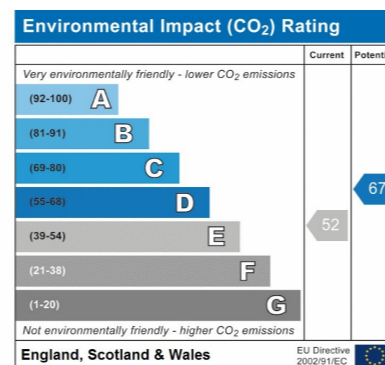
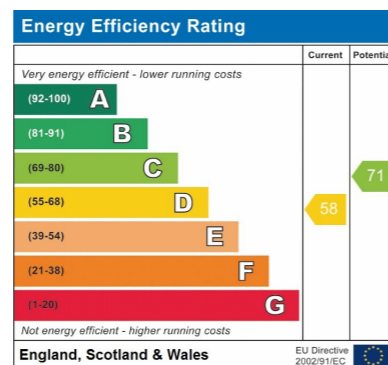


Total area: approx. 193.6 sq. metres (2083.7 sq. feet)



H ♦ A ♦ M ♦ B ♦ L ♦ E ♦ D ♦ O ♦ N
♦ E ♦ S ♦ T ♦ A ♦ T ♦ E ♦ A ♦ G ♦ E ♦ N ♦ T ♦ S ♦

**DORSET HEIGHTS
COMMON ROAD
WINCANTON
BA9 9HS**



£485♦000

- ♦ SUBSTANTIAL FAMILY HOME ♦ SITTING ROOM ♦ GCH
- ♦ DINING ROOM ♦ KITCHEN/BREAKFAST ROOM
- ♦ CLOAKROOM ♦ BOOT ROOM ♦ UTILITY ROOM ♦ STUDY
- ♦ 4 BEDROOMS ♦ 2 EN-SUITES ♦ FAMILY BATHROOM
- ♦ WORKSHOP ♦ PARKING FOR SEVERAL VEHICLES
- ♦ SECLUDED GARDEN ♦ DOUBLE GLAZING

A substantial four bedroom detached house situated in a popular residential road within easy reach of the town centre. This individual family home enjoys light and airy accommodation with generous room sizes. There is also a stylish fitted kitchen with integrated appliances, utility room, separate dining room, large sitting room with dual aspect, master bedroom with en-suite shower room, study, parking for many vehicles and secluded garden.

AN EARLY VIEWING IS HIGHLY RECOMMENDED



Tel: (01963) 34000 Fax: (01963) 34003
19 High Street, Wincanton, Somerset BA9 9JT
www.hambledon.net

LOCATION: Wincanton is a small Somerset town lying just north of the A303 and offers a range of day to day facilities, including banks, doctor's surgeries, schools and two supermarkets. It is approximately six miles from the mainline railway station at Gillingham with services to London Waterloo and Exeter. A few miles further to the north are Castle Cary and Bruton, which are on the Paddington line. The much improved A303 which links with the M3 is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.

ACCOMMODATION

Arched storm porch to front door with glazed inset.

ENTRANCE HALL: Double glazed window to side aspect, radiator, parquet flooring, understairs cupboard and smooth plastered ceiling.

SITTING ROOM: 27'3" x 13'10" narrowing to 11' A bright and airy room with dual aspect double glazed windows to front and side aspects. Attractive polished stone fireplace with gas flame effect fire, coved and smooth plastered ceiling, three wall light points and three radiators.

DINING ROOM: 13'11" x 13'4" Two radiators, double glazed double doors to front garden, fireplace recess, coved and smooth plastered ceiling and walk-in cupboard with door to another cupboard.

KITCHEN/BREAKFAST ROOM: 27'9" (maximum) x 12'9" narrowing to 8' A stylish fitted kitchen with Corian sink and drainer with a mixer tap and cupboard below, further range of modern gloss fronted wall, drawer and base units with corian working surface over, inset Bosch five burner gas hob, built-in Bosch double oven, breakfast bar, radiator, two double glazed windows overlooking the rear garden, tiled floor, smooth plastered ceiling with downlighters, integrated dishwasher and space for large fridge/freezer.

BOOT ROOM: 11'5" x 6' Twyford Butler sink, tiled floor, radiator, coved and smooth plastered ceiling, working surface, doors to front and rear gardens and door to store room.

UTILITY ROOM: 16'10" x 8'4" This room was formally the garage and could easily be reinstated. Space and plumbing for automatic washing machine and tumble dryer, obscure double glazed window and water tap.

CLOAKROOM: Low level WC, wash hand basin, radiator, tiled floor, obscure double glazed window, coved and smooth plastered ceiling.

From the hallway stairs to first floor.

FIRST FLOOR

LANDING: Double glazed window to side aspect, hatch to loft, double airing cupboard housing pre-lagged hot water tank and shelving for linen, radiator, wall light point.

BEDROOM 1: 16'2" x 13'11" (maximum) Double glazed windows to front aspect, two built-in double wardrobe, two radiators, coved and smooth plastered

ceiling, obscure double glazed window to side aspect and door to:

EN-SUITE SHOWER ROOM: Large shower cubicle, vanity unit with drawers below, low level WC, radiator and smooth plastered ceiling with downlighters.

BEDROOM 2: 13'10" x 10'11" Double glazed window to front aspect, radiator, built-in double wardrobe and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, wash hand basin, low level WC and smooth plastered ceiling with downlighters.

BEDROOM 3: 11'2" x 9' Built-in triple wardrobe, radiator, double glazed window to side aspect, coved and smooth plastered ceiling.

BEDROOM 4: 11'2" x 8' Double glazed window to side aspect with far reaching views and built-in double wardrobe.

STUDY: 5'11" x 5'9" Radiator, double glazed port hole window to front aspect and smooth plastered ceiling.

BATHROOM: A modern stylish suite with shaped shower bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled to splash prone areas, two double glazed windows to rear aspect, smooth plastered ceiling.

OUTSIDE

FRONT GARDEN: The property is in an elevated position and well set back from the road. A long driveway leads to a turning and parking area for several vehicles. The majority of the front garden is laid to lawn with a number of mature shrubs. Side access to:

REAR GARDEN: A secluded garden being of a manageable size mainly laid to lawn and enclosed by fencing. There is also a paved patio with large summer house providing an ideal area for alfresco dining and entertaining. An enclosed lean to gives access to the workshop and boot room. Useful timber shed and greenhouse.

DIRECTIONS: From our office in Wincanton proceed up the High Street towards Bayford. Turn first right into Common Road and the property will be found after a short distance on the left.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: F

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

PROPERTY MISDESCRIPTION ACT

We have not checked the suitability, specification or working condition of any service, appliance, fittings or equipment. The Agents cannot confirm the enforceability and validity of any Guarantee even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified, nor that the property remains as shown in any photograph. All measurements are approximate and are for guidance purposes only.

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Notes:-