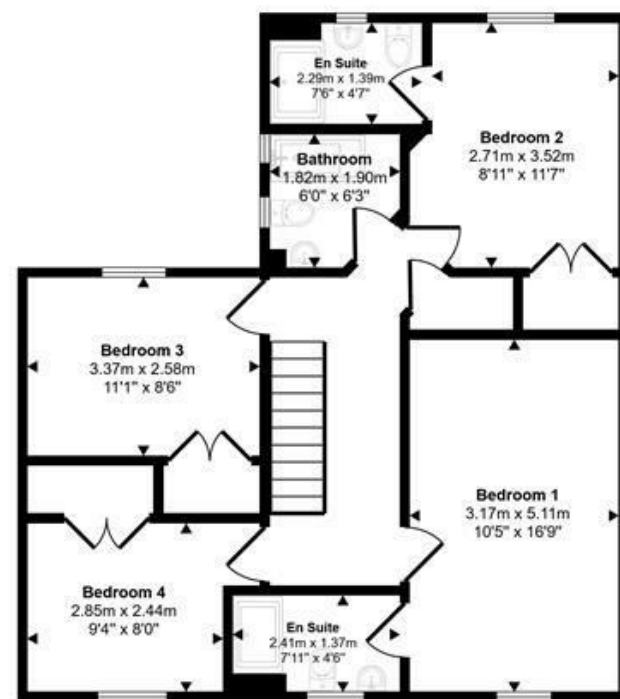




Ground Floor  
Approx 73 sq m / 781 sq ft



First Floor  
Approx 71 sq m / 766 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## Cuckoo Hill Bruton

Offers In Excess Of  
£450,000

**\*\*SUNNY GARDEN\*\*\*SOLAR PANNELS\*\*\*LOW ENERGY BILLS\*\*DETACHED\*\***

Discover the ultimate family sanctuary where modern style meets countryside tranquillity. This stunning four double-bedroom detached home is perfectly positioned at the end of a quiet cul-de-sac, on the edge of a sought-after development. Accessed via a pedestrian path, it's a private and safe retreat that's ideal for families.

Lovingly owned and cherished for 12 years, this home is designed to combine elegance with practicality. High ceilings and classic sash windows flood the interiors with natural light, creating a bright and airy atmosphere throughout. The traditional entrance hall welcomes you in, leading to a spacious sitting room featuring a cosy wood burner—perfect for family movie nights or quiet evenings by the fire. Double doors open directly onto the garden, making indoor-outdoor living effortless. A formal dining room sets the stage for memorable family meals and special occasions, while the versatile study offers endless possibilities. The generously sized kitchen is the heart of the home, with ample room for cooking, chatting, and creating cherished family moments. Upstairs, the high ceilings continue, complementing the light and spacious feel. Two of the double bedrooms boast en-suite bathrooms, while the other bedrooms are perfect for children or guests. A family bathroom completes the floor.

Outside, the private enclosed garden provides a safe and sunny space for children to play, parents to relax, and family gatherings to thrive. With a garage and gated parking, the home also offers practical convenience to match its charm.

Set where town and countryside meet, this home offers the best of both worlds—close to schools, parks, and local amenities, yet just moments from peaceful green spaces perfect for family walks and adventures. With timeless style, family life at its core, and sustainable living in mind, this home is ready to welcome its next chapter of cherished memories

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**The Property**

**Accommodation**

**Inside**

**Ground Floor**

The front door opens into a traditional entrance hall with stairs rising to the first floor and doors leading off to the sitting room, dining room, kitchen and study plus the cloakroom, which is fitted with a WC and pedestal wash hand basin. The floor is laid in engineered oak that continues into the sitting room and gives a warmth to both areas. The sitting room enjoys a double aspect with window to the front and double doors that open to a decked seating area at the back of the house. There is a fireplace with a wood burner. Double doors from the hall open into a well proportioned formal dining room and there is a further reception room with bay window to the side, which is currently used as an office.

The kitchen benefits from a window to the side and double doors opening to the rear garden as well as a further door opening to the decked area. It is fitted with a range of modern units consisting of floor cupboards, separate drawer unit with pan and cutlery drawers plus eye level cupboards. There is a good amount of wood effect work surfaces with a matching upstand and tiled splash back plus a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. The electric double oven is built in with a gas hob, brushed metal splash back and an extractor hood above. There is space and plumbing for a dishwasher and for a fridge/freezer. The utility room has space and plumbing for a washing machine.

**First Floor**

Stairs rise to a spacious galleried landing with access to the loft space, airing cupboard that houses the hot water cylinder, bedrooms and the family bathroom. The bathroom is fitted with a suite consisting of a pedestal wash hand basin, WC and bath with a mixer tap and shower attachment. There are four generously sized bedrooms, three benefit from built in wardrobes - the main bedroom is extremely well proportioned with ample room for bedroom furniture - it and bedroom two benefit from an en-suite shower room.

**Outside**

**Garage and Parking**

Situated to the back of the garden is a drive with space to park two cars with the gate open or one car with the gate shuts. There is also a single garage with up and over door.

**Garden**

The rear garden is well proportioned for a modern home with a spacious decked seating area that provides an excellent amount of privacy and catches the sun and there is space to the side for growing your own vegetables, if desired or room for a garden shed. The rest of the garden is laid to lawn with a raised bed and stepping stone paths to the gate that opens to the drive.

**Useful Information**

**Energy Efficiency Rating B**

Council Tax Band E  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

Wholly Owned Solar Panels reducing outgoings and providing an income.

**Location**

**Bruton**

Nestled in the rolling hills of Somerset, the historic market town of Bruton offers a captivating blend of heritage, culture, cuisine, and countryside charm. Once a quiet rural town, Bruton has emerged as a vibrant destination, attracting visitors with its unique mix of old and new.

Art and culture flourish here, most notably at Hauser & Wirth Somerset, a world-class contemporary art gallery housed in a converted farm, surrounded by beautifully designed gardens by Piet Oudolf. The town's rich history is evident in landmarks like the 14th-century St Mary's Church and the iconic Bruton Dovecote, a 16th-century tower offering sweeping views of the surrounding landscape. Bruton is also a haven for food lovers. Michelin-starred Osip serves seasonal, locally sourced cuisine in an intimate setting, while At The Chapel combines a restaurant, bakery, and gallery inside a converted chapel. Nearby, The Newt in Somerset offers not just exquisite dining and accommodation, but also expansive gardens, woodland walks, and a farm-to-table ethos.

Education is a key part of the community, with several well-regarded schools in the town, including King's School, Bruton School for Girls, and Sexey's School, all offering strong academic and pastoral support.

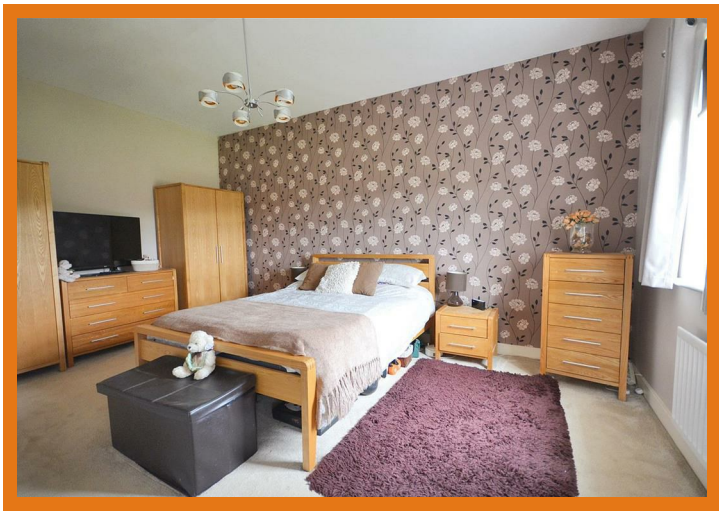
The countryside around Bruton is equally rewarding, with highlights such as King Alfred's Tower and the world-famous Stourhead Gardens just a short drive away. For those with a literary bent, the quirky Discworld Emporium in nearby Wincanton celebrates the beloved works of Terry Pratchett.

With its creative energy, culinary excellence, and idyllic setting, Bruton is a small town that offers an unexpectedly rich experience for home movers.

**Diections**

**From Gillingham**

Proceed down the High Street bearing right. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right in the direction of Wincanton. Just before getting onto the A303 turn left and go under it. At the junction turn left and then right at the Hunters' Lodge. At the end of this road turn right to Bruton. Continue onto the one way system and turn right to the High Street and bear left to Frome. Proceed up the hill and turn right into Cuckoo Hill - follow the road round then bear to the left. The property is at the top of the cul de sac on the right hand side set down a foot path. Postcode BA10 0AF



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.