

Glen House, Bruton, Somerset



A fabulous four/five bedroom Grade II listed Georgian townhouse, with beautiful landscaped gardens, in the heart of the desirable town of Bruton.

Accommodation

Ground floor Reception hall | Drawing room | Kitchen/breakfast room | Dining room
Studio | Utility/boot room | 2 cloakrooms

Lower ground floor Cellar

First floor Principal bedroom with en suite bathroom | Double bedroom en suite
shower room | Double bedroom | Double bedroom with adjacent cloakroom | Bedroom 5/
study/playroom

Outside Formal lawns | Greenhouse | Garden store | Parking

In all approximately 0.22 of an acre

Distances

The Newt 3.5 miles, Frome town centre 10 miles, Babington House 13.5 miles
Sherborne 15 miles (All distances are approximate).

Situation

Bruton is a small but perfectly formed market town in the heart of the Somerset countryside. The town has excellent amenities that can cater for most day-to-day requirements. These include several restaurants and cafés, two pubs, a butcher, artisan bakery, four mini-supermarkets, petrol station, pharmacy, Post Office and a selection of independent shops. The town also has a vet, doctor's surgery and dentist. The Newt in Somerset is only a few miles away, and Babington House is also within easy reach.

The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington, and the new train to Waterloo. Nearby Castle Cary has a mainline station offering more services.



There is a primary school and excellent local independent schools, within walking distance, to include King's School Bruton and the state owned boarding school Sexey's. Also nearby are All Hallows, Downside, Hazelgrove and Millfield.

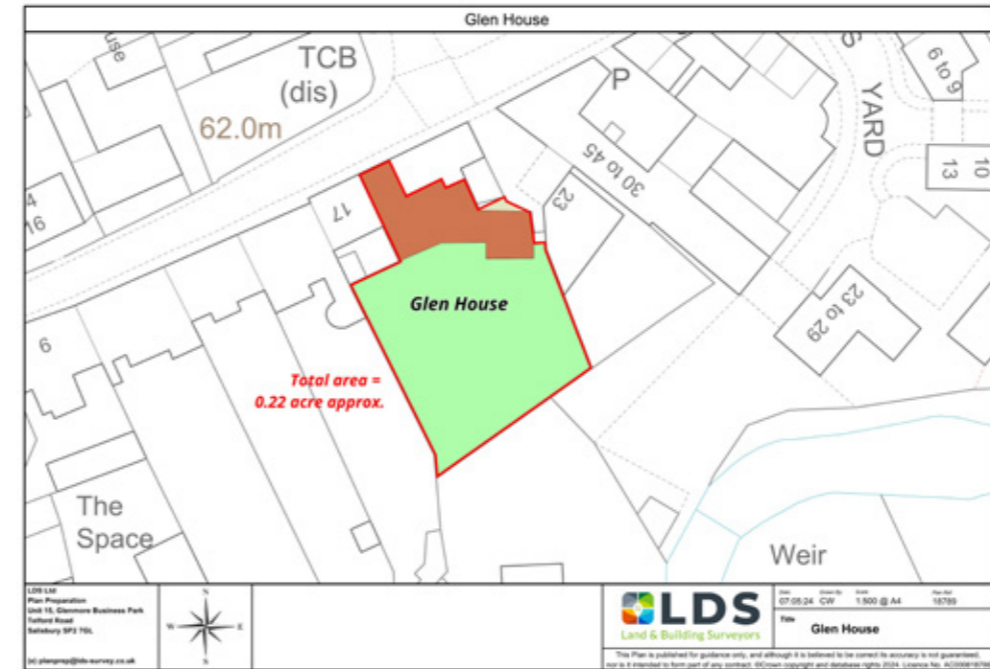
The House

You really do get that 'wow' factor as soon as you enter the house into the grand reception hall, with checkered tile floor and stunning staircase. From here is the elegant and spacious drawing room which features a marble open fireplace, casement doors with shutters to the rear garden and a door leading through to the dining room which provides a great flow for entertaining.

The inner hallway with flagstone floor sweeps round to a cloakroom and then into the contemporary kitchen/breakfast room which features a bamboo floor and worktops, sleek white cabinets, an integrated dishwasher and a range. Off the kitchen there is the larder area with access down into the cellar. A rectangular opening creates a sense of open plan living into the dining room, (also with flagstone floor) which has a door to the garden.

Beyond this is a cloakroom and the utility/boot room which leads to the studio. Stairs lead up from this wing to bedroom 4 with en suite shower room. This area could be used as a self contained annexe or indeed a home office.





On the first floor the landing is illuminated by the large skylight. The principal bedroom looks out over the garden, and has an en suite shower room with twin basins. From here there is a jack n jill double bedroom, which could be used as a dressing room to create a stunning suite. There is also a cloakroom on this floor.

Stairs lead down to a bathroom, and interconnecting double bedrooms, bedroom 5 which could also be used as a study, and bedroom 3 with a pretty Juliet balcony out to the garden.

Outside

The property currently benefits from off road parking at the side of the house for one vehicle, with the potential for a second.

The southerly facing gardens at the rear of the house have been lovingly created by the current owners and comprise formal lawns, a selection of beautiful flower beds, a small pond, a kitchen garden, an Alitex greenhouse and an entertaining terrace where you can enjoy this beautiful space. There is also a garden store.

Property information

Postcode: BA10 0HF

What Three Words: ///cherished.organs.finds

Services: We are advised that there is mains water, electricity, and drainage. Gas fired central heating.

Method of Sale: We are advised that the property is Freehold.

Offers in excess of: £1,250,000

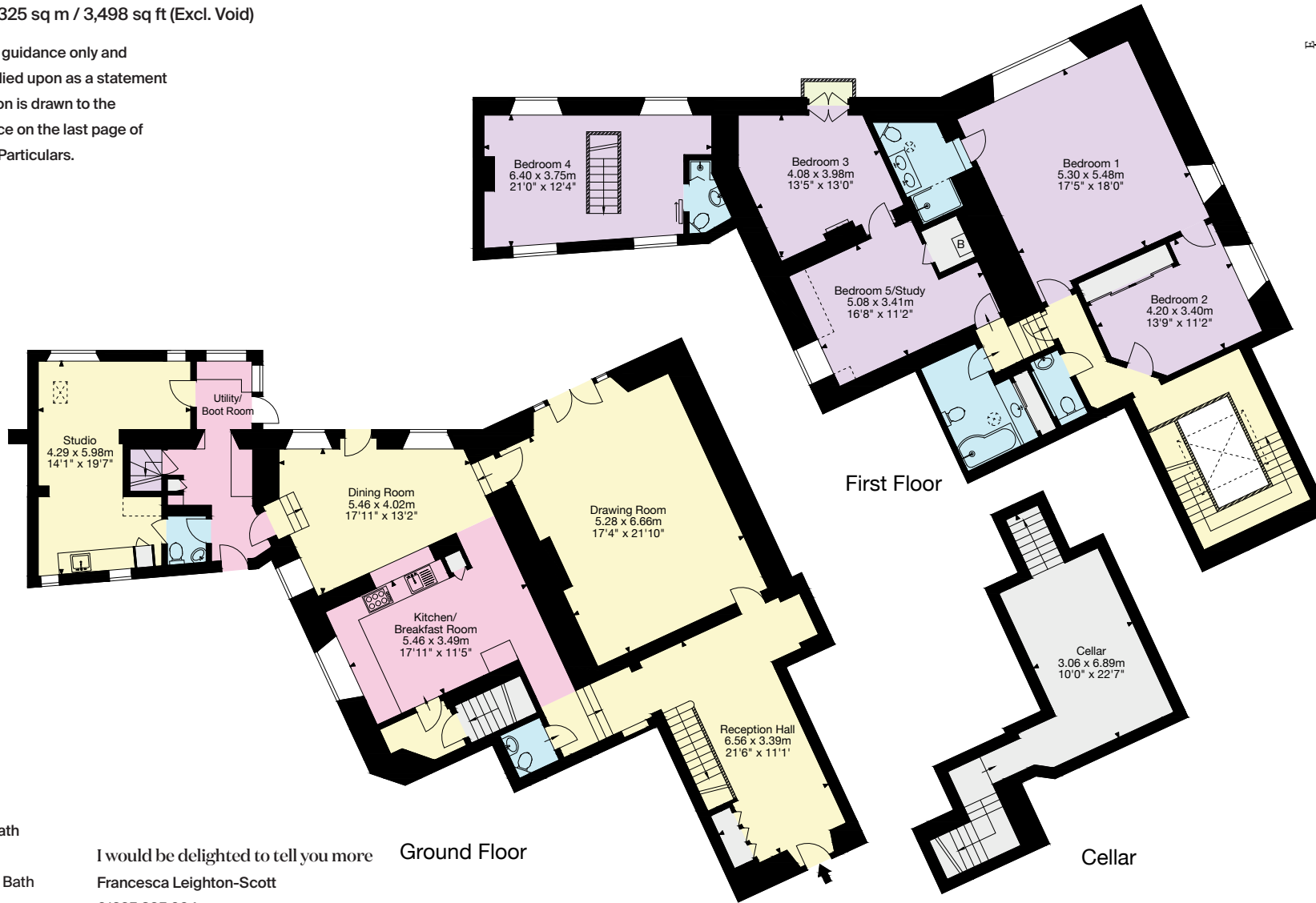
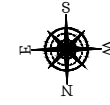
Local Authority: Mendip District Council – somerset.gov.uk

Council Tax: Band G

Viewing: Strictly by prior appointment with the agent.

Total Area = 325 sq m / 3,498 sq ft (Excl. Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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