



Bratton Hill Cottage, Bratton Seymour, Somerset

An attractive detached 3 bedroom modern home, built and finished to a high specification.

Accommodation

Ground Floor Entrance hall | Living room | Open plan kitchen/dining/family room
Garden room | Utility room | Cloakroom

First Floor Principal bedroom en suite bathroom | Double bedroom en suite bathroom
Double bedroom en suite shower room

Outside Gardens | Orchard | Outbuilding | Parking

In all approximately 0.51 acres

Distances

The Newt 2.5 miles, Bruton 3 miles, Castle Cary 4 miles, Sherborne 10 miles
From town centre 14.5 miles (All distances are approximate)

Situation

The property is positioned in the picturesque hamlet of Bratton Seymour and occupies a great position with countryside views.

Bruton, the small but perfectly formed market town is nearby offering 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. The area is renowned for its excellent schools.

The House

Bratton Hill Cottage was built in 2019 and offers well presented modern family living space arranged over two floors.

From the entrance hall is the living room with woodburner, and the fabulous open plan kitchen/dining/family room with electric AGA, central island and double doors to the terrace. From here is the utility room, and the cool contemporary garden room with full height sliding glass doors and a woodburner. Also on this floor is a cloakroom.

On the first floor there are three double bedrooms, all are dual aspect and enjoy rural views, in addition to having an en suite bath or shower room.



Outside

The property is approached onto a private gravel driveway where there is parking for a few cars.

There is a pretty country garden comprising terrace, pond and lawn; and a small orchard.

There is also a detached 'posh' garden store (which could be used as a studio, home office or gym).

Property information

Postcode: BA9 8BY

What Three Words: ///gems.strapped.troubled

Services: We are advised that there is mains water and electricity. Private drainage (septic tank). LPG gas fired central heating.

Tenure: We are advised that the property is Freehold.

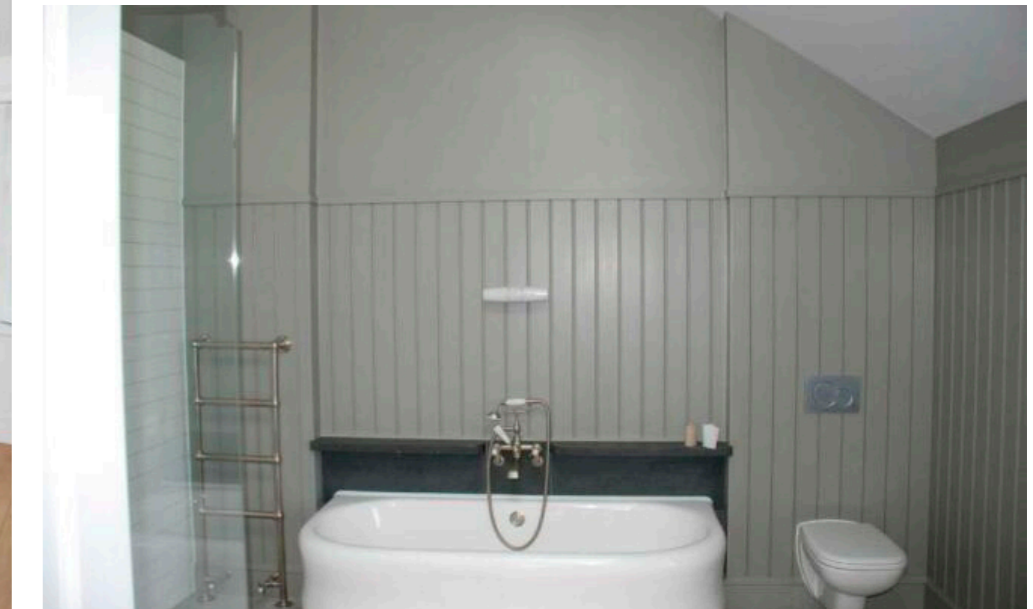
Local Authority: South Somerset District Council – somerset.gov.uk

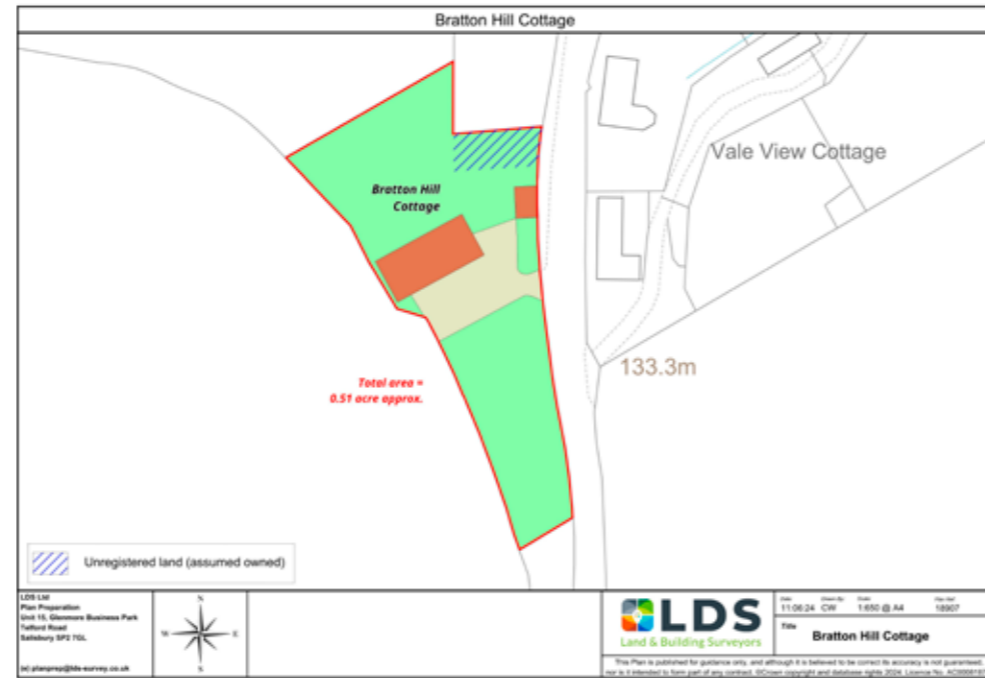
Council Tax: Band F

EPC: TBC

Guide Price: £1,700,000

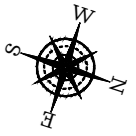
Viewing: Strictly by prior appointment with the agent.





Main House = 214 sq m / 2,303 sq ft
 Outbuilding = 18 sq m / 193 sq ft
 Total Area = 232 sq m / 2,496 sq ft

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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