



**Eastfield, Bruton, Somerset, BA10**

**Guide Price: £240,000**

**Freehold**

# Eastfield

## Bruton, Somerset, BA10

 3  1  1  850 sq ft

Traditional Red Brick Terraced Property

Spacious Living/Dining Room

Double Glazed Windows

Newly Fitted Flooring Throughout

Enclosed Rear Garden with Gated Side Access

**Guide Price: £240,000**

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### ABOUT THE PROPERTY

Occupying an elevated position with far-reaching countryside views to the front, Eastfield is a traditional red brick terraced home offering well-proportioned accommodation throughout. Benefitting from double-glazed windows, cottage-style internal doors and newly fitted flooring, the property provides an excellent opportunity for a purchaser to create a home to their own taste. The accommodation comprises three bedrooms, a family bathroom, spacious living/dining room and an enclosed rear garden, together with a generous south-facing front garden.





## GROUND FLOOR

An entrance hall provides space for coats, with stairs rising to the first floor. The living/dining room is a generously proportioned reception room featuring a tiled fireplace with a white mantel, creating an attractive focal point. A front-aspect window fills the room with natural light and enjoys views over the front garden. Positioned at the rear of the property, the kitchen overlooks the rear garden through a window set above a stainless-steel sink with drainer. A range of wood-effect wall and base units are complemented by contrasting worktops, while there is space for a freestanding oven and hob, as well as other appliances. Completing the ground floor is a cloakroom fitted with a WC and an obscured window. Alongside is a useful open store, providing versatile storage space, with further storage available beneath the stairs.

## FIRST FLOOR

Upstairs, the principal bedroom is a spacious double room positioned to the front of the property, enjoying far-reaching countryside views. Bedroom two is a further double overlooking the rear garden, whilst bedroom three is a single room positioned at the front of the property. The family bathroom is fitted with a bath incorporating a shower over with a glazed screen, together with a WC and wash basin. An obscured window provides ample natural light.



## OUTSIDE

To the front, the property enjoys a generous south-facing garden arranged over three tiers and predominantly laid to lawn. Stone planting beds, a mature magnolia tree and a pathway with steps leading to the front door create an attractive approach. The rear garden is enclosed by timber fencing and benefits from gated side access. Both the front and rear garden offer excellent potential and would benefit from some general maintenance and landscaping.

## LOCATION

Bruton is a highly sought-after Somerset town, renowned for its vibrant community, rich history and thriving arts and food scene. Blending independent boutiques, artisan cafés and acclaimed restaurants with beautiful period architecture, the town has become renowned for destinations such as Osip, At The Chapel and the internationally recognised Hauser & Wirth gallery, attracting visitors from across the country whilst retaining a welcoming small-town atmosphere. The town is exceptionally well served by highly regarded schooling, including Bruton School for Girls, King’s Bruton and Sexey’s School, making it a popular choice for families. The surrounding Somerset countryside offers an abundance of walking, cycling and outdoor pursuits, while the nearby towns of Castle Cary, Frome and Sherborne provide further shopping, leisure and everyday amenities. Bruton benefits from excellent transport links, with its own mainline railway station offering direct services to London Paddington and the nearby A303 providing convenient road connections to London and the Southwest. Combining cultural appeal, outstanding dining, excellent schools and beautiful countryside, Bruton is widely regarded as one of the South West's most desirable places to live.

What3Words///anchovies.shuttered.endings



## ADDITIONAL INFORMATION

**Tenure:** Freehold  
**Council Tax Band:** B  
**Local Authority:** Somerset

**Services:** Gas Central Heating, Mains Water, Mains Drainage, 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](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Check:** [www.gov.uk/check-flooding](http://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             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 75 C    | 87 B      |

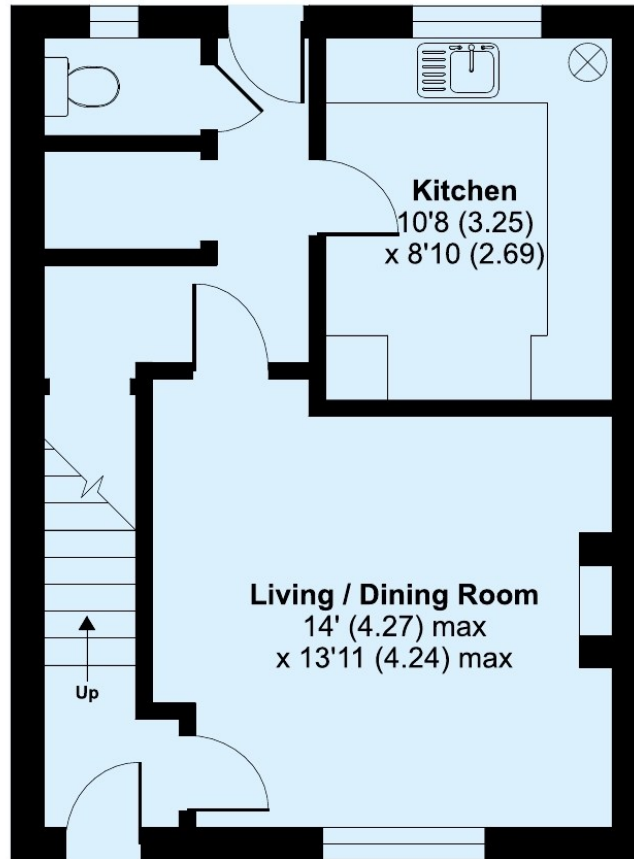
## VIEWING

Strictly by appointment with the agents at KingsLand Property.  
Tel: 01963 34455  
Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

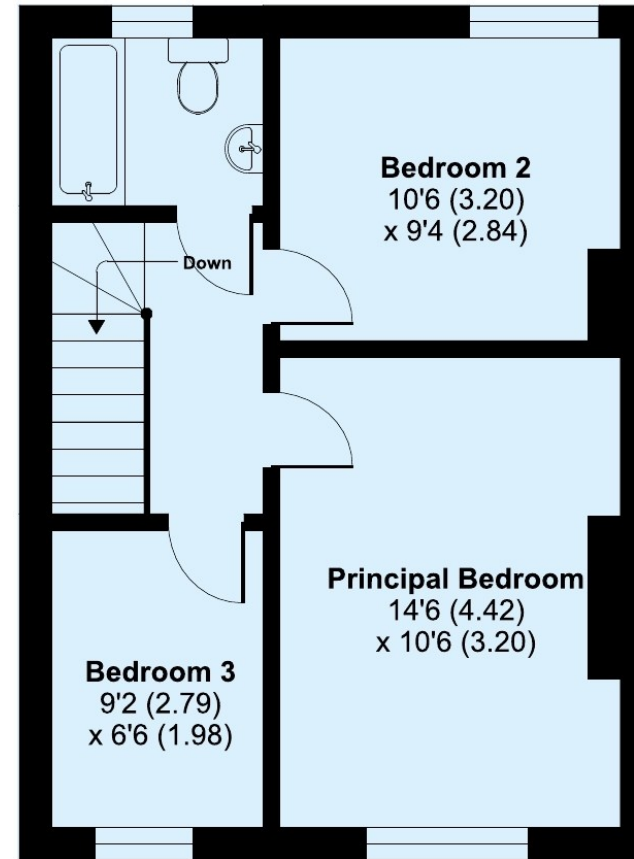
## Eastfield, Bruton, BA10

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



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: 1485667





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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.