

Brewham Road  
Bruton, Somerset, BA10 0JD



Situated within walking distance of Bruton's town centre is this impressive detached family home built in 1927 offering plenty of 'kerb appeal' whilst privately screened from the road. Five bedrooms, two bathrooms, large kitchen and two further reception rooms, and utility.

Large gardens and garage. NO CHAIN.

Offers Over £1,000,000



Bay Close is a fabulous family home situated on the outskirts of Bruton and overlooking uninterrupted countryside.

Built in 1927 this unique bay-fronted house is flooded with natural light and boasts exceptional views across the valley to the east, south and west. The property stands proudly within the rural countryside but is superbly positioned to give access to Bruton High Street and Bruton Railway Station, both of which are only a five-minute walk away.

Bay Close has been a treasured family home for twenty years and has a wonderful feel throughout. Arched front double doors lead into the wide, open hallway and two glorious reception rooms, naturally light, with large picture bay windows overlook the vista of the garden. Fireplaces, one with a wood-burning stove, create focal points within each room and their generous dimensions allow for flexible seating arrangements.

The kitchen/diner with its high ceilings and French doors opening directly into the garden is a wonderfully light space creating a sociable and welcoming kitchen. Fitted units offer plenty of storage space with the added advantage of a utility room, conveniently located adjacent to the kitchen, with a separate pantry.

The staircase ascends to a landing with an unusually large oriel window creating the perfect viewing gallery to observe the surrounding gardens.



Five double bedrooms provide spacious accommodation, two with triple aspect windows continuing the ongoing theme of naturally floodlit rooms. A family sized bathroom with a roll top bath and shower cubicle is another bright and airy space.

Outside the garden is a combination of lawn and gravel surrounded by mature hedging. The front garden enjoys extensive country views and wraps around the property to the sizeable back garden stocked with fruit trees and mature planting of shrubs. There is a garage/workshop and ample parking for several cars.

The property has a large loft with potential for conversion.

- Tenure: Freehold
- Council Tax Band: G
- Local Council: Somerset Council
- EPC: E
- Utilities and Similar: Mains electricity, wind turbine, gas central heating, mains water, and mains drainage
- No Onward Chain





hunter french



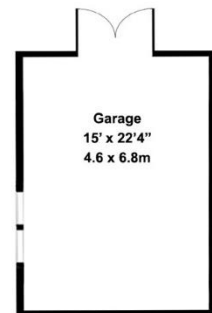
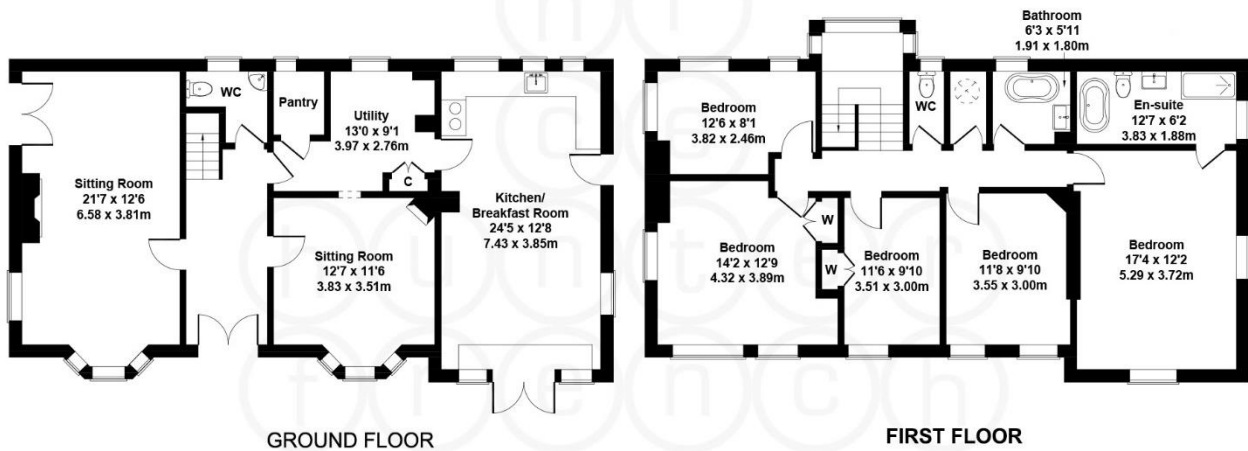
Bath Office  
01225 444454  
Devizes Office  
01380 722784

Bruton Office  
01749 684198  
Frome Office  
01373 464040

Castle Cary Office  
01963 351182  
Tetbury Office  
01666 505086

Corsham Office  
01249 715775  
Wincanton Office  
01963 31376

## Brewham Road, Bruton, Somerset, BA10 0JD



**Gross Internal Area approximately**  
**Ground Floor = 1033 sq ft - 96 sq m**  
**First Floor = 1033 sq ft - 96 sq mt**  
**Total = 2066 sq ft - 192 sq mt**

This plan produced for Hunter French is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Important Notice

Hunter French, their clients, and any joint agents, give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon statements or representations of fact.
2. Any areas, measurements, or distances are approximate. The text, photographs, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations, or other consents and Hunter French have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Bath Office  
01225 444454

Bruton Office  
01749 684198

Castle Cary Office  
01963 351182

Corsham Office  
01249 715775

Devizes Office  
01380 722784

Frome Office  
01373 464040

Tetbury Office  
01666 505086

Wincanton Office  
01963 31376