



Bramleys

Back Lane, Baltonsborough, BA6 8QB

George James PROPERTIES

EST. 2014

Bramleys

Back Lane, Baltonsborough, BA6 8QB

Guide Price - £850,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Bramleys is a large detached family house that has been extended and improved by the current owners. The house is peacefully located along a no through lane on the edge of this popular village. Set in stunning gardens approaching one acre with wooded area and countryside views. The house offers spacious, versatile living accommodation including four reception areas including a conservatory overlooking the gardens. There is a newly fitted and extended kitchen with separate utility area and WC. To the first floor there are four double bedrooms and two bathrooms. A large driveway offers ample parking with access to the double garage, a further parking area would accommodate a caravan/motorhome if required.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band F. The property has solar panels (Photovoltaic - PV) and battery which have been recently fitted, providing great savings on the energy costs and generating income from the excess energy exported back to the grid.

Amenities

The pretty village of Baltonsborough has village amenities including village shop, public house, local church and sought after school. Further amenities are found in the local towns of Wells, Glastonbury and Street. The regional centres of Yeovil, Bath and Taunton are all within easy reach. The area is also well served by a good selection of independent schools including Millfield, Wells Cathedral School, Kings Bruton, Hazlegrove and Sherborne Schools. There are good road and rail links with the A303 located to the south giving access to London and the South West, the M5 can be joined at junction 24. Mainline stations at Castle Cary with a service to London Paddington and Sherborne to London Waterloo. Sporting facilities include golf at Sherborne and Yeovil, horse racing at Wincanton, Exeter and Bath.

Entrance Porch 6' 7" x 7' 2" (2.00m x 2.19m)

Part glazed entrance door to the large entrance porch with window to the side and door to the hall.



Entrance Hall

With stairs to the first floor, oak parquet flooring, radiator and built in storage cupboard with radiator.

Sitting Room 14' 0" x 12' 1" (4.26m x 3.69m)

With window to the front, Minster stone fireplace housing cast iron log burner. Double doors opening to:-

Family Room 14' 2" x 11' 7" (4.31m x 3.53m)

With bay window to the rear and two radiators.

Sitting Room/Snug 11' 11" x 9' 1" (3.64m x 2.77m)

With bay window to the front and window to the side. Arch opening to the dining room.

Dining Room 11' 11" x 11' 8" (3.64m x 3.55m)

With radiators, door to the conservatory and door to the kitchen.

Conservatory 10' 8" x 9' 10" (3.25m x 3.00m)

uPVC double glazed with solid roof and door to the garden.

Kitchen 18' 2" x 12' 0" max (5.53m x 3.66m max)

With window to the rear and two windows to the side. Modern newly fitted quality kitchen comprising base and wall mounted units with granite work surfaces over. One and a half bowl sink unit with mixer tap, Rangemaster electric induction range cooker with stainless steel extractor hood over and Rangemaster eye level microwave oven with plate warming drawer. Built in dishwasher and 'American' style fridge freezer (included within the sale). Central island unit/breakfast bar with oak worksurface. Radiator.

Utility Room 9' 4" x 6' 11" (2.84m x 2.10m)

With window and door to the rear garden. Base and wall storage units with space for washing machine. Single drainer sink unit with mixer tap. Radiator.

WC

With low level WC and wash hand basin. Heated ladder towel rail.

Rear Hall

With door to the garden and built in storage cupboards. Door to the garage.

Utility area/Work Space 12' 10" x 8' 4" (3.91m x 2.54m)

With window to the rear and side. Worcester oil fired boiler.

Landing

Gallery style landing with access to the loft space. Radiator.

Bedroom 1 14' 1" max x 10' 7" max (4.28m max x 3.22m max)

With window to the front with far reaching views. Radiator and built in double wardrobe.



En-Suite Bathroom 9' 5" x 7' 2" (2.86m x 2.18m)

With window to the front with far reaching views. Bathroom suite comprising low level WC, vanity wash hand basin and panelled bath. Shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 11' 5" x 11' 4" (3.48m x 3.46m)

With window to the rear and radiator.

Bedroom 3 12' 10" x 12' 6" (3.90m x 3.80m)

With window to the rear and side. Radiator and eave storage cupboard.

Bedroom 4 11' 6" x 10' 8" (3.50m x 3.25m)

With window to the front with far reaching views. Radiator and built in airing cupboard.

Shower Room 10' 8" x 4' 8" (3.26m x 1.43m)

With window to the side. Low level WC, wash hand basin and shower cubicle with mains shower. Two heated ladder towel rails.

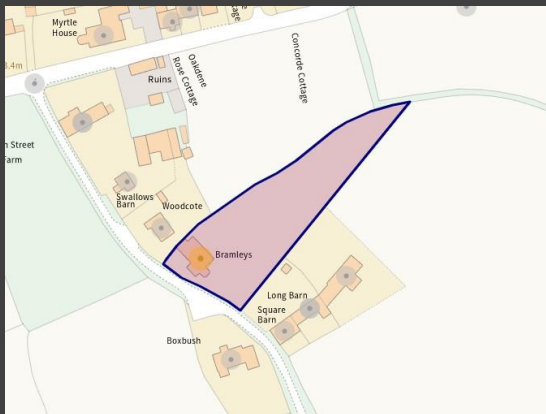
Outside

The house is approached from a vehicular block drive with parking for several vehicles. A gate and path give access to the side and rear of the property.

Double Garage 16' 5" x 16' 1" (5.00m x 4.90m)

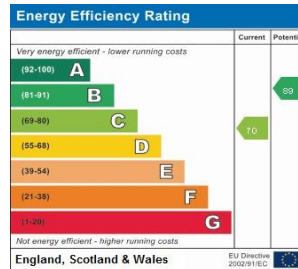
With two electric roller garage doors, power and light connected.

The gardens are a particular feature of the house extending to almost an acre. From the front a block path brings you around to the side of the house with pergola and well stocked flower and shrub beds. There is a large patio area and hedge screening a greenhouse and garden shed. The open lawned gardens sweep around the side and rear with mature trees, shrubs and large ornamental pond with beach. Towards the top of the garden a hedge and gate screen a vegetable garden with wooded wildlife area with second pond and tranquil seating area with countryside views.





GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 2342 sq.ft. (217.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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