

# LODESTONE



*Silver Buckle, Butleigh*









# Silver Buckle, Butleigh

BA6 8SW

Guide Price: £600,000

4   
Bedrooms

1   
Bathrooms

1   
Receptions

## PROPERTY FEATURES

- Quiet cul-de-sac on the edge of Butleigh
- Generous corner plot
- 4 bedrooms 1 ideal as a home office / study
- Well maintained 1970's bungalow
- Private mature rear garden
- Spacious light reception rooms
- Potential to develop
- Garage and plenty of parking



Silver Buckle is a very well-presented detached bungalow, nestled in a quiet cul-de-sac on the edge of the popular and renowned community-minded village of Butleigh. As it stands currently, with three/four bedrooms and wonderful living space, the property provides a fabulous opportunity as a home for retirement or equally has the space to house a family. Additionally, the spacious corner plot provides the potential for expansion of the property without compromising the garden or outlook and the set up here lends itself perfectly to this.

The living space is light, airy and generous in size, with the sitting and dining areas positioned to enjoy views of the rear garden. These large sitting and dining spaces open directly to the gardens via large sliding glass doors ensuring a seamless flow inside and out in the spring and summer months. A fireplace with electric fire inset provides warmth on chillier evenings. The adjacent kitchen is perfectly positioned for catering in the dining room and everyday life. With ample cabinetry, space for all essential appliances, and room for a breakfast table, it is as functional as it is welcoming. A separate utility room provides an ideal back-of-house space, with access to the rear garden and internal entry to the double garage to ensure the practicalities of country living are well catered for. Two spacious double bedrooms with built in wardrobes, along with a single bedroom, all very neat and bright, lead off a generously proportioned hallway. Additionally, a home office / study (or further bedroom if required) provides an ideal spot as a study from which to keep home and life running efficiently. A family bathroom with a shower-over-bath serves the bedrooms, while a separate guest cloakroom is ideally situated by the front entrance. Running along the front of Silver Buckle is a covered porch, providing a space to discard remnants of a country amble and welcome one inside this very comfortable home. Silver Buckle is perfectly liveable as it is, but also provides an exciting opportunity to develop, extend or re-configure and modernise the current layout. The generous plot size and secluded feel of the position make this bungalow a rare find and we strongly recommend viewing.

#### Outside

Silver Buckle is blessed with a private and peaceful rear garden. Bordered with mature trees and a sprinkling of flowering hydrangeas and roses, the setting is





serene. A raised, southeast-facing patio is perfectly placed to catch the morning and early afternoon sun, providing an idyllic setting for coffee, reading, or al fresco dining, accompanied by birdsong. Open lawns wrap around to the front of Silver Buckle where there is parking for 3 or 4 vehicles in addition to the double garage.

### Situation

The village of Butleigh is a small civil parish in South Somerset surrounded by rural countryside, farmland, wooded hills and with some of south Somerset's most attractive and vibrant towns within easy reach, it is understandably a popular place to live. Butleigh itself has a thriving shop, farm shop, primary school, nursery and playing fields. There is a village hall which is used by the many community groups and there is a very active cricket club. Silver Buckle is conveniently located just a short walk from the Butleigh playing fields and village hall. Close by is the town of Street where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks Village Outlet, two swimming pools, and the Strode Theatre. Glastonbury and Somerton are both nearby. Wells, the smallest City in England is about 10 miles away. There are many Festivals throughout the area including many topics Literary, Music, Comedy and Food. For further shopping and recreational activities, Bath, Bristol, Taunton and Yeovil are all within about an hour's drive. The A303 offers direct road links to London and the Southwest. There are good rail transport links to London from Castle Cary railway station.

### Schools

Local independent schools include Millfield prep and senior, Wells Cathedral School prep and senior, All Hallows and Hazlegrove prep schools and Kings Bruton. State schools include St. Dunstan's, Crispin, Wells Blue school, Sexey's and nearby Strode College.

### Directions

Post code: BA6 8SW

What.3.Words: //charge.plod.budding

**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 Tax Band:** E

**Guide Price:** £600,000

**Tenure:** Freehold

### PART B

**Property Type:** 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 supply

**Water Supply:** Mains supply

**Sewerage:** Mains drainage

**Heating:** Oil fired central heating

**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:** Double garage and parking for two cars

## 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:** The property has not flooded. According to the environment agency's website, the property is in an area of low risk of flooding from river or sea and low risk from surface water flooding

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

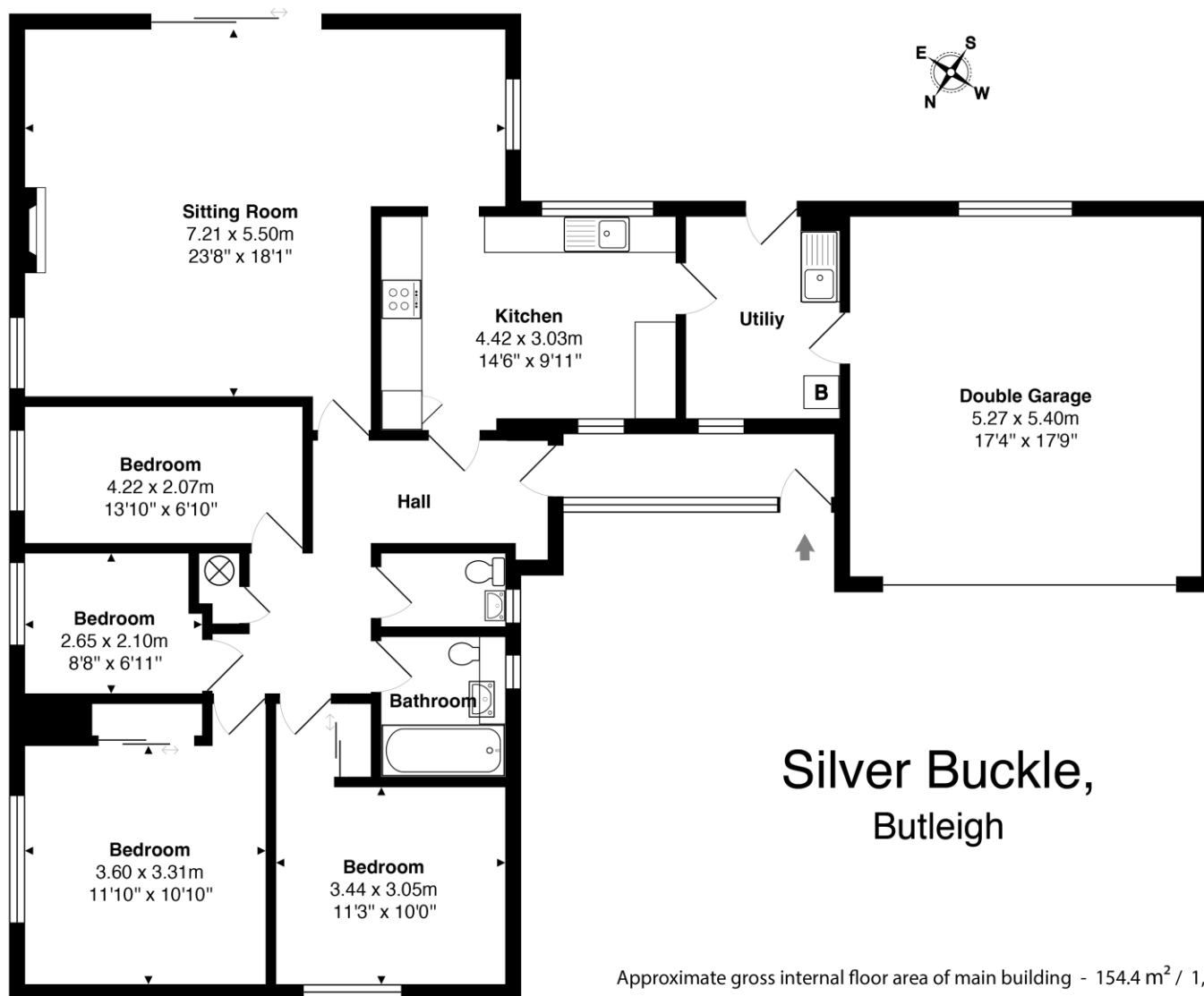
**Accessibility/Adaptations:** N/A

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

**Energy Performance Certificate:** E

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.

**Bruton & Shaftesbury**

Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

**Wells**

Melbourne House  
36 Chamberlain Street  
Wells, Somerset  
BA5 2PJ  
Tel: 01749 605088  
[wells@lodestoneproperty.co.uk](mailto:wells@lodestoneproperty.co.uk)

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

