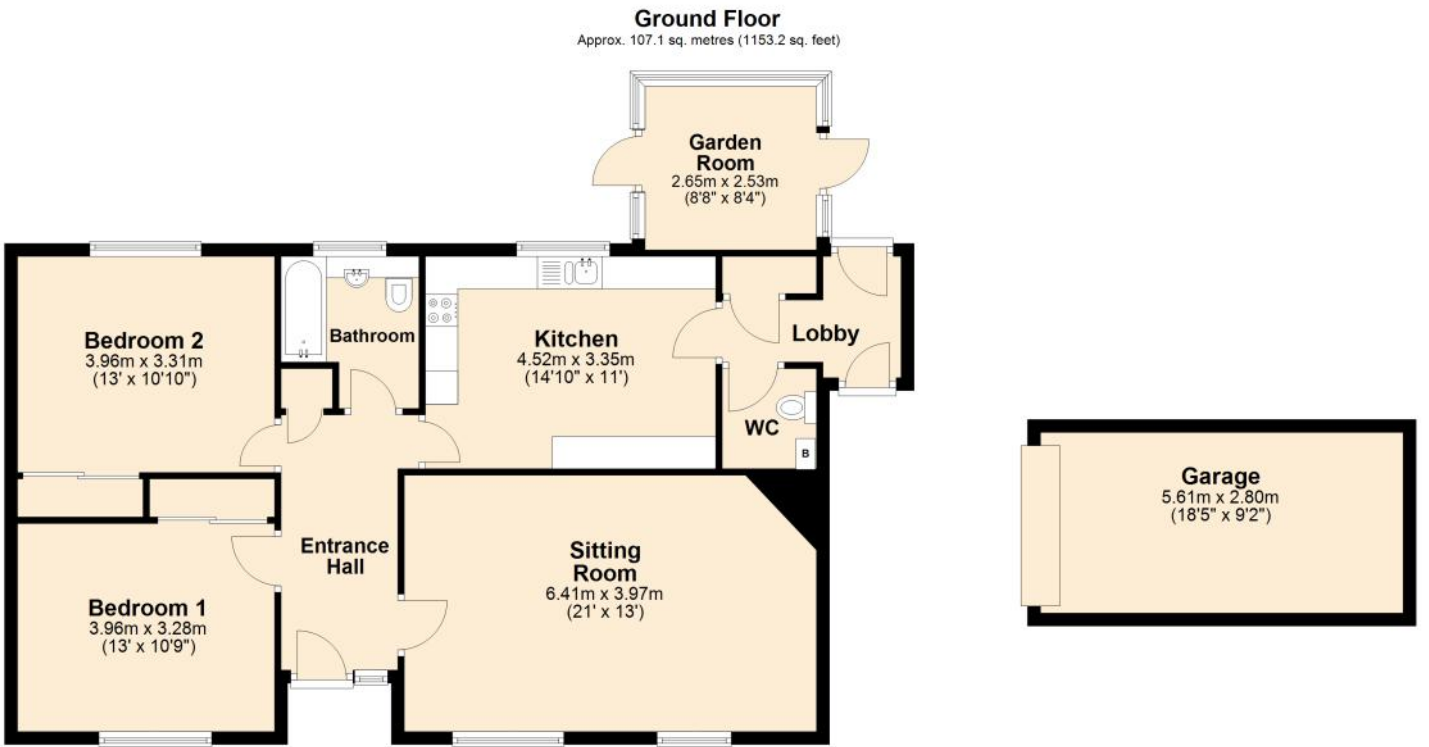
TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: Strictly by appointment through the agents.

Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	47 E	
21-38	F		
1-20	G		



Total area: approx. 107.1 sq. metres (1153.2 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

