



Symonds
& Sampson

Magnolia House

Holton, Wincanton

Magnolia House

Holton
Wincanton
BA9 8AX

Offered to the market with no on chain, this beautifully renovated four bedroom village property offering spacious accommodation over two floors. Set within generous landscaped gardens beside a peaceful stream, the property combines stylish interiors with a tranquil rural setting, all within easy reach of local amenities.



- Attractive detached four bedroom property
- Renovated throughout to a high standard
 - Generous proportions throughout
 - Ensuite to the master bedroom
- Generous plot including landscaped gardens
 - Double garage
- Situated in a sought after village location
 - No onward chain

Guide Price **£675,000**

Freehold

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THE DWELLING

Boasting handsome stone elevations beneath a tiled roof, this impressive residence has been thoughtfully constructed to an exceptional standard by a highly regarded local builder in 2006. The property offers generously proportioned accommodation arranged over two floors and has been tastefully enhanced and renovated throughout during the current vendors' ownership, with meticulous attention to detail and quality. In addition to the superb interior, the current owners have acquired further land, significantly extending the grounds and creating a wonderfully expansive garden.

ACCOMMODATION

A spacious and welcoming entrance hall provides access to all principal reception rooms on the ground floor, setting the tone for the generous proportions and elegant finishes found throughout.

To the rear of the property lies a superb open-plan kitchen/dining room, designed to cater to modern living and entertaining. Fitted with a high-quality Howdens kitchen featuring Quartz worktops, integrated appliances, and a central island, the space effortlessly combines function and style. Adjacent is a spacious dining area with ample room for a dining furnishings, while French doors open directly onto the garden.

The principal reception room is a notably generous space, easily accommodating both living and dining furniture. A wood-burning stove forms a welcoming focal point, while further French doors offer views and access to the rear garden.

To the opposite side of the hall, a versatile study/playroom enjoys a front aspect and offers excellent flexibility—ideal for use as a home office, snug, or children's room. The utility room is conveniently located beside the kitchen and offers additional cabinetry, space for white goods, and a door providing side access.

On the first floor, the landing provides access to the airing cupboard and four well-proportioned bedrooms. The principal bedroom enjoys lovely rearward

views and benefits from a walk-in wardrobe and an en suite shower room. Three further generous bedrooms are served by a well-appointed family bathroom, completing the accommodation.

GARDEN

The landscaped gardens have been beautifully redesigned by the current owners to create a tranquil and picturesque setting that perfectly complements the house. Immediately adjacent to the property, a spacious paved terrace wraps around the rear, offering the ideal spot for outdoor dining and entertaining, while enjoying views over the level lawns and the gentle sound of a stream that meanders peacefully along the garden's edge.

Mature flower beds have been artfully arranged throughout the lawned areas, providing seasonal colour and focal interest. To the rear of the garage, a greenhouse offers scope for keen gardeners and further enhances the practicality and charm of the outdoor space.

Beyond a beech hedge and a mature row of trees, the garden opens once again into a further lawned area, where established trees and raised beds form a delightful kitchen garden. To the far boundary, a set of steps descends gently towards the stream.

Accessed through the gates the driveway provide ample parking and access to the double garage.

SITUATION

Magnolia House enjoys a peaceful and highly desirable setting in the charming village of Holton, just a short distance from the market town of Wincanton. Nestled amidst beautiful Somerset countryside, Holton is a quintessential English village known for its sense of community, attractive period homes, and picturesque surroundings. The village benefits from a well-regarded primary school and a popular pub, The Old Inn, while Wincanton provides a wider range of everyday amenities including supermarkets, independent shops, cafés, a health centre, and leisure facilities.

The location offers excellent transport connections, with easy access to the A303 for routes east towards London and west to the South West. Nearby mainline railway stations at Castle Cary and Templecombe provide regular services to London Paddington and Waterloo respectively, making this an ideal location for commuters or those seeking a country retreat with connectivity.

Surrounded by rolling hills and open countryside, the area is well-suited to walking, riding, and outdoor pursuits. The nearby towns of Bruton, Sherborne, and Shaftesbury offer further cultural and gastronomic attractions, as well as highly regarded schools including King's Bruton, Hazelgrove, Sherborne School and Millfield.

MATERIAL INFORMATION

Mains electric, water and drainage.

LPG heating.

Broadband - Superfast broadband is available.

Mobile phone network coverage is likely outside on most major networks, connection available inside on limited providers.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

Council Tax Band: F

The property is situated within a conservation area.

Additional land purchased by vendors is on a separate title.

DIRECTIONS

What3words - [///sprinter.quirky.obscuring](#)



Magnolia House, Holton, Wincanton

Approximate Area = 1814 sq ft / 168.5 sq m

Garage = 315 sq ft / 29.2 sq m

Outbuilding = 130 sq ft / 12.1 sq m

Total = 2259 sq ft / 209.8 sq m

For identification only - Not to scale

Denotes restricted
head height

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	56	65
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1318914



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