

Symonds
& Sampson



The Nook

Station Road, Wanstrow, Nr Bruton, Somerset

The Nook

Station Road
Wanstrow
Nr Bruton
Somerset



- New 2 Bedroom Bungalow
- Adjoining Open Fields To The Rear
 - 2 Bathrooms
- Underfloor Heating Throughout
 - Air Source Heat Pump
 - Garage & Ample Parking
- Views Across the Rolling Countryside.
- Solar PV (4Kw) and 5Kw Battery Storage
 - Available Now!
- Triple Glazed windows and Double Glazed Doors

Price Guide **£425,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE BUNGALOW

This brand new, link detached two-bedroom bungalow offers the perfect blend of modern living and peaceful countryside charm. Spacious throughout and thoughtfully designed, this well-appointed home features tasteful fixtures, fittings and decor, perfect for those looking to simply drop their bags and settle in.

Full energy package to include:-
Solar PV (4Kw) + 5Kw Battery Storage
Valliant Air Source Heat Pump
Underfloor heating throughout
Timber frame masonry external walls
UPVC Triple Glazed windows and Double Glazed Doors.

Predicted EPC rating 'A'

Full-fitted Kitchen to include Neff appliances + Utility room with space for
Washing machine and Dryer

LVT flooring to Hall / Kitchen / Bathroom / En-suite / Utility / Quality carpet to
Living room and all bedrooms.

Large single garage 3m x 6m approx.

Rear countryside views

Full-fitted Kitchen to include Neff appliances + Utility room with space for
Washing machine and Dryer

LVT flooring to Hall / Kitchen / Bathroom / En-suite / Utility / Quality carpet to
Living room and all bedrooms.

Large single garage 3m x 6m approx.

Rear countryside views

DIRECTIONS

From Bruton take the A359 northwards for Wanstrow and Frome. After a few miles pass Read Agricultural Services on your left, under the railway bridge and just below coming into Wanstrow Park on the left-hand side layby. The site will be found on your right-hand side, identified by a Symonds & Sampson for sale board.

SITUATION

The site lies on the very edge of the village of Wanstrow adjoining open pasture land to the rear and enjoys views across the rolling countryside. The village has a garage, a

modern village hall, a pub serving food, a church and a park with a children's play area.

The popular town of Bruton lies approximately 5 miles south of the site and the market town of Frome approximately 6 miles northeast with its comprehensive range of shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 17 miles north.

SERVICES

Full energy package to include:-
Solar PV (4Kw) + 5Kw Battery Storage
Valliant Air Source Heat Pump
Underfloor heating throughout
Timber frame masonry external walls
UPVC Triple Glazed windows and Double Glazed Doors.

Predicted EPC rating 'A'



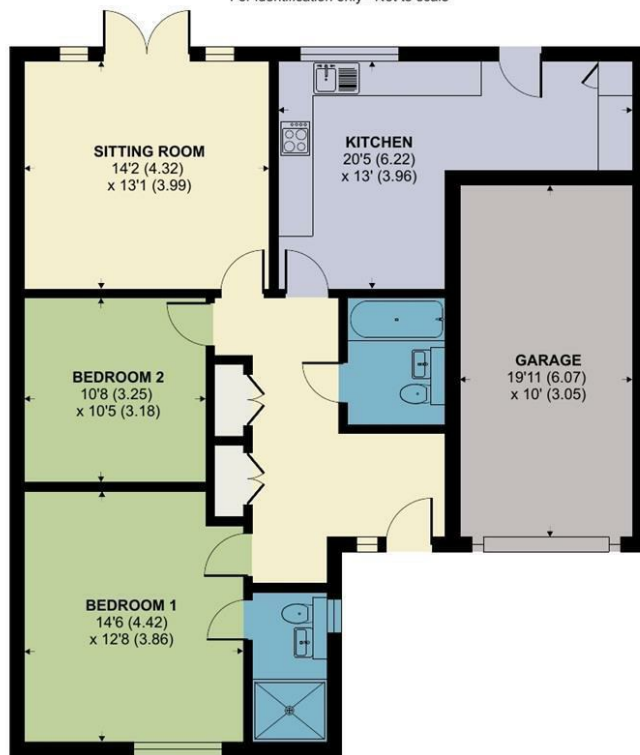
The Nook, Station Road, Wanstrow, Shepton Mallet

Approximate Area = 945 sq ft / 87.7 sq m

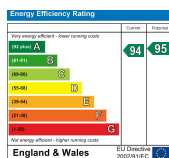
Garage = 203 sq ft / 18.8 sq m

Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1177144



YEO/SH/15.12.2025



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT