



Lark Close, Bruton

£400,000



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this immaculate detached property found within the ever popular town of Bruton, enjoying far reaching views over the charming countryside. Built just five years ago, the property has been lovingly maintained ever since with living accommodation including of a spacious lounge and contemporary kitchen diner. Four bedrooms are found on the top floor, as well as a modern bathroom and ensuite. Outside of the property a well presented garden houses a handy timber cabin, ideal for those who are looking to work from home. Parking for two cars is found to the front of the garage. To interact with the virtual reality tour, please follow this link: <https://premium.giraffe360.com/forestmarble/larkclose/>

### Situation

Situated on the Northern edges of Bruton, which is a town of some 3,000 in the south-east corner of Somerset. Though smaller than some villages, it has a town council and mayor and is proud of its status as one of the smallest towns in England. Built in the valley of the River Brue, it is situated between Frome, Gillingham and Wincanton, with Castle Cary nearby. Bath and Bristol are within easy reach, by car or train (Bruton is on the Bristol to Paddington line), and major attractions such as Stourhead Gardens, The Newt and Wincanton race course are nearby. The town has several restaurants and cafés, two pubs (with more in the villages around), a butcher, mini-supermarkets, a petrol station, and shops of all kinds, selling antiques, organic foods, bespoke coffee, local cheese, hardware and pet supplies, gifts and flowers, with a pharmacy, a soft furnishings maker, hair and beauty salons and such necessities as a Post Office, Doctors, Dentist and a Vet. There are a number of popular schools as well. The town has added extra National attention recently with the Hauser and Wirth gallery and Roth Bar and Grill.

### Rooms

#### Entrance Hall

Stepping into the entrance hall you are greeted with access to the lounge, kitchen diner, cloakroom and stairs leading to the first floor landing.

7'3" x 18'5" (2.22m x 5.64m)

#### Lounge

Running the length of the property, this sizeable lounge offers you a multitude of choices for how to best configure your living room furniture dependent on your needs. Acting as the focal point of the space, is an electric flame effect fireplace with a stone hearth and surround. Patio doors lead to the rear garden.

11' x 20'7" (3.35m x 6.31m)

#### Kitchen Diner

Comprised of a range of wall and base units topped by wood block effect work surface with an inset one and a half bowl stainless steel sink drainer. Integrated appliances including a fridge, freezer, dish washer and eye level double electric oven. Four ring gas hob under the stainless steel cooker hood with matching splashback. The room enjoys a dual aspect, and ample space to accommodate a dining table and chairs as well as a comfy seating area. Tiling to the splashbacks, and access to the utility room.

10'8" x 20'8" (3.29m x 6.34m)

#### Utility Room

Benefitting from further matching wall and base units with wood block effect work surface with an inset stainless steel sink drainer and tiling to the splashbacks. Space here for your washing machine, and a door leading to the driveway.

5'6" x 9'10" (1.71m x 2.77m)

#### Cloakroom

Comprised of a pedestal wash hand basin and low level WC, with wood effect laminate flooring and tiling to the splashbacks. Extra storage space can be found under the stairs.

5'2" x 4'10" (1.58m x 1.25m)





### First Floor Landing

Reaching the top of the stairs, the landing provides access to all bedrooms, the family bathroom and the loft.  
9'11" x 2'11" (2.78m x 0.64m)

### Bedroom One

A large double bedroom providing fantastic space for your bed as well as various other large pieces of bedroom furniture. Dual aspect views welcoming in natural light, and door to the ensuite.  
13'4" x 11'8" (4.08m x 3.60m)

### Ensuite

Comprised of a shower cubicle, pedestal wash hand basin and low level WC. Wood effect laminate flooring and tiling to all splashbacks.  
7'4" x 5'8" (2.26m x 1.77m)

### Bedroom Two

A further spacious double bedroom overlooking the garden and views to the hills beyond. Plenty of space for a large wardrobe as well as your double bed, and cupboard housing the hot water tank.  
11'2" x 11'7" (3.41m x 3.57m)

### Bedroom Three

Currently used as a dressing room with plentiful storage within the fitted wardrobes.  
10'5" x 6'10" (3.20m x 1.86m)

### Bedroom Four

Currently used as a study, enjoying views over the garden and to the hills beyond. Again benefitting from storage space within a fitted wardrobe.  
7'11" x 8'10" (2.17m x 2.47m)

### Bathroom

A modern bathroom comprising of a bath with hand held shower piece and mixer taps, pedestal wash hand basin and low level WC. Wood effect laminate flooring.  
7'11" x 8'10" (2.17m x 2.47m)

### Garden

A beautifully presented garden, mainly laid to lawn with shrub and herbaceous borders. Patio area where you can enjoy sitting back with a coffee whilst enjoying the morning sunshine. For those looking to work from home the timber cabin will be especially appreciated, benefitting from electricity and internet.

### Garage

With power and lighting, accessed via an up and over door with a door to the garden.

### Parking

Tandem parking for two cars in front of the garage.

### Directions

From our offices turn right and follow the road up Locks Hill and continue out of Frome on the A361. Take the Bruton road (A359) at Nunney Catch round-a-bout and proceed until you enter Bruton. Continue down Cuckoo Hill, before turning left into the development. Turn right at the T junction, then right again and you will see a sign for Lark Close. Follow the road around to the left, the property will be found at the end of the road on your left hand side.

### Agent Notes

The vendor informs us there is a fee for the general upkeep and maintenance of the estate of £104.31 per quarter. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton, North Dorset and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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