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Property & Land Agents



Cuckoo Hill, Bruton, Somerset, BA10

Guide Price: £325,000

Freehold

Cuckoo Hill
Bruton, Somerset, BA10

3 | 2 | 2 | 942 sq ft

Semi-Detached Three-Bedroom Home

Open-Plan Kitchen/Dining Room

Separate Utility Room and Downstairs WC

Principal Bedroom With Ensuite

Low-Maintenance Front and Rear Gardens

Ample Driveway Parking and Garage

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ABOUT THE PROPERTY
Offering three bedrooms and well-proportioned living accommodation, Cuckoo Hill is a well-presented semi-detached home with an open-plan kitchen/dining room, separate utility room and a dual-aspect sitting room. The principal bedroom benefits from an ensuite shower room, while outside there is a low-maintenance rear garden, parking for up to three vehicles and a garage. The property is situated in a popular residential area on the edge of Bruton, within walking distance of the town centre and its range of amenities.











GROUND FLOOR

A welcoming entrance provides access to the principal ground-floor accommodation, with stairs rising to the first floor. To the left, the living room is a bright dual-aspect reception room, with French doors opening directly onto the decked terrace at the rear. A freestanding electric fire with black hearth and wooden mantel provides a focal point, while the dual aspect allows plenty of natural light throughout the day. To the right of the entrance, the open-plan kitchen/dining room offers a sociable arrangement. The kitchen is fitted with wooden-shaker style wall and base units, complemented by black granite-effect worktops and a stainless steel 1 ½ bowl sink with drainer. There is a four-ring gas hob with an oven and grill, together with space for a fridge/freezer and dishwasher. Under-cabinet lighting and a window overlooking the garden complete the kitchen. The dining area provides ample room for a dining suite, with a front facing window and useful understairs storage. Three pendant lights sit above the dining area, creating a pleasant setting for everyday dining and entertaining. Set off the kitchen, the utility room provides space for a washing machine and additional appliances, alongside a useful wall-mounted wine rack. A door leads out to the rear garden, while a further door opens into the downstairs cloakroom, fitted with a WC and wash basin.

FIRST FLOOR

The first-floor landing provides access to all three bedrooms and the family bathroom, together with an airing cupboard and loft access. The principal bedroom is a double room positioned to the front of the property, with a built-in wardrobe and shelving. An adjoining en-suite is fitted with an enclosed shower cubicle, WC and wash basin, complemented by a wall-mounted bathroom cabinet. Bedroom two is also a double room, enjoying a front-facing aspect and benefiting from a built-in wardrobe with shelving above. Bedroom three is a single room overlooking the rear, with far-reaching countryside views beyond the rooftops. A recessed area behind the door provides a useful hanging rail for clothing. The family bathroom is half-tiled in a neutral cream finish and comprises a bath with mixer taps and shower over, WC and wash basin. There is also a wall-mounted bathroom cabinet and an obscured rear-facing window providing natural light.

OUTSIDE

To the front, a paved pathway leads to the entrance, with a storm porch providing shelter over the front door. A gravelled front garden offers a low-maintenance frontage, with established shrubs either side of the entrance. A walkway along the front of the property provides convenient pedestrian access towards Cuckoo Hill and Bruton High Street.

The two-tiered rear garden is fully enclosed and has also been designed to be low-maintenance. A pathway from the back door is flanked by a raised decking area to the left which is also conveniently accessed from the French doors from the living room. This provides a pleasant area for outdoor seating and entertaining. To the right, a stoned area provides a space for planted pots and additional seating. The pathway leads to a set of steps, beneath a wooden archway, which descend down to a spacious, paved courtyard area where a gate provides access to the garage en-bloc and parking area. The property benefits from two parking spaces alongside the house, together with an additional parking space in front of the garage. The garage features an up-and-over door and solar-powered lighting.

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 The Prickly Pear. 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.

What3Words///hovered.highbrow.corals



ADDITIONAL INFORMATION

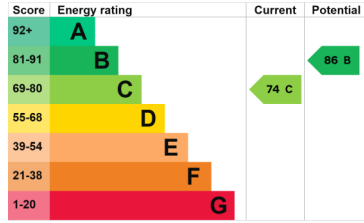
Tenure: Freehold
Council Tax Band: C
Local Authority: Somerset

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

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.

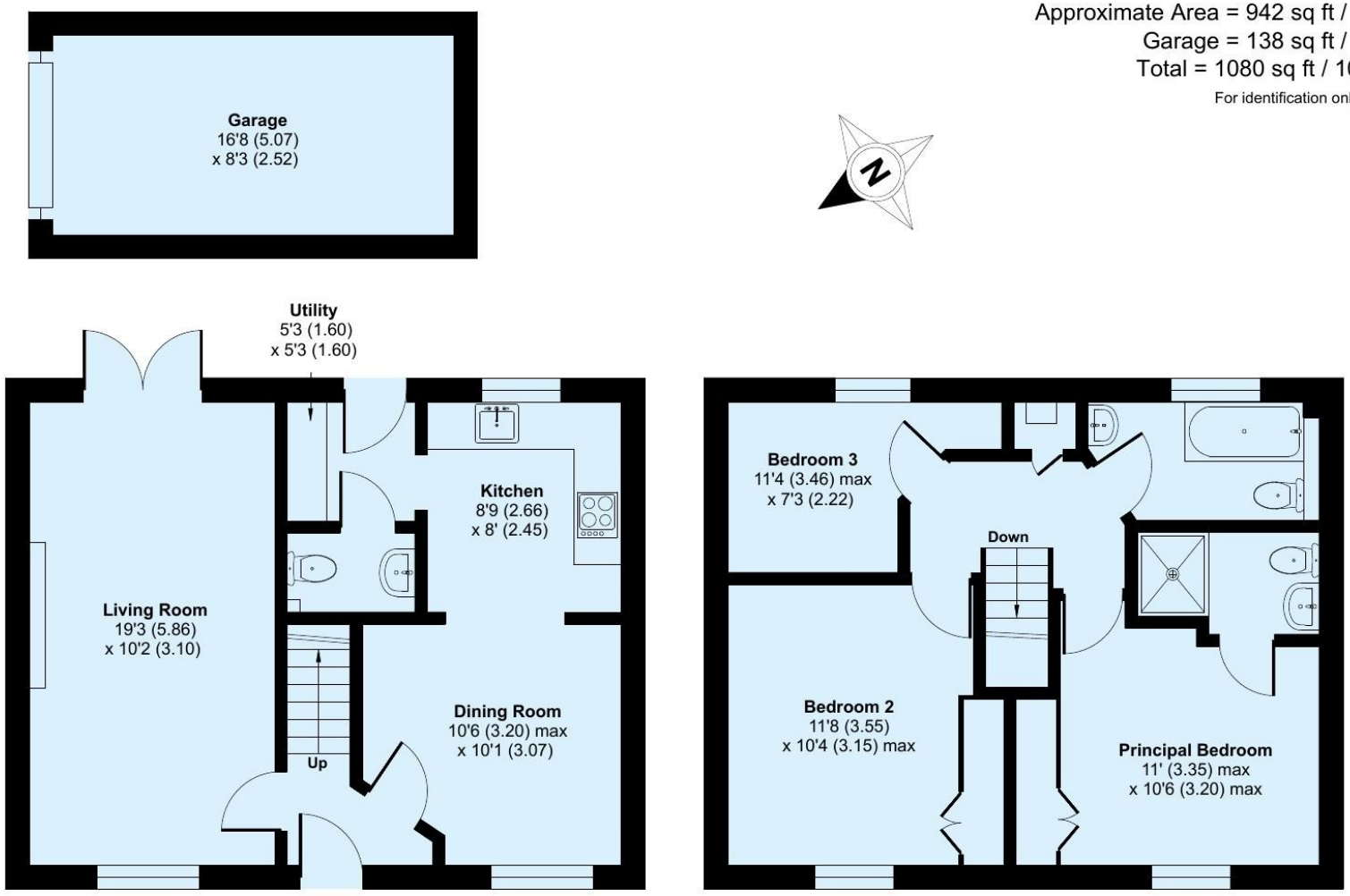


VIEWING

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

Cuckoo Hill, Bruton, BA10

Approximate Area = 942 sq ft / 87.5 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1080 sq ft / 100.3 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.
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Registered in England.

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.