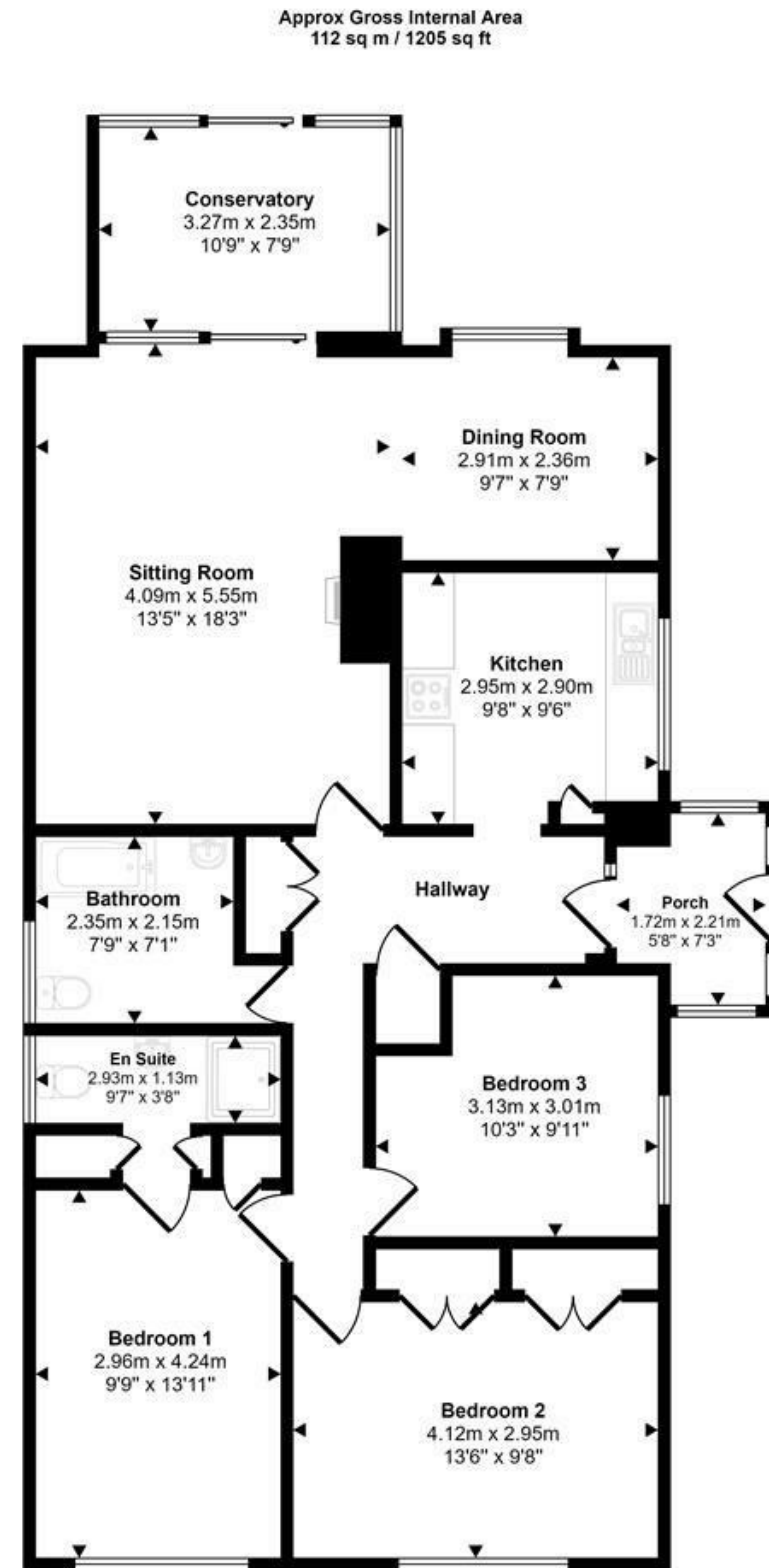




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Portnells Lane Zeals

Guide Price
£400,000

Charming Detached Bungalow with Countryside Views – Vendor Suited

Set in a quiet lane-side position close to the heart of the sought-after village of Zeals, this beautifully presented detached bungalow offers light-filled living, generous space, and views of open countryside—perfect for those looking for peace, privacy, and village charm.

Step inside to find a spacious and versatile layout, featuring a large useful porch, essential for country living - ideal for muddy boots, three well-proportioned double bedrooms, including a lovely main bedroom with en-suite shower room, and a stylish, contemporary main bathroom.

The real heart of the home is the bright L-shaped sitting and dining room, where large windows and a cosy wood-burning stove create an inviting space for both entertaining and quiet evenings. Flowing naturally from this space is a sunny conservatory, perfectly positioned to enjoy views of the garden and fields beyond. The well-appointed kitchen is both bright and practical, offering ample cupboard space and generous worktops—ideal for everyday living and home cooking, and has a practical serving hatch to the dining area.

Outside, the private, landscaped rear garden is a real highlight—beautifully maintained and backing directly onto open countryside, it's a haven for wildlife lovers and garden enthusiasts alike. To the front, there's ample off-road parking, a large garage, and a useful attached store for tools or hobbies.

With the vendor already suited and no onward chain beyond their purchase, this is a rare opportunity for a smooth, stress-free move into a truly special home—ideal for downsizers, families, or anyone looking for a peaceful rural lifestyle within easy reach of local amenities.



The Property Accommodation

Inside

The main entrance lies to the side of the bungalow where a door opens into roomy and useful porch - essential for country living. There is ample room for coats, boots and shoes. A further door opens into the main hall, where there is access to the loft space plus built in storage cupboard that houses a tall fridge/freezer plus a double sized airing cupboard fitted with shelves and a radiator. Doors open to all the main accommodation. There is a spacious and bright L shaped sitting and dining room with a wood burner and a sliding door opens to the conservatory, which has a delightful view over the beautiful rear garden.

The kitchen has a window to the side and a serving hatch to the dining area. It is fitted with a range of modern units consisting of floor cupboards, separate drawer units and eye level cupboards. You will find a generous amount of wood effect work surfaces with a matching upstand and a stainless steel sink and drainer with an aerator swan neck mixer tap. There is space for a slot in cooker, under counter fridge and plumbing for a washing machine and dishwasher. You will also find that wall mounted gas combination boiler. The floor is laid in a practical wood effect vinyl.

There is the main bathroom, which is fitted with a stylish modern suite consisting of a bath with a shower above, fitted WC with storage cupboards and drawers plus a semi recessed vanity style wash hand basin. For practicality, the floor is laid in an attractive painted wood effect vinyl. You will find that all three bedrooms are double sized and filled with plenty of natural light, bedrooms two and one have built in wardrobes and bedroom one also benefits from an en-suite shower room.

Outside

Garage and Parking

The property is approached from the lane onto a large drive that is mostly laid to stone chippings and has space to park four cars comfortably. The larger than average garage benefits from light and power and measures 4.95 m x 2.44 m/16'3" x 8'. Attached to the rear of the garage is a store room that adds another 1.52 m/5' to the length and has a vent for a tumble dryer.

Gardens

In between the garage and bungalow, there is an arch that opens to a paved area - ideal for bins etc and leads to the front door. The rear garden has been beautifully landscaped and has a good sized paved seating area and gravelled paths that skirt the lawn. The garden is planted with a range of mature trees, shrubs and flowers plus large bed that has plenty to catch the eye. The garden is fully enclosed with a high degree of privacy and backs onto fields.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
uPVC Double Glazing
LPG Central Heating from Cylinders
Septic Tank Drainage for this home only
Freehold
Vendor suited with a new built home.

Location and Directions

The property is situated in the pretty Wiltshire village of Zeals which lies in between the old market towns of Gillingham, Mere and Wincanton. The village itself boast a village church, public house and small shop, which provides for every day essentials and is ideally placed with easy access to the A303 linking the West Country and London. A little further on at Bourton there is a petrol station with attached shop, public house and primary school. Gillingham, which is just a short drive away offers excellent day to day facilities, such as hardware store, pet shops, and so forth, as well as supermarkets including a Waitrose. There are numerous pre-schools and primary schools, along with an excellent secondary and sixth form. The town also has the advantage of having a mainline train station serving Exeter to London.
Postcode - BA12 6PN
What3words - homing.woodstove.noted

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.