

Upton House,

Upton Noble, BA4 6AH

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Offers Over £550,000 Freehold

An exciting opportunity to purchase a well presented, spacious and well-lit three-bedroom, detached family home, set in the heart of Upton Noble.

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 3  2  2 EPC D

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DESCRIPTION

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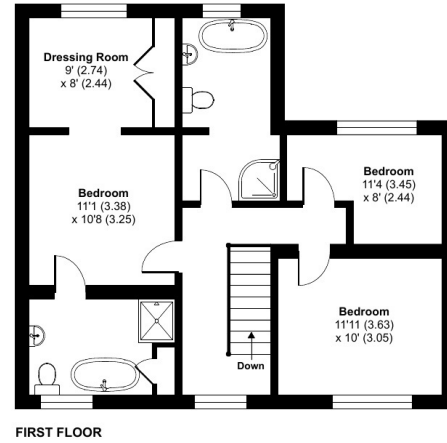
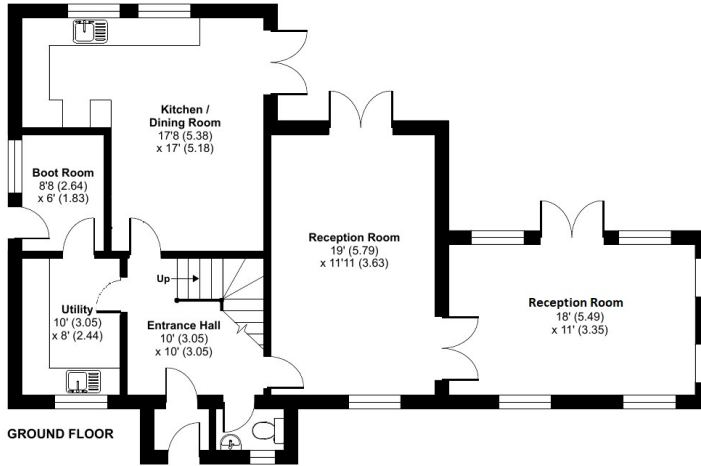




Bruton Lane, BA4

Approximate Area = 1693 sq ft / 157.3 sq m

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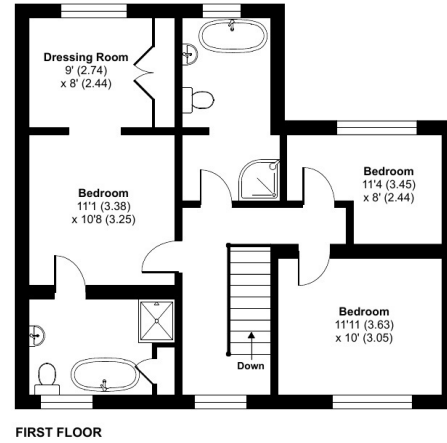
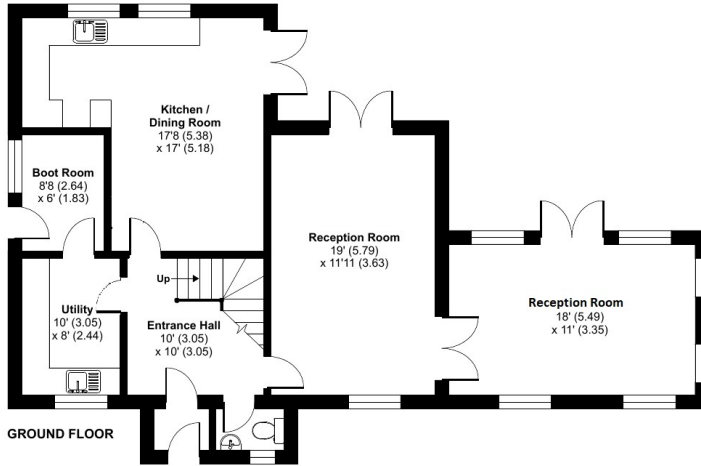




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Certified Property Measurer

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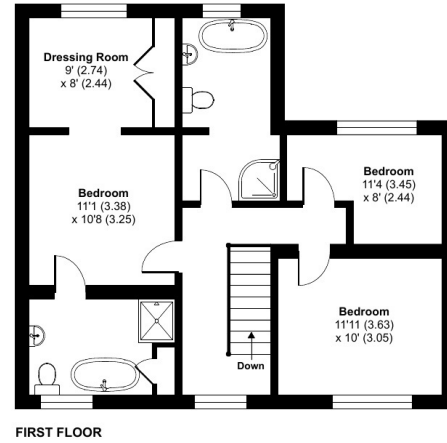
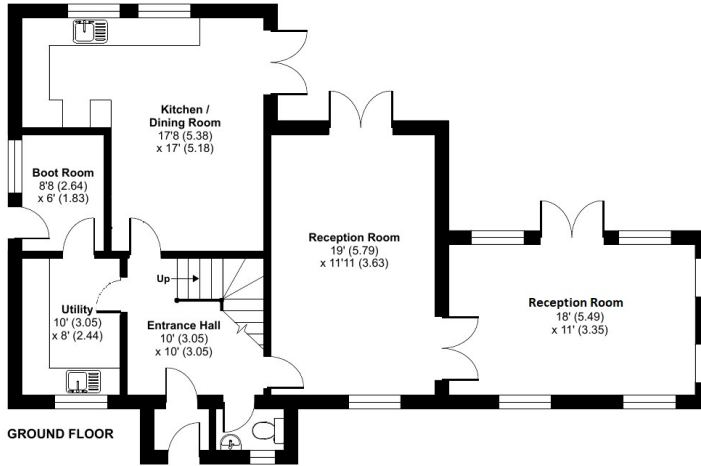




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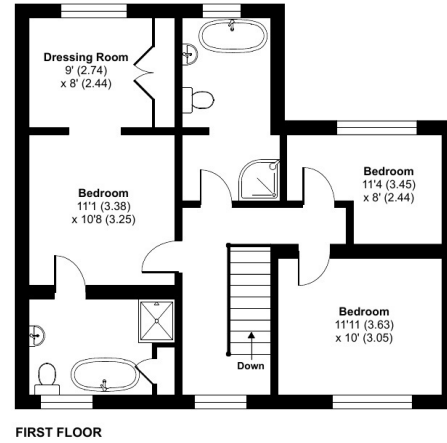
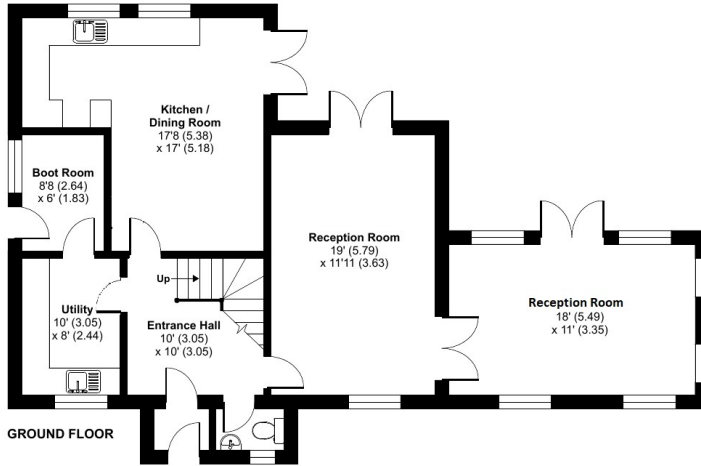




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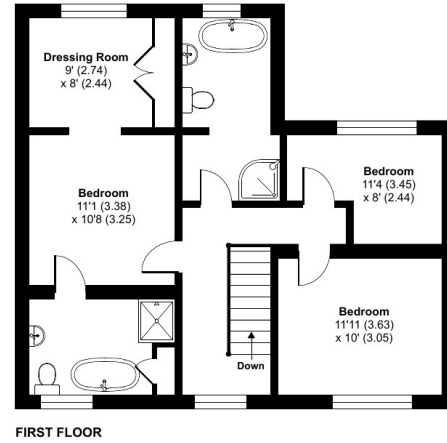
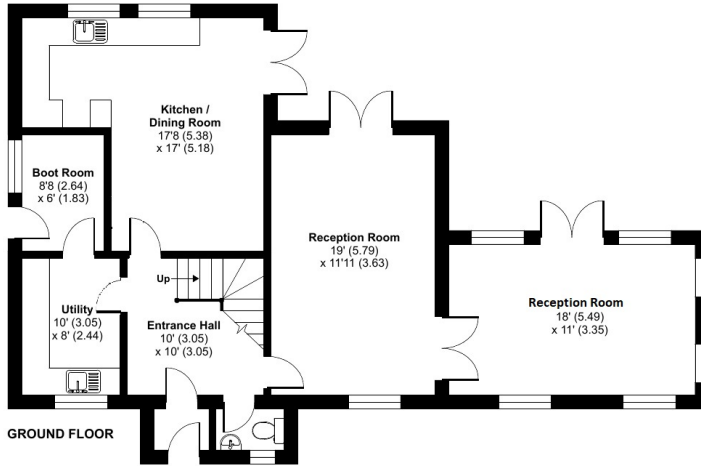




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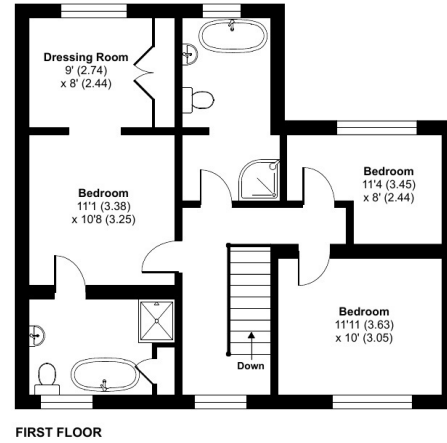
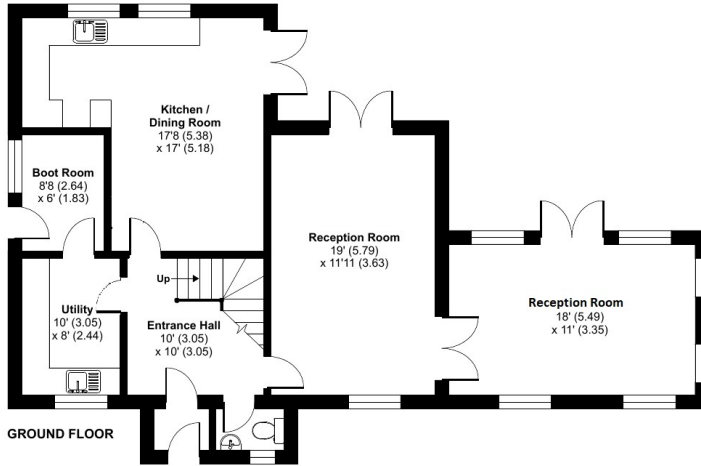




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Upton House, Upton Noble, BA4 6AH

 3  2  2 EPC D

Offers Over £550,000 Freehold

DESCRIPTION

Upton House is an impressive three-bedroom, detached home, finished to a good standard throughout with far reaching countryside views. Viewings are highly recommended.

As you enter through the front door, you are greeted by a very useful porch, perfect for storing coats and boots. You are then greeted by a welcoming entrance hall, from here you have access to all of the downstairs living space and also the first-floor accommodation. To the right-hand side, you have a downstairs W.C, carrying on through, you are greeted by the living room. The living room is a generous size and has a space to for a sofa, a couple of chairs and there is a working log burner which acts as the main focal point of the room and there is a set of double doors leading out to the beautiful rear garden. At the far end of the home, you are greeted by a versatile second reception room, with engineered hardwood, herringbone floor, it could quite easily be turned into a downstairs bedroom or even a yoga studio, there are another set of French doors that lead out to the garden.

The kitchen/dining room is at the rear of the home and off the hallway. The kitchen is fitted with a wall and base units, space for an oven and white goods. There is a further set of doors that lead onto the rear garden. The dining space is generous in size and has space to fit a large dining room table and chairs. There is also a very useful boot room and also a useful utility room which has space and plumbing for a washing machine and a range of base units.

On the first floor you are greeted by a spacious landing which gives access to all three double bedrooms and the family bathroom. The master bedroom is found on the left-hand side of the property and has the added benefit of a walk-in dressing room with built in storage and wonderful far reaching countryside views. The en suite is very generous in size and has a roll top bath, a walk-in shower and has been finished to a high standard.

There is a double bedroom found at the front of the home and at the rear. The family bathroom is also finished to an excellent standard, with a walk-in shower, a roll top bath, a W.C and a basin.

OUTSIDE

The garden is mainly laid to lawn, however there is a patioed area outside the kitchen and living room, which is perfect for al fresco dining, making it the perfect spot to entertain with friends and family. There is a wide variety of shrubs and plants. There is also access to the garage, which is currently being used as storage space, there is parking for two cars.

ADDITIONAL INFORMATION

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

LOCATION

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.

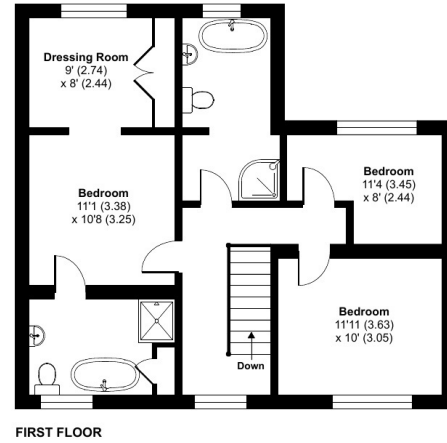
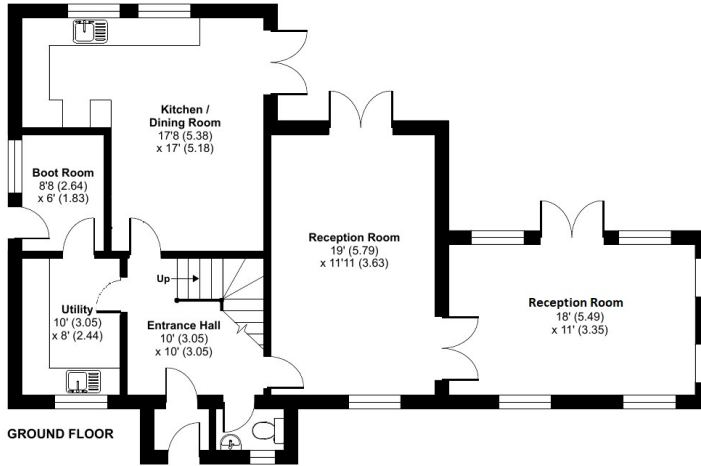




Bruton Lane, BA4

Approximate Area = 1693 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Cooper and Tanner. REF: 1132401



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