

LODESTONE



Hedgerow View, Wraxall





Hedgerow View, Wraxall

BA4 6RQ.

Guide Price: £440,000

3 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Spacious 3-bedroom home ready to view
- Close to great pub, well-respected primary school and village amenities
- Situated just 5 miles from Castle Cary Train Station
- High-spec kitchen with integrated appliances
- Underfloor heating to ground floor
- Carpet/flooring included
- Private patio and countryside backdrop, perfect for relaxed easy-to-maintain outdoor living
- Off-road parking for 2-3 cars





Hedgerow View, Plot 3, The Vinings offers a rare opportunity to enjoy beautifully considered new-build living in one of South Somerset's most desirable countryside settings. Part of an exclusive collection of just seven thoughtfully designed homes situated at the foot of Wraxall Vineyard, the property enjoys uninterrupted, far-reaching views across the rolling landscape, while being within easy reach of some of the area's best-known villages, schools, restaurants, cultural destinations and transport links. Just 5 miles from Castle Cary (train link to London) and around 20 miles south of Bath, the area combines the freedom and beauty of countryside living with convenient access to amenities.

The neighbouring village of Ditchet is particularly well known for its strong community, historic church, village shop and highly regarded primary school, while nearby Bruton has become one of Somerset's most celebrated cultural and culinary destinations. Extending to approximately 1,160 sq ft, this three-bedroom new home has been carefully designed with longevity, comfort and understated elegance in mind. Light-filled interiors flow throughout, with engineered oak flooring across the ground floor creating a warm, natural foundation, complemented by a soft and timeless palette.

At the heart of the home is a beautifully appointed Howdens shaker-style kitchen in 'Porcelain', paired with Motion Grey Silestone worktops and a generous breakfast bar. Solid bronze hardware by Corston Architecture adds a refined architectural detail, while practical storage includes a built-in larder and deep pan drawers. Integrated appliances include an AEG double oven, Smeg induction hob and extractor, together with a Lamona fridge freezer, wine cooler and dishwasher. An inset stainless steel Blanco sink completes the kitchen. On entering the property, a thoughtfully designed entrance area provides useful space for coats and shoes, adding an element of practicality to everyday living.

The bathrooms and en-suite continue the cohesive design approach, featuring Porcelanosa wall and floor tiles, sanitaryware and fittings to create calm, contemporary spaces with lasting appeal. The three bedrooms are fitted with soft 100% wool Hereford Boucle carpets, while the feature staircase is finished with a striking herringbone sisal runner in 'Copper' with linen trim, paired with stairs painted in a greeney-grey – giving 'wow' factor as you enter the hallway.





Comfort is assured throughout the seasons with underfloor heating to the ground floor, radiators to the first-floor bedrooms and landing, and heated towel rails to the bathrooms. Walls are finished in Dulux Bleached Lichen 3, with contrasting skirtings and architraves completing the understated interior scheme.

Outside

Hedgerow View benefits from a private garden with large patio overlooking the surrounding countryside and providing an exceptional backdrop of open skies and ever-changing rural views. Solar panels have been incorporated to enhance the home's energy efficiency, with battery power storage available as an upgrade. The Development Designed and constructed by a highly regarded local builder; this development of seven bespoke properties combines luxurious living with a small-scale community on the edge of Wraxall. Please note this development is still currently under construction, with full completion due in 2026.

Situation

The Vinings development is just a short walk from award-winning Wraxall Vineyard and The View – a stunning events space used for local wine and pizza nights, wine-tasting workshops and private events. Planted in 1974, and now run by a local husband and wife team, the vineyard is one of the oldest in Somerset producing English Wines highly-regarded around the world.

The neighbouring village of Ditchheat boasts a community shop, church, and highly regarded primary school. Families will particularly value The Vinings' proximity to Ditchheat Primary School, one of Somerset's most highly regarded village schools. Known for its nurturing ethos, strong academic standards and vibrant outdoor learning, the school is firmly embedded in the local community and consistently praised for the confidence and curiosity it inspires in its pupils. Its location within easy reach of Wraxall makes The Vinings an ideal setting for those seeking exceptional education alongside the freedoms of village and countryside living.

Famous for Paul Nicholl's racing stables, the Ditchheat is also home to the 12th century St Mary Magdalene Church and the 17th Century Manor House Inn recently reopened



by The Chickpea Group. Just 10 minutes away, Castle Cary blends market-town charm with convenience, offering independent shops, galleries, a weekly market of fresh local produce and a full range of everyday amenities. Nearby Bruton is a cultural and culinary hotspot, home to Michelin-starred Osip, acclaimed restaurants such as At the Chapel and The Old Pharmacy, and the celebrated Hauser & Wirth gallery with its Roth Bar and Da Costa Italian restaurant. The internationally acclaimed The Newt in Somerset is also just a 10-minute drive away.

Excellent transport links include Castle Cary's mainline station, with direct trains to London Paddington in around 90 minutes, while Templecombe Station provides direct links London Waterloo. The A303 provides a direct route to London via the M3.

There are excellent local independent and state schools nearby. Ditcheat, Bruton and Castle Primary School are all within a 5-mile radius. As are secondary education options including: King's School Bruton, the state-owned boarding school Sexey's and Ansford Academy - a mixed 11-16 comprehensive school. Further independent choices include Millfield, Sherborne, Hazelgrove and All Hallows Prep schools.

New Build Home Warranty

For complete peace of mind, all homes at The Vinings are protected by an ICW 10-Year Warranty, ensuring reassurance long after you've settled in.

Directions

Address: Hedgerow View, 3 The Vinings, Wraxall, BA4 6RQ.

What.3.Words: ///nicknames.tone.guarding

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:

Guide Price: £440,000

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/PV panels on roof

Water Supply: Mains

Sewerage: Treatment Plant

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: Off road parking for 2-3 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: n/a

Coastal Erosion Risk: N/A

Planning Permission: This is a new homes development

Accessibility/Adaptations: n/a

Coalfield Or Mining Area: N/A

Energy Performance Certificate: A

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.

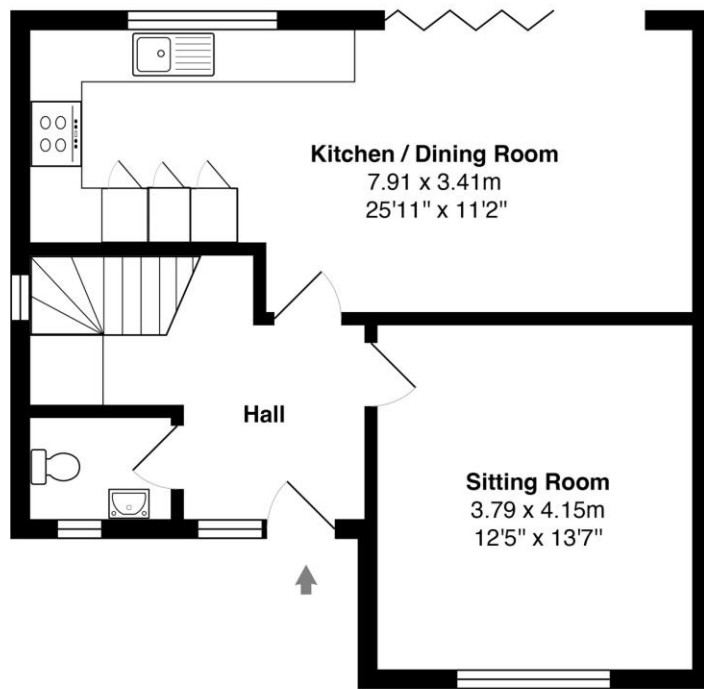
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



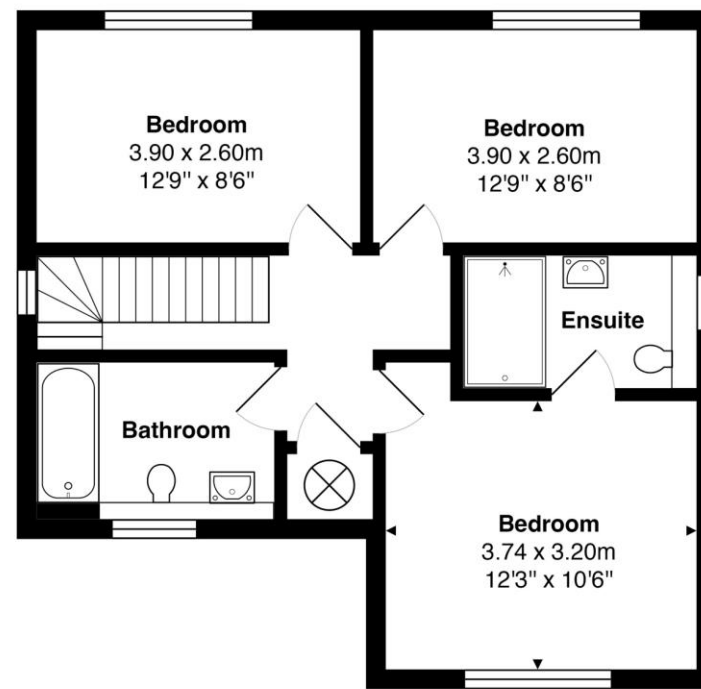
Plots 3, 4 & 5, The Vinings, Wraxall



Approximate gross internal floor area of main building - 107.8 m² / 1,160ft²



Ground Floor
Area: 53.9 m² ... 580 ft²



First Floor
Area: 53.9 m² ... 580 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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