



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		

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Brue Avenue
Bruton

Offers In Excess Of
£475,000

This well-presented link-detached family home, set in the sought-after town of Bruton, offers generous and versatile living space, perfect for modern family life. The ground floor features a welcoming hallway, bright sitting room with garden views, separate dining room, and a practical kitchen with adjoining utility room and WC. A playroom and workshop provide excellent flexibility for working from home or hobbies. Upstairs, you will find there are three comfortable double bedrooms, a good sized single bedroom currently used as a reading snug - along with a spacious family bathroom.

Outside, the property enjoys the advantage of side access to the sunny rear garden - a true extension of the living space. Beautifully arranged, it features a raised patio perfect for al fresco dining and summer entertaining, with well-tended flower and vegetable beds adding colour and charm. At the far end, a private seating area offers a peaceful retreat, ideal for unwinding with a book or enjoying a glass of wine on a summer's evening. With ample space for children to play, friends to gather for BBQs, or simply to relax with a quiet morning coffee, this garden combines practicality with a wonderful sense of sanctuary a genuine highlight of the home.

Located in the thriving town of Bruton, Somerset, the property is ideally positioned to enjoy a wonderful blend of countryside living and community spirit.

Perfect for families, this home offers space, practical features, a stunning garden, and an excellent location.

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The Property

Accommodation

Inside

Ground Floor

The front door opens up into a good sized porch, with ample room for boots and coats. A second door opens up into the entrance hall laid with beige tiled flooring which runs throughout the majority of the ground floor. A staircase with handy under-stair storage sits to one side of the hall. Doors from the hallway lead to the playroom, sitting room and kitchen. As you enter the property to your right, you will find the playroom which is situated at the front of the property with a large window and is laid with carpet. The spacious sitting room benefits from a wood burner in the centre of the room, which creates a warm and inviting atmosphere, perfect for families and entertaining. With double French doors opening up onto the garden, this room fills with natural light and has views over the patio and garden.

The kitchen is beautifully presented with a modern yet timeless design. Featuring an extensive range of shaker-style cabinets in a soft grey finish you will find there are plenty of floor and eye level cupboards and a pull out cupboard with racks, complemented by a generous amount of wood-effect vinyl worktops. The kitchen benefits from a sink and a half with a swan neck mixer tap and stainless steel drainer and a tiled splash back. A standout feature is the impressive dual-oven range cooker with a five-burner gas hob, with plumbing for washing machine and a dishwasher this kitchen offers a large amount of storage for your kitchen necessities. An inner hall connects the kitchen to the dining room and provides access to the WC and utility room. The utility room boasts a dedicated and practical space providing access to a workshop and back garden.

Entering through an arch doorway, the generous dining room features a large window overlooking the front of the property. An attractive tiled flooring is laid throughout. You will find the door to the WC leads off from the hallway, fitted with a pedestal hand wash basin.

First Floor

From the landing, doors lead off to the good sized bedrooms and family bathroom. The airing cupboard houses the hot water cylinder with ample shelving and storage for linen and towels. There is also access to the loft space with a pull down ladder which also houses the boiler.

Outside

Garage and Parking

There is a generously sized paved drive with ample space to park two cars comfortably. A path leads off from the drive round to the side of the property, allowing access to the rear of the garden through a metal gate where bins can be stored.

Rear Garden

This beautifully maintained, south west -facing garden offers a perfect blend of functionality and charm, ideal for both family living and entertaining. Directly accessible via elegant French doors from the main living space, the raised stone patio provides a sun-drenched seating area, ideal for al fresco dining or relaxing with a book. A productive vegetable plot with raised beds at the lower level accessed via two separate stone steps, currently features a variety of thriving plants. Bordered by mature trees, shrubs, and flowering plants this garden provides privacy, colour, and a sense of tranquility. Additional features include a separate seating area for a peaceful morning coffee or breakfast in the trees.

Useful Information

Energy Efficiency Rating - tba
Council Tax Band - D
Gas Fired Central Heating
uPVC Double Glazing
Mains Drainage
Freehold

Location and Directions

The property is located in the thriving town of Bruton, well regarded for its vibrant community and mix of traditional and contemporary attractions. The High Street is home to a range of independent shops, popular cafés, and eateries, alongside practical everyday services. The town has gained a national reputation for culture and the arts, with the internationally acclaimed Hauser & Wirth gallery and the stylish At The Chapel restaurant and bakery drawing visitors from far and wide. A popular attraction of the area is The Newt, a luxury country estate featuring elegant gardens, a hotel, a spa, restaurants, and a working farm with cider orchards. Families are particularly well served with a choice of excellent schools, including King's Bruton, Sexey's School, and Bruton School for Girls. The town also benefits from a railway station, offering direct services to Bath, Bristol, Exeter, and London, making it a convenient location for commuters as well as those seeking a quieter pace of life in the Somerset countryside.

What3Words - ///equivocal.requiring.sleepy



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