



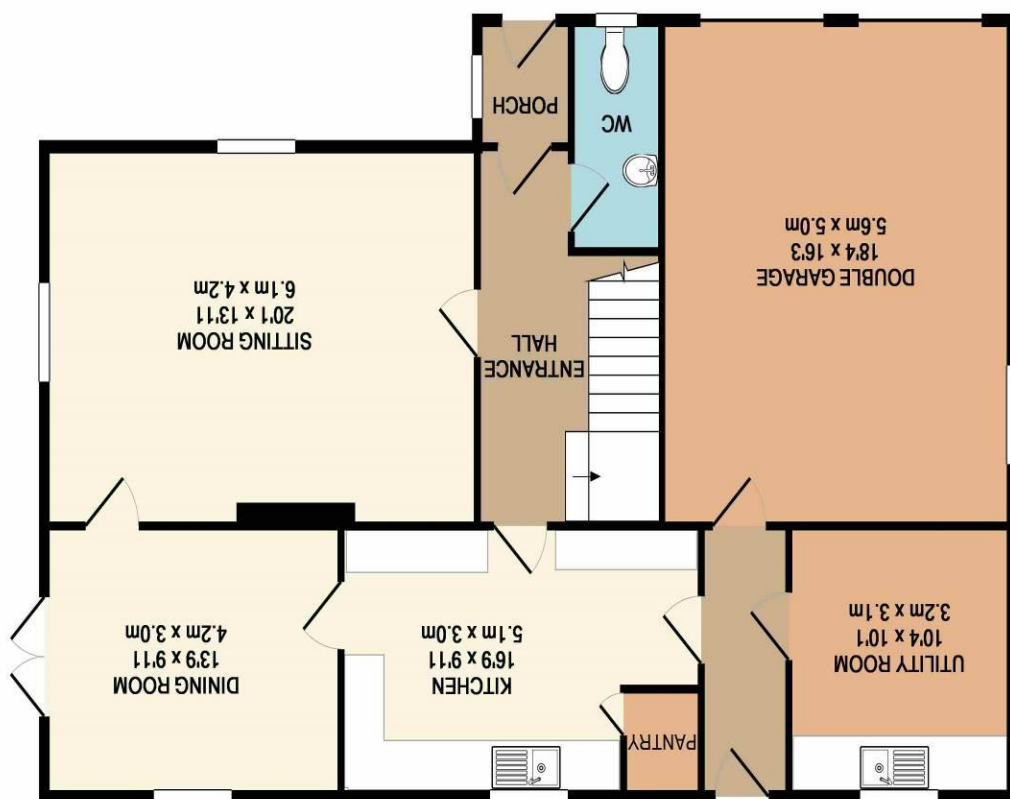
**COOPER & TANNER**  
To Contact  
Castle Cary Office

**Telephone:** 01963 350327  
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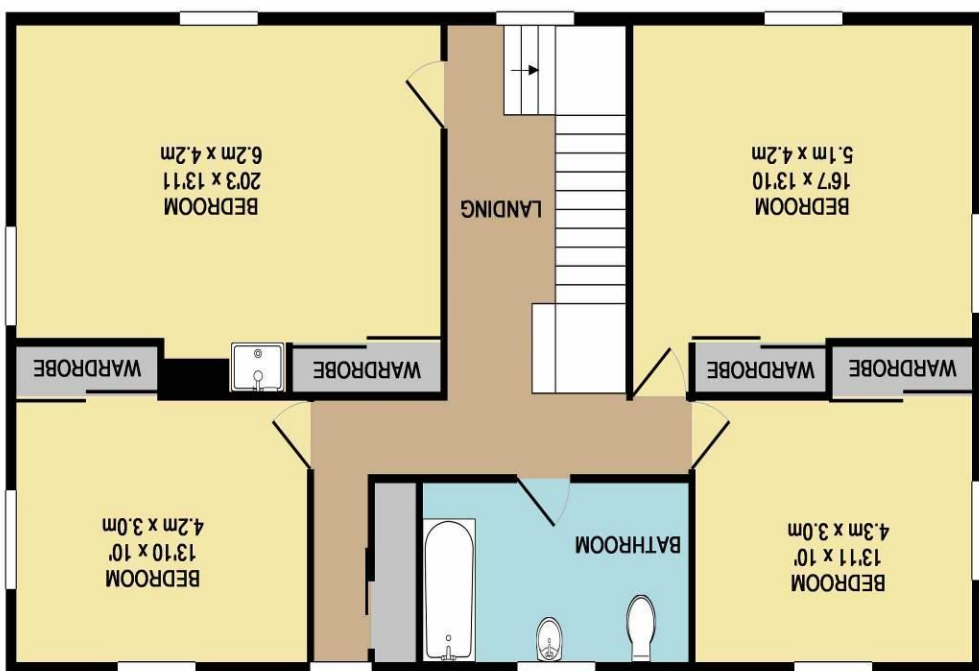
**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR



1ST FLOOR



**Brosley, Queens Square, Ditchat BA4 6QX**  
**Guide Price £475,000**

**COOPER & TANNER**  
THE ART OF AGENCY



### DESCRIPTION

Situated in an elevated position in the sought after village of Ditcheat, Brosley is detached family home offering spacious accommodation and in need of some general modernisation and updating. The property is being sold with no onward chain and benefits from double glazing, gas fired central heating, double garage, ample parking and gardens to the front, side and rear. In brief the accommodation comprises entrance porch leading into a spacious hallway with cloakroom leading off, dual aspect sitting room with open fire, dining room with French doors to the side, kitchen with pantry and door into inner hall with doors to large utility room, double garage and outside. To the first floor is a light and airy galleried landing, dual aspect master bedroom with shower and built in wardrobes, 3 further double bedrooms and a large family bathroom.

### OUTSIDE

A sloping driveway leads to the ample parking area and double garage. There are level gardens to the front with a selection of mature trees, shrubs and bushes with side access to either side of the property leading to the rear gardens. The gardens to the rear are laid to lawn with a paved seating area, mature shrubs and bushes and is encompassed by hedging and fencing.

### LOCATION

The favoured village of Ditcheat has a fine church, village hall, local pub known as the Manor Inn, a successful primary school, local farm shop (Barbers), Paul Nicholls riding stables

and is surrounded by scenic countryside. It is 3 miles to Castle Cary which offers wider amenities and has an Intercity railway station to London/Paddington in approx 90 minutes. Bath and Bristol can be easily reached by road within the hour, likewise the South coast. There is private education if required in Wells, Bruton and Street.

### DIRECTIONS

From Castle Cary, proceed on the A371 north towards Shepton Mallet. Turn left just before the Brook House Inn towards Alhampton and Ditcheat. Proceed through the village of Alhampton and continue until reaching the village of Ditcheat. At the T junction, the property will be found directly in front of you being identifiable by our for sale board.

### LOCAL AUTHORITY

Mendip District Council, Cannards Grave Road, Shepton Mallet Tel: 01749 648999

### SERVICES

Mains drainage, Water, Gas and Electricity.

### COUNCIL TAX BAND

F

### EPC RATING

C

### TENURE – Freehold

VIEWING – Strictly through Cooper & Tanner on 01963 350327. **AS REF: 17190 JULY 2017**

