

LODESTONE



19 Burrowfield Close





19 Burrowfield Close,

BA10 0HP

Guide Price: £399,950

4

Bedrooms

1

Bathrooms

2

Receptions

PROPERTY FEATURES

- Fantastic semi detached family home
- Good size corner plot
- Ample parking and a double garage
- Kitchen/Dining room
- Three/Four bedrooms
- Office/work space
- Good size rear garden
- Utility room
- Walking distance to Bruton High Street



19 Burrowfield Close is a fantastic family home, just a short walk from Bruton High Street. This semi-detached solid red brick house is fully double glazed with gas central heating. Situated on a spacious corner plot, it offers off-road parking and a double garage/workshop. The current owners have thoughtfully updated the property, which now offers generous living spaces throughout.

A practical lobby leads into the hallway and then into the spacious living room with a feature fireplace. There are patio doors to the front and an opening into an additional reception room. This room is currently used as a playroom, this versatile space could easily be transformed into an office or workspace. From here, you can access the garden via a store room, and there's also a door leading to the utility room and a downstairs loo. At the rear of the property, a fitted kitchen runs along the back with a window overlooking the garden, enjoying morning sunshine. This leads to a good-sized dining room, which also has a door to the garden. Additionally, there is another reception room/study on the ground floor, which could be used as a fourth bedroom or opened up to the dining room to create a larger kitchen/diner.

Upstairs, the light-filled landing gives access to two double bedrooms, a single bedroom, and a family bathroom. The windows at the back offer lovely views over rooftops and the surrounding countryside. There are also airing and storage cupboards.

Outside

The large driveway provides ample parking for several cars and leads to two single garages, which are currently used as a garage and a workshop. The front garden features a lawn bordered by a low stone wall and shrubs. The rear garden is a generous size, enclosed by fencing, and includes areas of gravel, decking, and a lawn, offering a variety of outdoor spaces to enjoy.



Situation

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.

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 (postcode BA10 0HP)

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

Council Tax Band: B

Guide Price: £399,950

Tenure: Freehold

PART B

Property Type: Semi-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 metered water

Sewerage: Mains

Heating: Gas

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: Double garage and driveway

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: None

Rights and Easements: A right of way to access electricity pole in rear garden

Flood Risk: Flood Zone 1 - Low risk

Coastal Erosion Risk: N/A

Planning Permission: None

Accessibility/Adaptations: None

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

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.



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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