

Wintergreen, Upton Noble, BA4 6AH

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AND
TANNER



Offer in Excess of £475,000 Freehold

A bright and spacious three double bedroom detached village home with attractive gardens, garage and driveway parking, enjoying beautiful countryside views towards Alfred's Tower, situated in the highly sought-after village of Upton Noble.

Wintergreen, Bruton Lane, Upton Noble, BA4 6AH

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OIEO £475,000 Freehold

DESCRIPTION

This bright and generously proportioned detached home offers a wonderful opportunity to acquire a beautifully maintained village property with far-reaching countryside views towards the iconic Alfred's Tower. Constructed in the late 1990s the house combines practical family living with charming characterful touches, creating a warm and welcoming home that is presented in excellent order throughout. The property enjoys an attractive frontage set behind a low stone wall, with ample space for planting and colourful borders. A traditional picket fence and pathway lead to the front door, creating an appealing first impression in keeping with the village setting.

You are welcomed into a useful entrance porch which opens into a spacious and inviting reception hall. From here, doors lead to the ground floor rooms including a downstairs WC, sitting room, dining room and kitchen, along with a practical understairs storage cupboard. The sitting room is a particularly appealing space, enjoying a dual aspect with a large window overlooking the front garden and sliding doors opening directly onto the rear patio and garden beyond. A log burner provides a charming focal point to the room, creating a cosy atmosphere during the colder months while allowing the space to remain bright and airy throughout the year. To the front of the property sits the kitchen, fitted with a comprehensive range of country-style shaker units offering generous storage and worktop space. There is ample room for freestanding appliances, while a striking two-door Rangemaster stove forms the centrepiece of the room. Herringbone flooring adds further character and warmth to the space. The kitchen flows naturally into a separate utility room which provides additional storage, laundry space and convenient access out to the garden. Positioned to the rear of the house is the formal dining room, an elegant room ideal for entertaining, with French doors opening directly onto the garden terrace. From



here there is access to a useful study, which enjoys a large window overlooking the garden and provides an excellent space for home working or reading.

On the first floor the accommodation continues to impress. The master bedroom enjoys a pleasant outlook across the garden and benefits from its own en-suite shower room. Two further double bedrooms provide generous accommodation and are served by the family bathroom. A linen cupboard on the landing offers further practical storage.

OUTSIDE

Externally, the gardens are a particularly attractive feature of the property. The garden wraps around the side of the house and offers a series of level lawned areas bordered by established hedging and mature shrubs, creating a private and colourful outdoor space. Immediately adjoining the house is a patio terrace providing ample room for outdoor seating and dining. A glass-covered terrace allows this space to be enjoyed throughout much of the year. For those with green fingers, the garden also includes a vegetable patch, greenhouse and a charming potting shed, offering excellent opportunities for gardening and growing. To the side of the property, a driveway provides off-road parking for two vehicles and leads to a single garage.

ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity, water and drainage are all connected.

LOCATION

Wintergreen House is in a superb location for those looking to create a rural home yet still within a short drive of a fantastic range of facilities and within commuting distance of the local major towns and cities and beyond. The village of Upton Noble offers a well-regarded primary school. Monthly socials and exercise classes are held in the village and the neighbouring village of Batcombe a popular pub.

Bruton is less than a 10-minute drive and provides further schools, both state and private, shops and amenities and a thriving arts community with the Hauser and Wirth gallery just on the outside of the town and The Newt hotel and gardens a little further beyond.

The market town of Frome is located about 15 minutes away and, as with Bruton, offers a good range of facilities and amenities and has a fantastic artisan community with many opportunities to get involved. Bruton has a railway station and is on the Bristol to Weymouth line. Westbury and Castle Cary railway stations offers a regular mainline rail service to London.

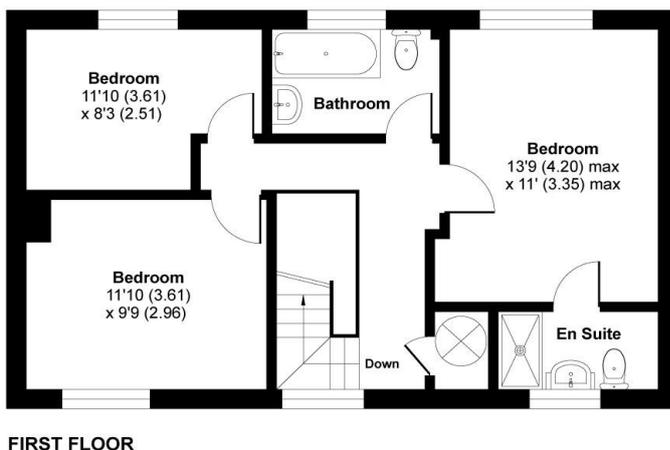
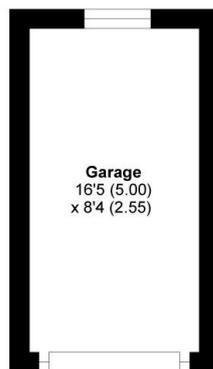
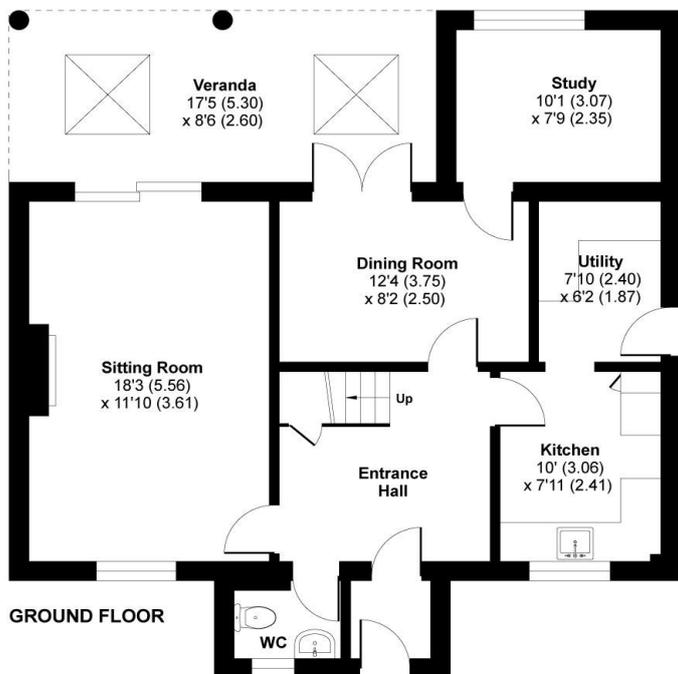
The area is just beautiful with some lovely country walks right on the doorstep and a network of lanes and some bridleways providing local hacking. For those who are looking to pursue equestrian activities there are a range of competition and training venues locally with a choice of Pony Clubs and Riding Clubs.



Bruton Lane, Upton Noble, Shepton Mallet, BA4



Approximate Area = 1271 sq ft / 118 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1408 sq ft / 130.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Cooper and Tanner. REF: 1434354



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