

# LODESTONE



11 Cuckoo Hill,





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BA10 0AF

Guide Price: £375,000

4

Bedrooms

2

Bathrooms

2

Receptions

## PROPERTY FEATURES

- Beautifully presented 4 bed attached house.
- Light double aspect sitting room with pure, bio-stove
- Modern open plan kitchen/ dining/ living space
- 4 well proportioned bedrooms, family bathroom and en suite.
- Garage and parking
- Relaxing, landscaped rear garden
- Located on the edge of the development



11 Cuckoo Hill is a thoughtfully improved 4 bedroom attached family house in Bruton. This super property has been lovingly cared for by the current owners with various improvements taking place in the last year or so. The front door sits beneath a small porch and opens to an attractive light welcoming hall with access to a well proportioned double aspect living room with new pure bio-stove, engineered oak flooring and patio doors to the lovely rear garden.

On this floor is also a large open plan modern kitchen/ dining area with an adjoining utility room and w/c. The fitted kitchen is well equipped with integrated appliances, including a recently installed oven, recessed lighting and an extractor fan above the gas hob, finished with granite surfaces over. The open layout offers a light filled social space perfect for modern living. To the first floor is a master bedroom with Sharps fitted wardrobe and ensuite shower-room, 3 further bedrooms, and a family bathroom. All the rooms are light and airy, with double glazed windows. The whole house has a welcoming, comfortable feel with a modern twist and located in a great location.

#### Outside

To the rear elevation is beautifully maintained space with an appealing partially walled garden with well tended lawn and sun terrace, ideal for entertaining on a summer evening. There is access via gateway to the garage with adjoining parking. Situation Bruton is a popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including "At the Chapel" and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery. The town also has a doctor's surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within an hour's drive.





The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington (approx. 2 hours) and also the new train to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond. Schools Excellent local schools include King's School Bruton, Bruton School for Girls and Sexeys. Bruton has its own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep schools.

**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:**

**Guide Price:** £375,000

**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

**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:** Garage and off road

### 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:** N/A

**Rights and Easements:** N/A

**Flood Risk:** Surface water - Very Low / Rivers and sea - Very low

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** C

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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