

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

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01935 423526  
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## 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

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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'





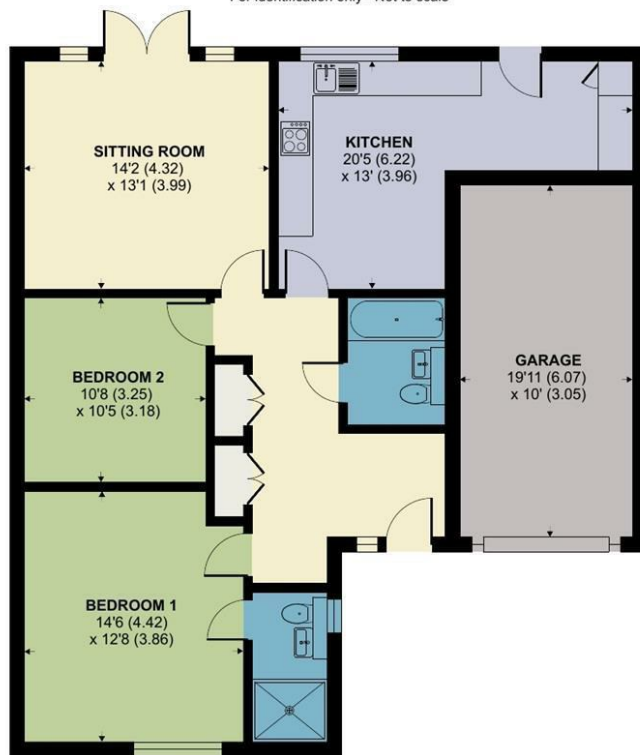
# The Nook, Station Road, Wanstrow, Shepton Mallet

Approximate Area = 945 sq ft / 87.7 sq m

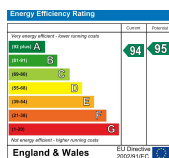
Garage = 203 sq ft / 18.8 sq m

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



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