



BRATTON ESTATE

SOMERSET UK



TIM PHILLIPS

PRIME PROPERTY AGENT















Bratton Hall

Bratton Hall provides buyers with a unique chance to complete the build of a stunning modern country house and guest cottage with views over open countryside.

Detailed planning consent has been granted to build a 7,500 sqft country house with 2,736 sqft cottage. Planning application number: 15/005221/FUL (both properties have been part built).

The land extends to about 1.25 acres. Situated in open countryside Bratton Hall is about 1.7 miles from Hadspen House Castle Cary, 4 miles from Bruton and 3 miles from the A303 and only 2.5 miles from the renowned Newt Hotel and gardens.

The railway stations to Paddington are at Bruton and Castle Cary and for Waterloo at Templecombe. Shops, amenities and state primary and secondary schools are at Wincanton with private schools at Bruton, Hazelgrove and Sherborne.

Set in circa 1.25 acres















- Exceptional opportunity to construct one of the most incredible country houses in Somerset

- Close to the Newt Hotel

- Main House 7,500 sqft - Ground Floor: Hall, living area, sitting room, study/library, kitchen, larder, home cinema/games room, store, cloakroom

First Floor: 5 bedrooms, 5 bathrooms, sitting room

Basement: Moroccan spa, steam room, gym, changing room, triple garage. Opens to sunken garden, fire pit and swimming pool.

- Cottage 2,736 sqft - Ground Floor: Living room, kitchen/dining room, entrance hall and cloakroom

First Floor: 3 bedrooms, 3 bathrooms.

- 5-bedroom house and 3-bedroom cottage
- Grass Tennis court

Contact Tim Phillips

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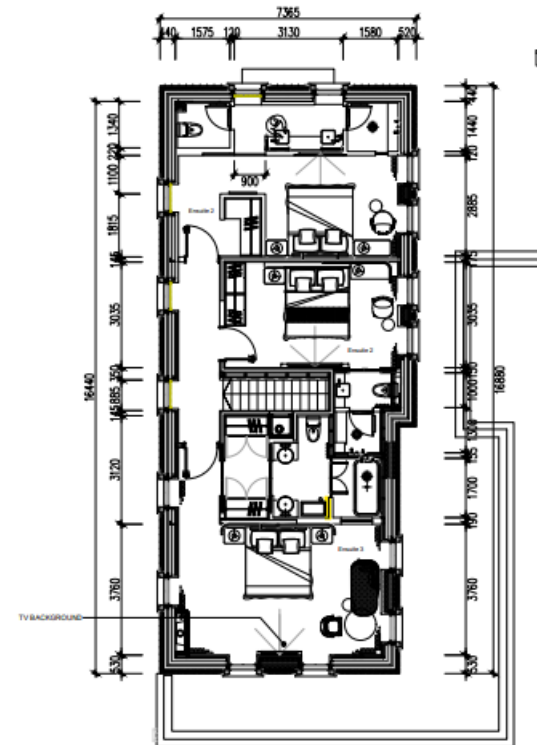
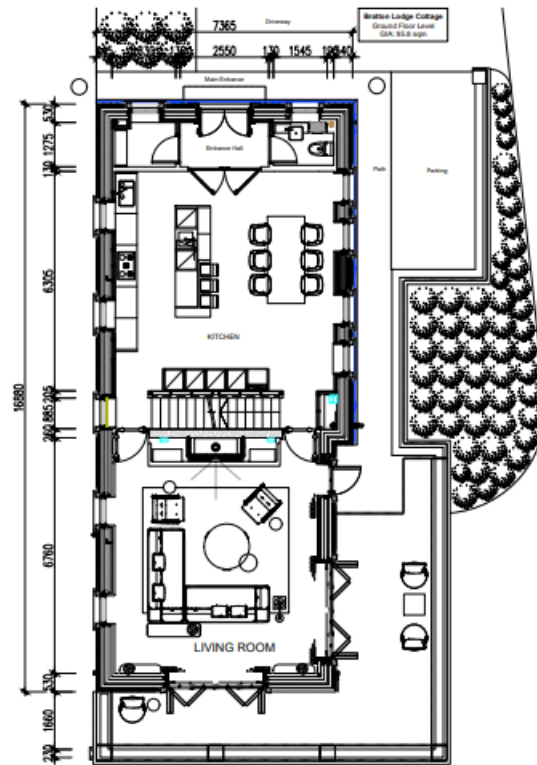
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements