

LODESTONE



West Park, Butleigh





West Park, Butleigh

BA6 8SW

Guide Price: £550,000

4

Bedrooms

2

Bathrooms

2

Receptions

PROPERTY FEATURES

- Uniquely quiet and private spot
- Immaculately presented bungalow
- South westerly garden
- Popular village with active community
- Four bedrooms one with en-suite shower
- Single garage and parking for a number of vehicles
- Well configured accommodation
- Access to the rear garden from both reception rooms



An immaculately presented bungalow tucked away at the end of a peaceful cul-de-sac in the popular village of Butleigh. This West Park bungalow offers peace and privacy with no other residents passing by and offering a superb configuration of accommodation and great outdoor space. It provides a fabulous opportunity to live in this renowned community-minded village. The property enjoys a south westerly aspect to the rear and was very much enjoyed as a wonderful home to its first and only occupants since it was built, over thirty years ago. The property is in fantastic order having been very carefully maintained and provides a delightful light, welcoming and easy to manage home.

A small porch protects the front door from the elements opening into a generous entrance hall. The living accommodation lies to the left and the bedroom and bathroom accommodation to the right which is a particularly appealing benefit providing distinct living and sleeping zones. A bright and pleasant room, the kitchen is well fitted and looks out over the private front of the property and includes an excellent range of base and wall units and shelving, plus there is space for a breakfast table. The utility area with matching units sits adjacent with a door leading out to the front. There is a lovely flow and connectivity to the living accommodation, with the kitchen connecting to the dining room and double doors opening up the dining room to the living room. The dining and living rooms both have sliding patio doors, providing a seamless transition between outside and in during spring and summer months. The sitting room has a fireplace which we understand would be suitable for the fitting of a wood burning stove.

On the right-hand side of the property there are four bedrooms, the smallest of which is currently set up as an office providing a great place to work, study or manage the running of the home. The main bedroom has an ensuite shower room and there is a family bathroom and separate WC serving the other bedrooms.



This West Park bungalow is in a uniquely quiet and private spot and we highly recommend viewing to fully appreciate it.

Outside

The initial section of the driveway is shared with the neighbouring property and it then opens out to private parking areas with a single garage. There is an immediate sense of privacy and the rear garden can be accessed from both the left and right hand sides. The garden has a lovely south westerly aspect and is mainly laid to lawn with a selection of mature trees at the boundary. There is a useful garden shed with electricity connected. The position of the garden is delightful, and it provides a fantastic opportunity for a keen gardener.

Situation

The village of Butleigh is a small civil parish in South Somerset surrounded by rural countryside, farmland and wooded hills. Butleigh itself has a thriving shop, farm shop, primary school, nursery and playing fields.

Street, Glastonbury and Somerton are all close by. Bath, Bristol, Taunton and Yeovil are all within about an hour's drive. The A303 offers direct road links to London and the South West and there are good rail transport links to London from Castle Cary railway station (about 20 mins drive).

Schools

Local independent schools include Millfield, Wells Cathedral School, 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

What3words: agreeable.conquest.humidity

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

Council Tax Band: E

Guide Price: £550,000

Tenure: Freehold

PART B

Property Type: Bungalow

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas

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: Single garage and parking for a number of vehicles

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: We are not aware of any significant/material restrictions, but we would recommend that you review the Title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any significant/material restrictions or rights, but we would recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the Government long term flood risk website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property

Accessibility/Adaptations: N/A

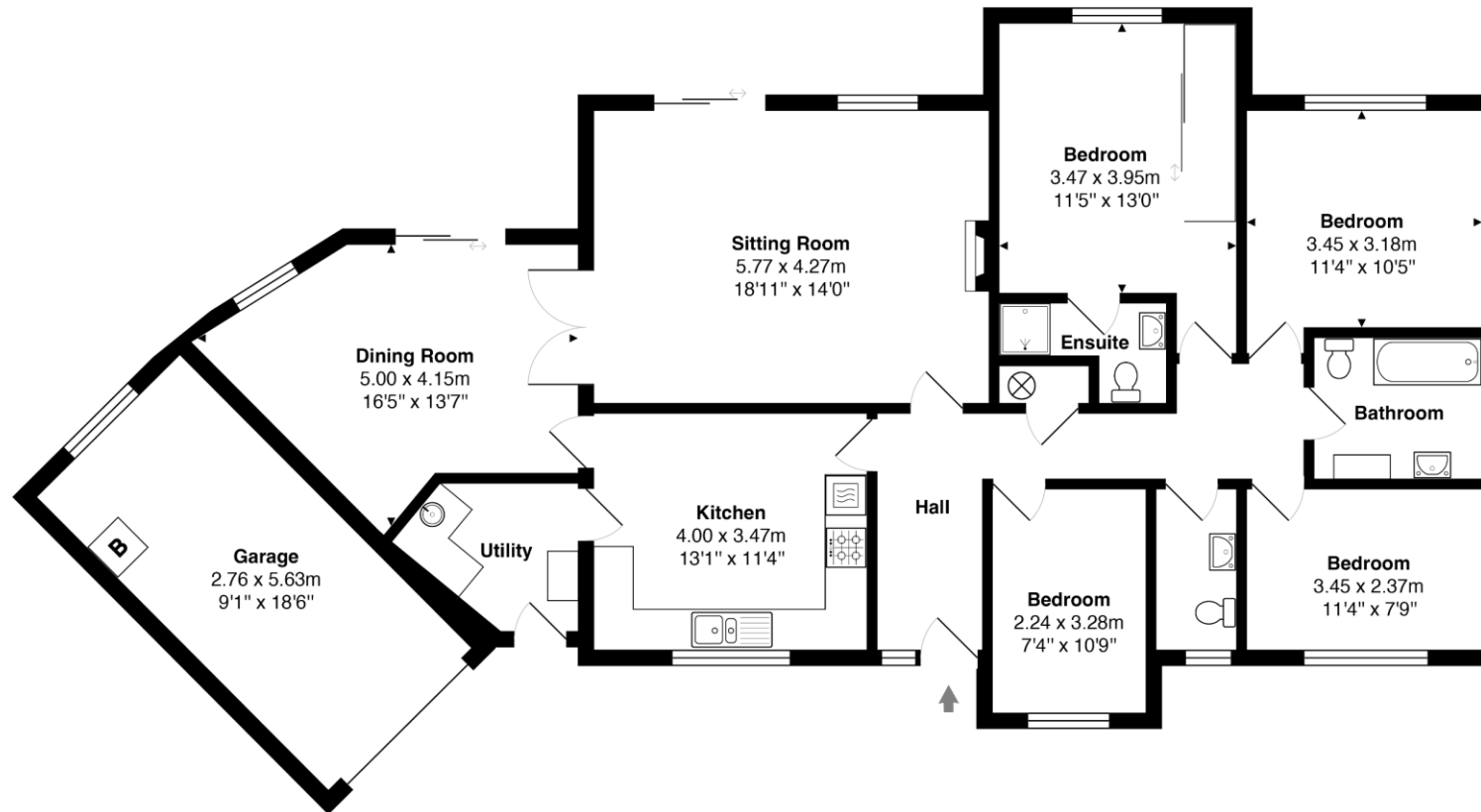
Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

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.

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Approximate gross internal floor area of main building - 148.2 m² / 1,595 ft²

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.

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