

A photograph of a stone house with a red tiled roof. A large, dense green bush with some reddish-orange foliage is in the foreground. A white car is parked in a driveway to the left. A street lamp is on the right. The sky is blue with white clouds.

Symonds  
& Sampson

# Briar-Lea

16 Packers Way, Misterton, Crewkerne, Somerset



# Briar-Lea

16 Packers Way  
Misterton Crewkerne  
Somerset TA18 8NY

A well-presented detached bungalow situated in a quiet cul-de-sac within the popular village of Misterton, offering versatile accommodation, a generous conservatory, attractive gardens, garage and driveway parking.



- Quiet cul-de-sac location
- Two Double bedrooms and a single
  - Modern shower room
  - Spacious sitting room
    - Conservatory
  - Attractive rear garden
    - Garage & driveway
- Well presented throughout
- Popular village setting

Guide Price **£415,000**

Freehold

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## INTRODUCTION

Occupying an enviable position within a peaceful residential cul-de-sac, 16 Packers Way is a well-maintained detached bungalow offering comfortable single-storey living in one of South Somerset's most desirable villages. Having been thoughtfully improved by the current owners, the property combines modern finishes with practical accommodation and enjoys attractive gardens together with ample parking, making it an excellent choice for those looking to downsize, retire or simply enjoy village life.

## THE ACCOMMODATION

The accommodation is both spacious and well balanced throughout. A welcoming entrance hall provides access to all principal rooms, including a generous sitting room featuring a recently installed contemporary electric fire and an attractive bay window.

The kitchen has been fitted with a comprehensive range of cream shaker-style wall and base units complemented by wood-effect worktops and a selection of integrated appliances including an electric oven, hob with extractor above, dishwasher, washing machine and fridge freezer. Adjoining the kitchen is a substantial conservatory which provides an excellent additional reception space overlooking the rear garden and is suitable for year-round use thanks to power, lighting and central heating.

There are two comfortable double bedrooms together with a well-proportioned single bedroom, offering flexibility for guests, a home office or hobbies. The accommodation is completed by a modern shower room fitted with a contemporary suite including a

large shower enclosure, wash hand basin, heated towel rail and concealed cistern WC.

The property benefits from gas-fired central heating and uPVC double glazing throughout.

## OUTSIDE

To the front, the property enjoys a low-maintenance garden with a pathway leading to the entrance, together with a private driveway providing off-road parking and access to the detached garage.

The rear garden has been attractively landscaped and is predominantly laid to lawn with mature shrub borders creating colour and privacy throughout the seasons. A paved pathway provides access around the garden and to the garage, making it both practical and easy to maintain.

The detached garage benefits from an up-and-over door together with power, lighting and useful roof storage.

## SITUATION

Misterton is a small village within the county of Somerset just north of the Dorset border surrounded by some of the loveliest countryside in the area. The village has a number of amenities including church, newly refurbished village hall, two public houses, garage/filling station, tennis club, Mallabones café where they hold quiz nights, musical performances as well as serving coffee, breakfast and lunches. Misterton is within about half a mile of the main line railway station, (Exeter-Waterloo). Misterton is within two miles of Crewkerne, a local market town, where there is a Waitrose store and a selection of small shops and cafes.

## DIRECTIONS

what3words ///partly.detection.topics

## SERVICES

All mains services are connected.

Broadband

Standard and superfast are available.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#>

Mobile phone coverage

There is mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

## LOCAL AUTHORITY

Somerset Council -Tax Band D.

[www.somerset.gov.uk/](http://www.somerset.gov.uk/)

## MATERIAL INFORMATION

Photographs taken July 2026 © Symonds & Sampson.





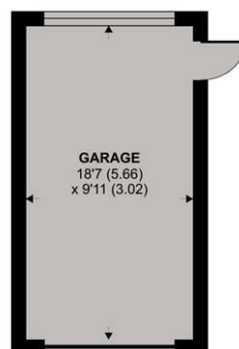
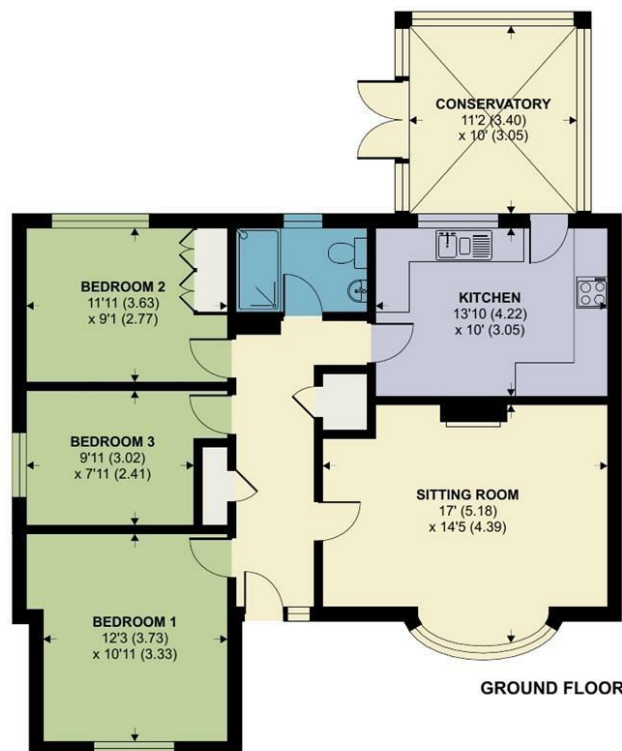
# Packers Way, Misterton, Crewkerne

Approximate Area = 1003 sq ft / 93.2 sq m

Garage = 187 sq ft / 17.4 sq m

Total = 1190 sq ft / 110.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1018564



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (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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