

# LODESTONE



*Little Meadow, Bruton*









# *Little Meadow, Brewham Road Bruton*

BA10 0JD

Guide Price: £799,000

4   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Handsome detached 3/4 bedroom individual home set in a secretive location
- Beautiful mature garden approaching half an acre
- Garage plus off street parking for several vehicles
- Rear terrace commanding great views of the gardens
- Summer House with power
- Walking distance into Bruton
- Space/potential for a further dwelling / annexe subject to planning









Wonderfully positioned on the fringes of Bruton, Little Meadow is a well-maintained mid-20th century home, quietly exuding charm and elegance. Built in the 1950s and set within glorious mature gardens, this home is a rare find.

Comfortable and bright with high ceilings, the ground floor is orientated to capitalise on the views over the gardens. The kitchen is well appointed to accommodate one's culinary needs with integrated electric cooker, grill/top oven and hob. An adjoining utility room provides convenient space for washer/dryer, dishwasher, fridge/freezer, boiler and with direct access to the front of the property and back garden, this area provides the perfect workspace for country living.



The formal dining room is elegant and overlooks the rear garden. Opening onto the sitting room, creating a wonderful flow throughout the ground floor. The sitting room is vast and spans the width of the property. With windows providing outlook onto the side gardens and French doors that lead to the terrace, creating a seamless flow between indoor and outdoor living. An open fireplace provides atmosphere and warmth in the cooler months. An understairs cupboard and loo/WC round off this very comfortable living space.









Upstairs, a landing leads to three/four bedrooms, each capturing peaceful outlooks across garden and countryside. One bedroom, formerly two, now offers a particularly spacious retreat but could easily be reinstated as separate rooms if desired, there is a shower cubicle within, while a further family bathroom and separate WC complete the upper floor.

### Outside

The gravel drive to the front provides an elegant entrance to this handsome home. Bordered by mature hedging, dotted with mature trees and strategically placed magnolia and acers to bring colour and texture. The garden is at once private and yet open.



Little Meadow is draped in climbing hydrangea to the front, clematis to the side and wisteria to the back. The scene and scents are beautiful. A large south facing terrace provides the setting for many a wonderful day lapping up the wonderful garden and rural outlook which is little meadow.

Ample space for alfresco living, bbq area, seating and vantage points are plentiful. Elegant steps lead down to the gardens which feature a carefully curated variety of mature trees, sweeping lawn, mature beds with shrubbery and pretty perennials.









dotted strategically. Various nooks add to the magic and provide options for summer campouts and picnics in the garden.

Along from the terrace sits a summer house, offering a variety of uses or just the opportunity to enjoy the serene setting and ever-present birdsong.

Little Meadow is a rare gem: a home that balances comfort with elegance, privacy with openness, and tradition with timeless appeal -just moments from one of Somerset's most sought-after towns.

### **Situation**

Little Meadow is idyllically set on the outskirts of Bruton, with the high street being a short walk away. Bruton has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Blue Ball'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant. For fine dining, the Michelin-starred 'Osip' is a short drive away. Bruton offers a range of amenities, including a doctor's surgery, pharmacy, vet, post office, mini supermarkets, a fuel station, and independent shops. It's just a 10-minute drive to Castle Cary, which features a mainline railway station, the Creamery restaurant, and The Newt nearby. Castle Cary itself is a charming market town









with independent businesses, boutiques, and galleries. Every Tuesday, the local market showcases fresh, locally sourced produce such as organic vegetables, artisan bread, cheeses, meats, and fish. The town also offers a nursery, primary and secondary schools, a health centre, dental practice, library, bank, post office, butcher, newsagent, chemist, pubs, restaurants, and tea shops.

Large supermarkets are located in Wincanton and Shepton Mallet which are both a short drive away. Gillingham (approx 20 mins away) has a Waitrose as does Sherborne (30 mins away). For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour's drive.

The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx. 2 hours) and also the new train to Waterloo (Bruton).

Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

### Schools

Bruton has its own primary school, Bruton Primary School, and there are three pre-schools: Ladybirds, Sunny Hill Nursery and Community Kids Playgroup. For secondary schools there is King's School Bruton and the state-owned boarding school - Sexey's.





### **Directions**

Post code: BA10 0JD

What.3.Words: //deploying.diet.feeds



**Viewing by appointment only**



## Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

### PART A

Local Authority: Somerset

Council Tax Band: G

Guide Price: £799,000

Tenure: Freehold

### PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private

Heating: Oil

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Multiple

### PART C

Building Safety:

Restrictions:

Rights and Easements: N/A

Flood Risk: Very Low for both Rivers/Sea and Surface water

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

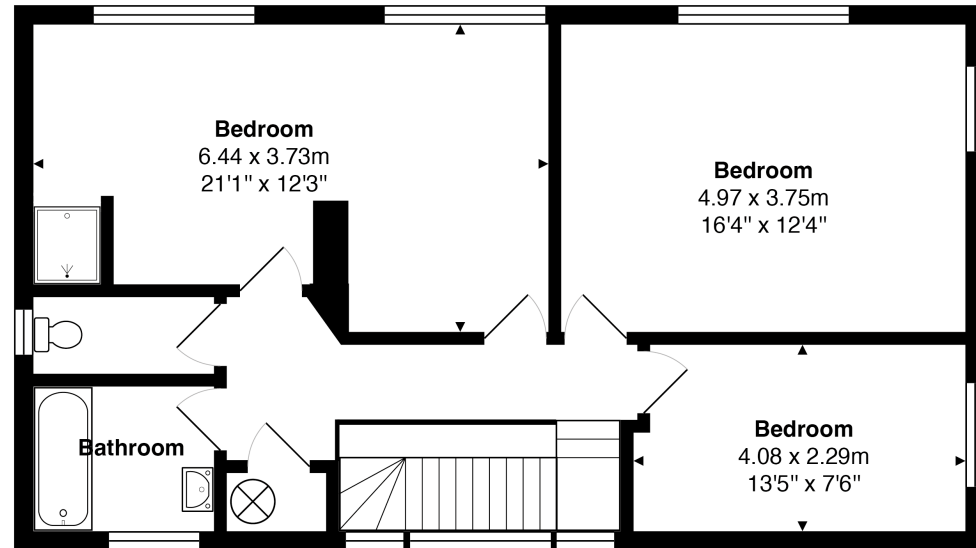
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



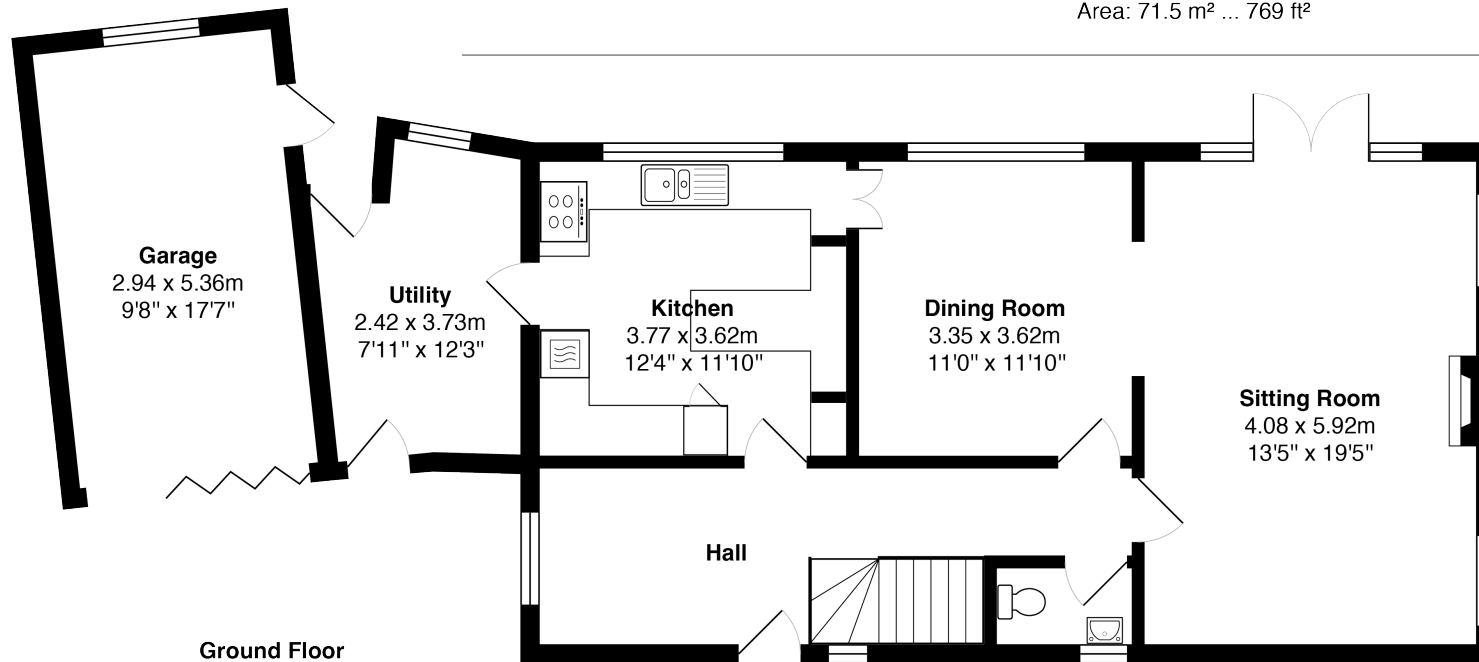
# Little Meadow, Bruton



Approximate gross internal floor area of main building  
- 164.8 m<sup>2</sup> / 1,774 ft<sup>2</sup>



Area: 71.5 m<sup>2</sup> ... 769 ft<sup>2</sup>



Area: 93.3 m<sup>2</sup> ... 1005 ft<sup>2</sup>





Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



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