



Cogley Road, Bruton, Somerset, BA10

Guide Price: £510,000

Freehold

Cogley Road

Bruton, Somerset, BA10

 3  2  2  1,352 sq ft

Detached Modern Property

Three Double Bedrooms

Fully-Fitted Stylish Kitchen

Underfloor Heating Throughout

Driveway Parking

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ABOUT THE PROPERTY

Cogley Road is a striking detached three-bedroom home located in the idyllic town of Bruton, finished to a high contemporary standard throughout. Designed with modern living in mind, the property benefits from two bathrooms, driveway parking and an array of smart features including an alarm system, digital climate control and underfloor heating throughout. Externally, the house makes an immediate impression with its blend of natural wood cladding and stone accents, while its slightly elevated, south-facing position affords far-reaching countryside views to the front.





GROUND FLOOR

The ground floor is arranged in an open-plan layout where the living room, dining area and kitchen connect seamlessly, creating a sociable and versatile living space. The entrance hall features a stylish tile-effect vinyl floor and a modern grey front door with a side glazed panel, allowing light to filter in. To one side is a neatly finished utility room providing additional storage, space for appliances and a side door opening directly to the driveway parking. Adjacent to this sits a cloakroom with a floating WC, basin and obscured front facing window. The kitchen is fully fitted with wood-effect wall units and white gloss base cabinetry, complemented by integrated appliances including a fridge/freezer, dishwasher and Siemens oven and microwave. A breakfast bar sits at the centre of the space with a drink cooling cabinet beneath, subtly separating the kitchen from the dining area. Under cabinet LED lighting, spotlights and a sleek induction hob with black glass splashback add to the contemporary feel. The dining area enjoys dual aspect windows and comfortably accommodates a dining table, while the living room is positioned to the rear with large sliding doors opening onto the patio, a side window and a generous understairs storage cupboard.

FIRST FLOOR

The first floor continues the sense of space and light, with a wide staircase leading to a bright landing complete with a rear facing window and airing cupboard. The principal bedroom is a standout feature, enjoying a large south-facing window that draws in natural light along with an additional smaller front-facing window. There is a dedicated wardrobe space with scope for fully fitted units and a stylish en-suite shower room fitted with a floating WC and basin, large walk in shower with rainfall and hand-held attachments and a large, obscured window. Two further rear-facing double bedrooms provide flexible accommodation for family, guests or home working, while the family bathroom is finished to the same modern standard, offering a bath with shower over, floating WC and basin, towel rail and an obscured side window.



OUTSIDE

The front of the property is attractively landscaped with planted beds and a paved pathway leading to the front door, while driveway parking sits to the side with gated access through to the rear garden. The south-facing frontage enjoys elevated views across Bruton and open countryside. To the rear, the living room opens directly onto a paved patio area complete with lighting, electrics and an outside tap, making it an ideal space for outside dining and entertaining. Beyond, a lawned garden is fully enclosed by fencing, and gently rises with wooden steps to the side for easy access, with the rear boundary softened by Virginia creeper that flourishes through the warmer months. The garden backs onto an open field, enhancing the sense of space and countryside connection, and is complemented by a large storage shed for practical use.

LOCATION

Bruton is a vibrant and highly sought-after Somerset town set in the foothills of the Brue Valley, known as the ‘Notting Hill of the South West’. The town offers a good range of amenities including a doctor’s surgery, pharmacy, post office, convenience stores, independent shops and cafés. Its creative community is reflected in the world-renowned Hauser & Wirth gallery, whilst the High Street is home to popular destinations including At The Chapel and Michelin-starred Osip. Surrounded by rolling countryside, Bruton is within easy reach of Castle Cary, Wincanton, Sherborne, Frome and Wells. The town is well served by highly regarded schools including King’s Bruton and Sexey’s, whilst the railway station provides direct services to London. The A303 also offers convenient access towards London and the South West, with attractions including The Newt, Stourhead and Longleat nearby.



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: E
Local Authority: Somerset

Services: Gas Central Heating, Underfloor Heating, Mains Water, Mains Drainage, Alarm System, Fibre Broadband, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

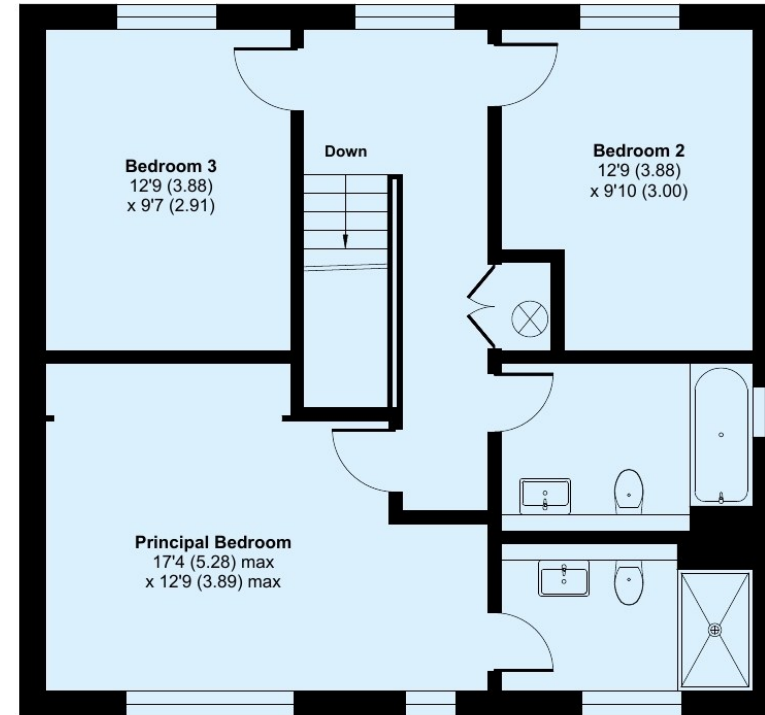
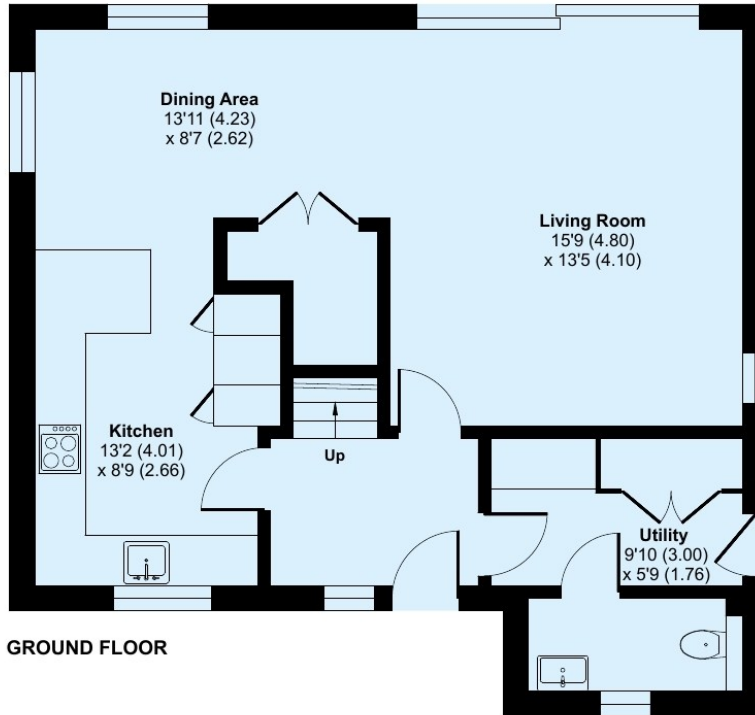
What3Words///because.enabling.extensive



Cogley Road, Bruton, BA10

Approximate Area = 1352 sq ft / 125.6 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). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1395684



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.