

Westfield

Bruton, BA10 0BT

COOPER
AND
TANNER



£299,950 Freehold

A very well proportioned four bedroom end of terrace property in a popular residential setting in the heart of Bruton. Ideal for families with children at local schools or those needing a little more space.

Westfield Bruton BA10 0BT

 4  2  1 EPC C

£299,950 Freehold

ACCOMODATION

This generously proportioned four double bedroom end-of-terrace home offers superb family living across two well-designed floors. The ground floor welcomes you with a large bay-fronted sitting room, perfect for relaxing or entertaining, while the heart of the home lies in the open-plan kitchen/dining area—flooded with natural light thanks to sleek sliding glazed doors that open onto the garden. A downstairs WC and a substantial under stairs storage cupboard add practicality to the elegant layout.

Upstairs, you'll find four true double bedrooms, each offering ample space and versatility for family, guests, or home working. The contemporary family shower room features a walk-in shower, modern basin, and WC, as well as underfloor heating completing the upper floor with style and convenience.

This property combines generous proportions with thoughtful design, making it an ideal choice for those seeking space, comfort, and flexibility.

OUTSIDE

To the rear, a well-proportioned tiered garden offers a harmonious blend of form and function. Thoughtfully landscaped, it features a mix of paved patio, lush lawn, and a stylish sunken area—perfectly suited for outdoor dining, summer gatherings, or quiet evening retreats. The layout maximises both space and privacy, creating distinct zones for entertaining and relaxation.

Side access provides convenient connectivity to both the front of the property and the dedicated parking area, ensuring practicality without compromising the garden's serene appeal.

The property also benefits from a single garage in a separate block nearby.

SERVICES

Mains gas, electric, water and drainage are all connected. Gas central heating is installed.

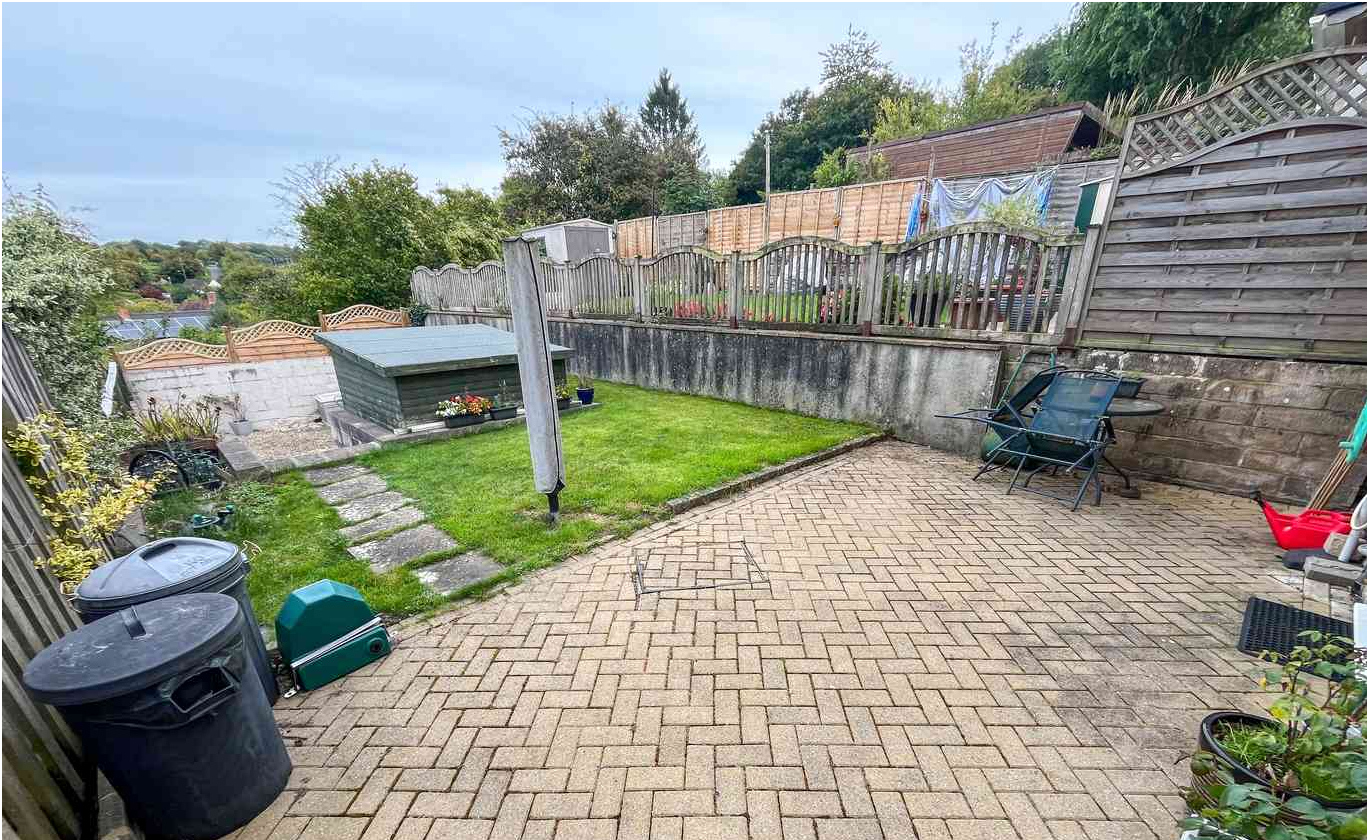
LOCATION

Bruton is a sought-after market town in Somerset, celebrated for its blend of rural charm and cultural sophistication. Nestled in the picturesque countryside along the River Brue, it offers a thriving community with independent shops, artisan eateries, and renowned attractions such as Hauser & Wirth gallery and the historic Bruton School for Girls. Excellent transport links to Bath, Bristol, and London via nearby Castle Cary station make it ideal for commuters and weekenders alike, while the surrounding landscape provides endless opportunities for walking, cycling, and outdoor pursuits.

VIEWING ARRANGMENTS

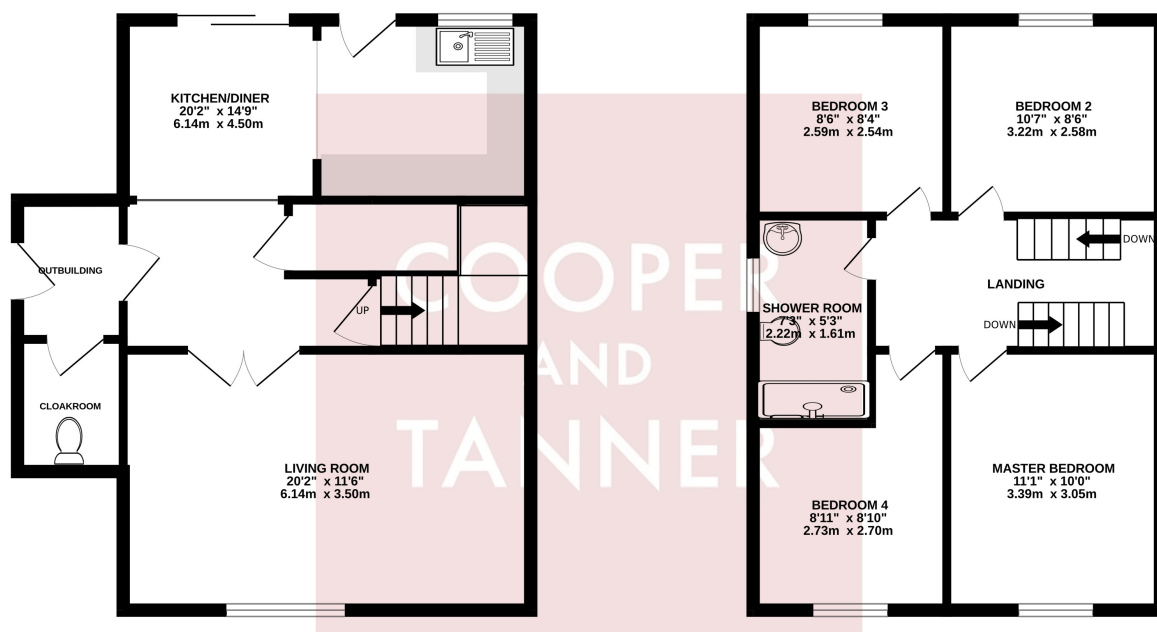
Viewings to be arranged through Cooper and Tanner, Castle Cary, 01963 350327





GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



4 BEDROOM END OF TERRACE

TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

castlecary@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS

