



**Hedge Lane**  
**Shepton Mallet, BA4 6SU**

Guide Price £410,000

**Gao**  
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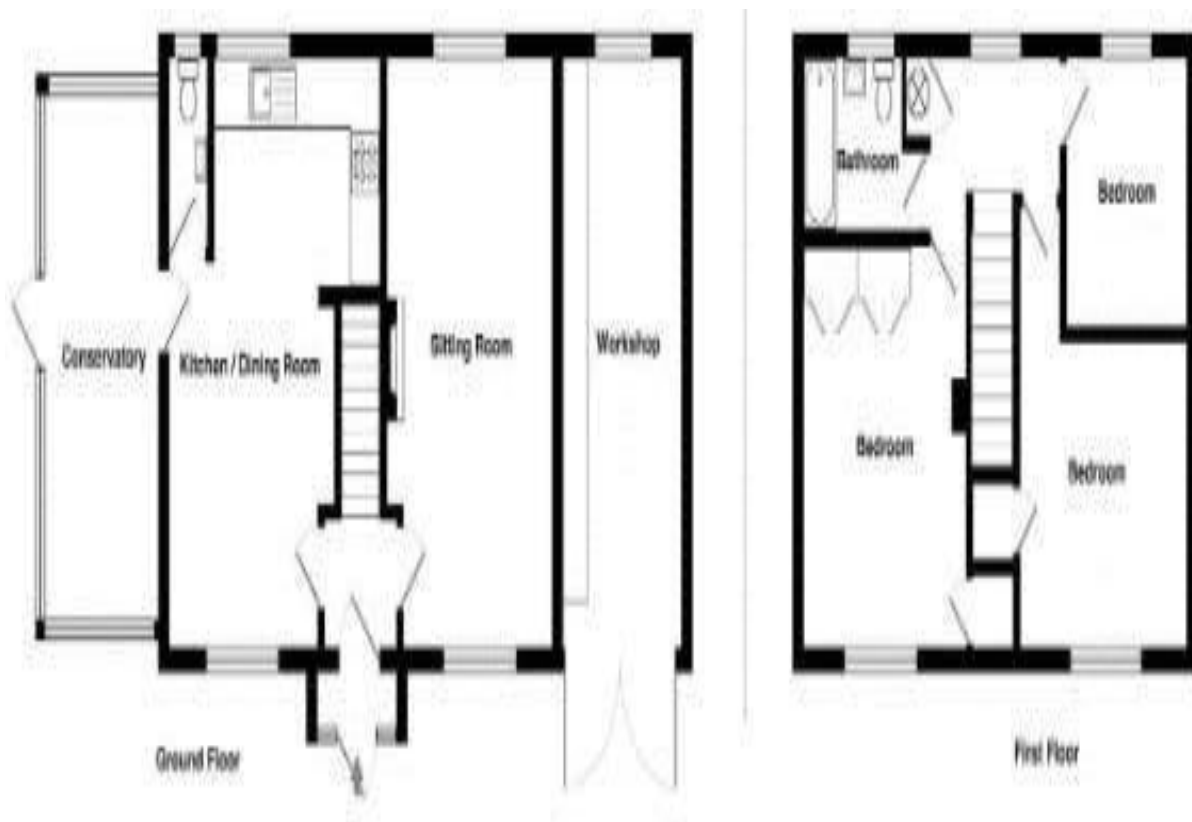


## MAIN FEATURES:

- **Spacious Detached House**
- **Good Size Open Plan Kitchen/Diner Leading to Conservatory**
- **Cosy Lounge with Feature Fireplace**
- **Three Double Bedrooms & Family Bathroom/WC**
- **Well Maintained Wrap Around Garden**
- **Ample Off Road Parking & Useful Workshop**

Set in the peaceful and picturesque village of Pylle, this beautifully presented three double bedroom detached home offers space, comfort and countryside charm in equal measure. Situated on a generous plot, boasting a well-maintained wrap-around garden, ideal for families, keen gardeners, or those who simply enjoy outdoor living. The heart of the home is a spacious open plan kitchen/diner, perfectly suited for entertaining or relaxed family meals, leading into a bright and airy conservatory that overlooks the garden. The cosy lounge features a charming fireplace, creating a warm and inviting atmosphere year-round. Upstairs, you'll find three well-proportioned double bedrooms and a family bathroom/WC, offering comfortable living for growing families or those needing space to work from home. Externally, the property benefits from ample off-road parking and a useful workshop, ideal for hobbies, storage or potential conversion (STPP).

Pylle is a desirable village located just a short drive from Shepton Mallet and Glastonbury, with easy access to the A37 and nearby schools, shops and amenities. Surrounded by rolling Somerset countryside, the area is perfect for outdoor enthusiasts, yet well-connected for commuting. This is a rare opportunity to purchase a versatile, well-maintained home in a tranquil rural setting. Early viewing is highly recommended.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>96 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	<b>56 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

We're Open:

8am – 8pm 7 days a week

**[www.getanoffer.co.uk](http://www.getanoffer.co.uk)**

**01903 331031**

**38a Goring Road, Worthing, West Sussex, BN12 4AD**

**[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)**

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