

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Fairways, Cole Road, Bruton, Somerset, BA10 0DD



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A substantial five bedroom detached residence located just a few minutes walk away from the centre of Bruton. The house enjoys fine views and generous accommodation including an entrance hall, sitting room, living room, dining room, kitchen & breakfast room, utility, cloakroom, five bedrooms and three bathrooms. There is a double garage, parking and private gardens to the front and rear.

About the Area

Bruton is a small ancient town (population around 3,000) in South Somerset situated in the Brue Valley surrounded by beautiful and accessible countryside. Predating Roman times it has evolved gently through the ages with many interesting and historical buildings defining its character.

In the time of Canute there was a Royal Mint in Bruton and it's recorded in the Domesday book. Later it developed as a market town and the wool and silk trade prospered. Today its main industries are agriculture and education with four schools in Bruton: King's School, founded in 1519, Bruton School for Girls, Sexey's School, a Primary School.

There are other excellent independent schools in the area including Hazlegrove at Sparkford, Millfield at Street, Sherborne Schools, Wells Cathedral School, Downside, Port Regis and St Mary's, Shaftesbury.

Bruton has many thriving groups and societies including a Festival of Arts, Horticultural Show and musical and theatrical productions.

The town has a small range of shops and a range of pubs and restaurants including the award winning "At the Chapel" and "The Roth Bar" at the famous Hauser & Wirth Gallery. There are many other charming towns nearby which together offer a wide range of shopping, cultural and sporting activities. These include Castle Cary, 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.





Built in 2000, Fairways is a fabulous example of a substantial home, perfect for a family, benefiting from being within the sought after Sexey's school catchment. In addition to this, Fairways is within walking distance of Kings Bruton, Bruton School for girls and Sexey's school.

The house stands back from the road behind a Beech hedge, offering great privacy. An extensive gravelled parking area leads to the front door. A porch with cloaks cupboard opens into a spacious inner hallway, from which all reception rooms are accessed.

There are two reception rooms at the front of the house, both of which enjoy large bay windows, looking out onto the front garden and playing field beyond. Both rooms have a light and airy feel and are currently used as a formal dining room and sitting room respectively.

Across the hall at the rear of the house is the main living room which has a dual aspect and French doors leading to the rear garden. There is also a coal effect gas fire which serves as the focal point of the room.

The kitchen is perfectly suited to family living with space for a table & chairs, tiled floors and a utility with a door leading to the garden adjacent. Within the kitchen there are a range of wall and base units, drawers, and plenty of worktop space. Integral appliances include a gas cooker & hob, dishwasher and fridge.

Also on the ground floor is a cloakroom with w/c and basin.

Leading upstairs there is a spacious landing which gives access to the five bedrooms and family bathroom. The master bedroom sits at the rear of the house and enjoys a lovely view of the hill and fields behind, as well as having the benefit of built in wardrobes and an ensuite bathroom. The guest room, of equally generous proportions also has built in wardrobes and an ensuite shower room. There are three further bedrooms and a family bathroom with bath, w/c and basin.





Outside

At the front of the property, as well as the parking area, is an attractive front garden with a lawn and pretty flower beds. The rear garden can be accessed from both sides of the house with the gravel driveway continuing to the right hand side of the property to the double garage. This has double up and over doors, power and large amounts of space for storage. The rear garden is mainly laid to lawn and has a high degree of privacy with a patio area - perfect for al fresco dining, and herbaceous borders with mature shrubs. At the top of the garden is a summer house with electricity.



Energy Performance Certificate

Fairways, Cole Road, BRUTON, BA10 0DD

Dwelling type: Detached house
Date of assessment: 18 September 2017
Date of certificate: 18 September 2017

Reference number: 5993-7721-5300-2308-5996
Type of assessment: RDSAR, existing dwelling
Total floor area: 194 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years:	£ 3,387
Over 3 years you could save	£ 141

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	
Heating	£ 2,679 over 3 years	£ 2,894 over 3 years	
Hot Water	£ 417 over 3 years	£ 261 over 3 years	
Totals	£ 3,387	£ 3,246	You could save £ 141 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower heating costs	Current	Potential	Very energy inefficient - higher heating costs
(37-49)			
(31-37)			
(25-31)			
(19-25)			
(13-19)			
(7-13)			
	74	80	

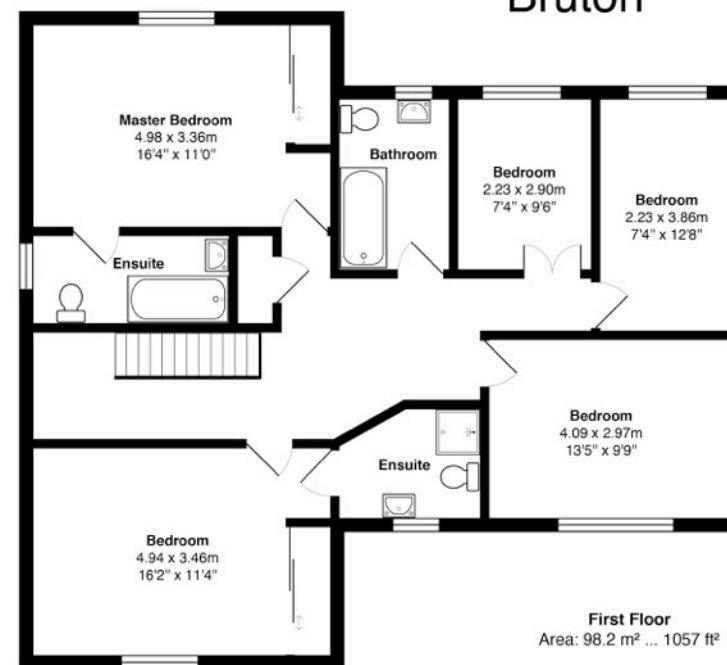
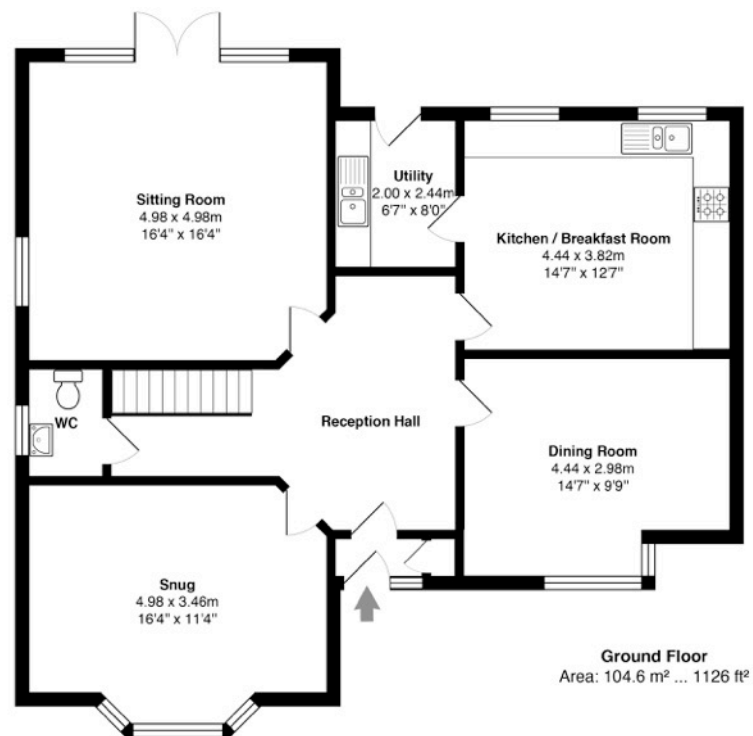
Top actions you can take to save money and make your home more efficient.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £8,000	£ 144
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 897

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Fairways, Bruton



Approximate gross internal floor area - 203 m² / 2,183 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint 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. 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 or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.