



4 Brue Avenue, Bruton, Somerset, BA10 0HZ

Guide Price £395,000 Freehold

COOPER  
AND  
TANNER







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## Description

An opportunity to purchase a well-presented three bedroom detached bungalow, pleasantly situated within a popular residential area in Bruton. The property includes a contemporary kitchen/dining room, ample driveway parking, well-tended gardens, a garage and beautiful, far-reaching rural views.

## Accommodation:

A door to the front of the property opens into a hall, which gives access to the majority of the rooms and includes a built-in storage cupboard and an airing cupboard. The sitting room is a generous size and is dual-aspect, with double glazed sliding patio doors to the back opening out to the garden. There are three bedrooms in total, two are located off the hall; the spacious Master bedroom (which has a built-in wardrobe) and a single bedroom to the front, which could equally be utilised as a study if desired. The modern family bathroom is fitted with a matching suite comprising a panelled bath with a shower over and tiling around, a low level WC and a vanity wash hand basin. The kitchen/dining room has been tastefully finished in a contemporary style and includes a range of floor and wall units, providing plenty of storage. Within the kitchen, there is an integrated electric eye-level double oven, an induction hob with counter top extractor behind, an integrated dishwasher and washing machine, plus space for a freestanding fridge freezer. Furthermore, there is room for a dining table and chairs within one corner, access to the loft space, an external door to the rear garden and an inner door through to a rear

extension, which provides the second bedroom. This bedroom is also dual-aspect, with a window to the rear (with lovely views), and a set of double glazed patio doors opening out to the garden.

## Outside

The property has a driveway to the side providing ample off road parking, plus an additional parking space at the front, laid to stone chippings. The driveway leads to a single garage, which has an 'up and over' door and a window to the rear. The bungalow is set back in its plot, giving some distance from the roadside and a good size garden to the front. Predominantly laid to lawn, the garden includes a couple of trees, some mature borders, a seating area, a large raised pond and is mostly enclosed by hedging and some fencing. Side access then leads through to the delightful rear garden, which is also laid to lawn, with a seating/BBQ area to one side, behind the garage. One of the main selling points of the property is the impressive rural views from the rear garden, making it the perfect place to sit, relax or dine.

















## Location

The small and ancient Somerset town of Bruton is nestled in the foothills of the Brue Valley and is now considered one of the most fashionable places to live in the UK, hosting numerous celebrities and a world class art gallery 'Hauser and Wirth', as well as numerous fine-dining options including Roth Bar & Grill, At The Chapel, Osip Restaurant and Matt's Kitchen. The town has retained a charming character over centuries of changes from pre-Doomsday to the present and is steeped in history. Bruton has a range of facilities including convenience stores, a petrol station, a Post Office, a doctor's surgery, a vet, a library, pubs and a mainline train station. Bruton is home to a highly regarded independent school, King's School Bruton as well as a state-owned boarding school – Sexey's. In addition, the town has its own primary school and pre-schools/nursery. The Newt in Somerset, a magnificent hotel, restaurant and country estate with exceptional woodland and gardens, is located on the outskirts of Bruton and the property benefits from being in the catchment for half price membership. Charlton House Hotel with restaurant and spa (Shepton Mallet) and Babington House, the renowned private members country club (part of Soho House) are both within easy reach by car.

## Directions

Approaching Bruton from Castle Cary on the A359, head into the town and up the High Street, passing 'At The Chapel' on the right hand side. At the junction, keep in the left hand lane and continue straight ahead into Quaperlake Street. As the road bends around to the left, turn right onto Brewham Road, then take the first left into Brue Close. Continue up the hill and into Brue Avenue, where the property can be found on the right hand side.



### Local Information Bruton

**Local Council:** Somerset Council

**Council Tax Band:** Band C

**Heating:** Gas-fired central heating

**Services:** Mains electricity, water and drainage are all connected.

**Tenure:** Freehold



### Motorway Links

- M5/M4
- A303/M3



### Train Links

- Castle Cary & Bruton
- Yeovil and Templecombe



### Nearest Schools

- Bruton (Primary)
- Bruton, Wincanton & Ansford (Secondary)

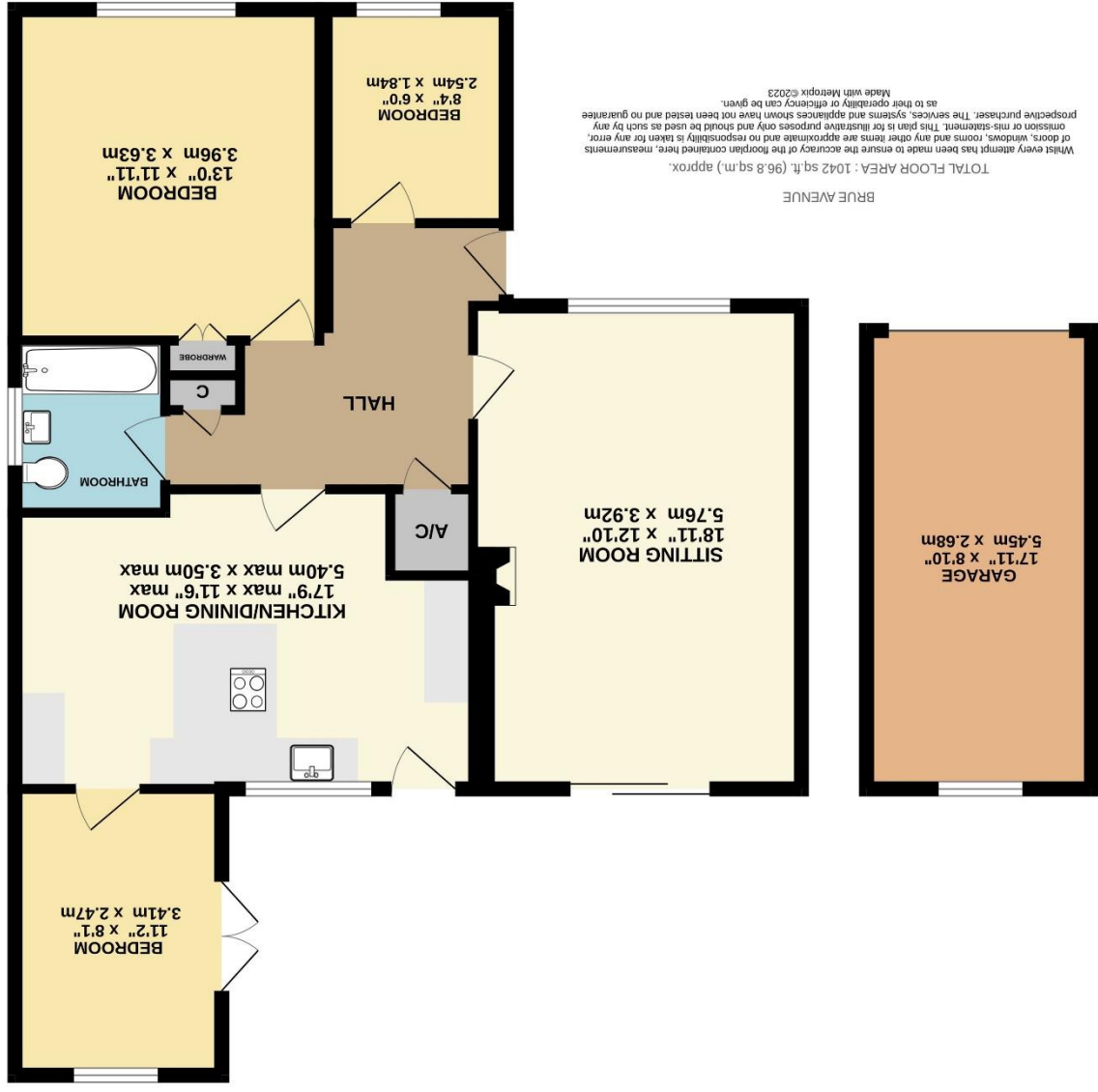
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Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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.  
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TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

BRUE AVENUE



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