



Cogley Road, Bruton, Somerset, BA10

Guide Price: £535,000

Freehold

Cogley Road Bruton, Somerset, BA10

 3  2  2  1,352 sq ft

Detached Modern Property

Three Double Bedrooms

Underfloor Heating Throughout

Modern Luxury Living

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 bustling town in the foothills of the Brue Valley known as The Notting Hill of the Southwest. The town's amenities include a doctor's surgery, veterinary practice, pharmacy, post office, several convenience stores, petrol station and many independent shops and cafés. This historical town, surrounded by rolling hills lies a few miles north of Castle Cary and in easy reach of Wincanton, Yeovil, Sherborne, Glastonbury, Frome, Wells and Bath. A creative community, known as a centre for international art and architecture, Bruton is home to the world-renowned art gallery Hauser & Wirth. The High Street has a wonderful array of diverse shops and eateries such as 'At the Chapel' and the Michelin starred 'Osip'. Adding to the town's reputation is the presence of two well-regarded boarding schools in Kings and Sexey's School. The town has a railway station which provides a direct route to London making Bruton an appealing choice for those who want to work in London and live in the countryside. The A303 also provides a direct route to London via the M3. Local attractions include 'The Newt in Somerset', 'Stourhead', 'Longleat' and 'The Bath and West Showground' which hold regular events throughout the year.

What3Words///because.enabling.extensive



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 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

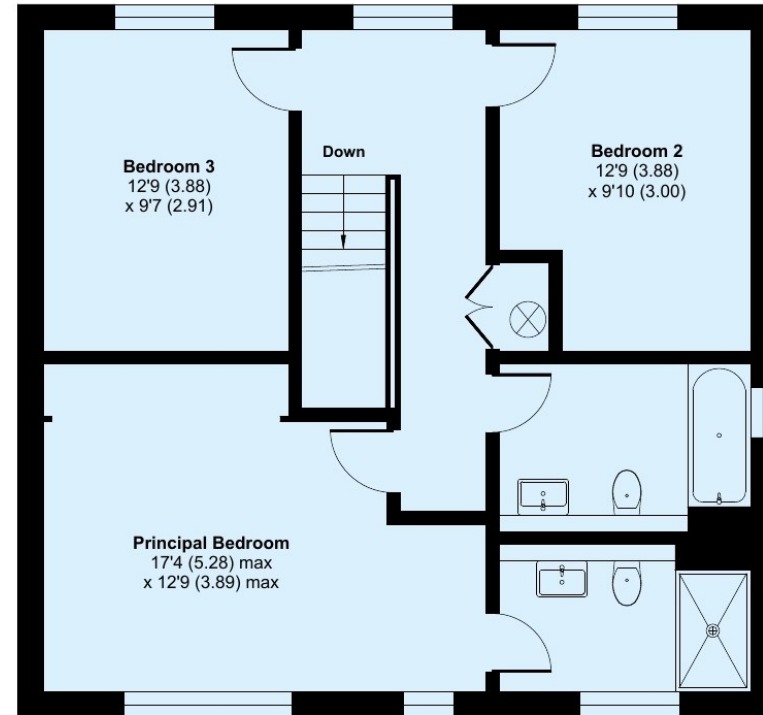
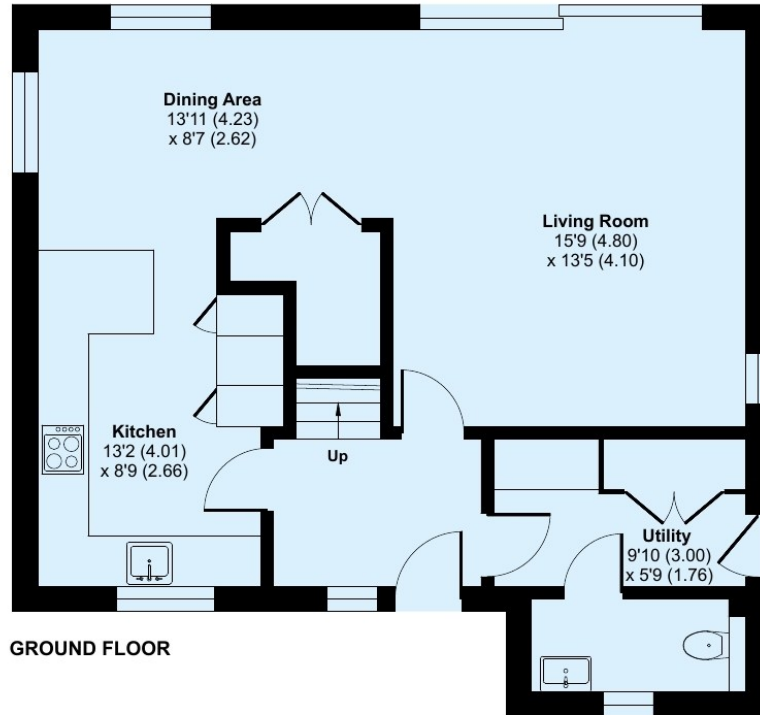
Email:

sales@kingslandproperty.com

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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). © ncheom 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.