

# King Alfred's Drive

Wincanton  
*Phase One*



QDOS  
HOMES

# The Development



The Dancing Lane development comprises of twenty-three homes split over three phases. This brochure displays phase one of the development, which consists of plots 1-5 and 18-22.



## About the Development

Phase One of the King Alfred's Drive development consists of ten homes, including a range of house types, from two-bedroom detached bungalows to four-bedroom detached homes. The vibrant market town of Wincanton is located in the South-East of Somerset, close to the borders of Wiltshire and Dorset.

Whilst the thriving town centre is within walking distance of King Alfred's Drive, the development is located in a quieter suburb of the town with countryside surroundings. Excellent views of Wincanton Racecourse, and more distant views of King Alfred's Tower are both visible from the development.

Features of these properties include; reconstituted stone in the shade 'Cotswold Cottage Village' through coloured render and red-facing bricks, varying allocated parking and garage space, and plentiful green space.

Phase one of the King Alfred's Drive development is anticipated to be complete in October 2022.

## Location

The King Alfred's Drive development is located North-West of Wincanton Town Centre, in Somerset. The development is within close proximity to a plethora of useful amenities, including a five minute walk to the local secondary school, King Arthur School and Academy.

The town centre can be reached in approximately 13 minutes on foot, and four minutes by car, offering services including supermarkets, independent shops, and cafes.

In terms of the wider location, Wincanton is located in South Somerset, with excellent links to neighbouring counties Wiltshire and Dorset. Local places of interest include King Alfred's Tower, Wincanton Racecourse, and Sherborne Old Castle.

There is excellent access to countryside walks, with a public footpath running alongside the development, as well as local walks at Stourhead, Glastonbury, and Bruton.



## Services & Amenities in Wincanton

In terms of local amenities, many essential services can be reached on foot or via a short car journey. The nearest local shop (the Co-Op), post office, café, church, and pub (The Nog Inn) can all be found in the high-street, which is a short 13 minute walk away. Nearby essential services include Wincanton Health Centre (0.7 miles) and three dentists, with the nearest one, Church Street Dental Centre being 0.6 miles away.

Wincanton offers many different shops and services, with this all being just a short walk away from the development. Additional amenities in the town include:

- Three supermarkets: Lidl, Morrisons and Co-Op.
- Delicatessens offering locally-sourced produce.
- Cafes serving local food, ranging from artisan bakeries to specialist vegetarian cafes.
- Independent boutique clothing stores
- Town hall
- Police station
- Wincanton Sports Centre (less than five minutes' walk from the development)
- Garden Centre
- Out-of-town retail stores
- Farm shop
- Hairdressers and beauty salons
- Five churches
- Community spaces, including cinema nights and local talks
- Wincanton Golf Course
- Three pubs in the high street, and multiple local village pubs
- Social groups including Somerset WI (held in Wincanton), Scouts, Amateur Dramatics Society, Wincanton Carnival, Fire Cadets, and Young Farmers.

Regarding education, the development is in a great location to access a range of schools. Wincanton's only secondary school, King Arthur Secondary School and Academy, is located a short five minute walk from the development. There are two OFSTED 'good' rated primary schools, Wincanton Primary School and Our Lady of Mount Carmel Catholic Primary School. Further afield, Gillingham, Dorset offers further schools within a 13 minute drive including OFSTED 'good' rated Gillingham Secondary School, and multiple primary schools. In Bruton, Somerset, located 13 minutes away by car, further schools are available including Sexey's Boarding School, and independent secondary school King's Bruton. In terms of higher education, local colleges include Strode College in nearby Street (19 miles), and Yeovil College (15 miles). The nearest universities include the prestigious University of Bath (30 miles), University of Bristol (35 miles), and the University of the West of England (40 miles).

Wincanton is situated in an ideal location to visit other nearby places of interest due to its excellent transport links. Regarding road links, the Wincanton Junction on the A303 is a four minute drive away from the development, linking East to Andover, and eventually London via the M3, and West to Devon and Cornwall. The A371 is close by, linking the development north towards Shepton Mallet, eventually merging with the A37 to Bristol. The A350 is slightly further away, linking with the South Coast of England, including Poole, Bournemouth and Christchurch. In terms of public transport, the nearest bus stop is located 0.5 miles away near to King Arthur Secondary School, where the 1C bus links Wincanton with Bruton, Castle Cary, Shepton Mallet and Oakhill. The Mega Bus runs a direct line from Wincanton to Hammersmith. Train links near Wincanton are excellent, reaching East to London, West to Plymouth, North to Bristol, and South to Weymouth- the nearest station is Templecombe (5.6 miles) running along the London Waterloo to Exeter St David's Line. Additionally, Bruton train station (6.5 miles) runs along the Bristol Temple Meads to Weymouth line, and Castle Cary (6.7 miles) runs along the London Paddington to Plymouth line.

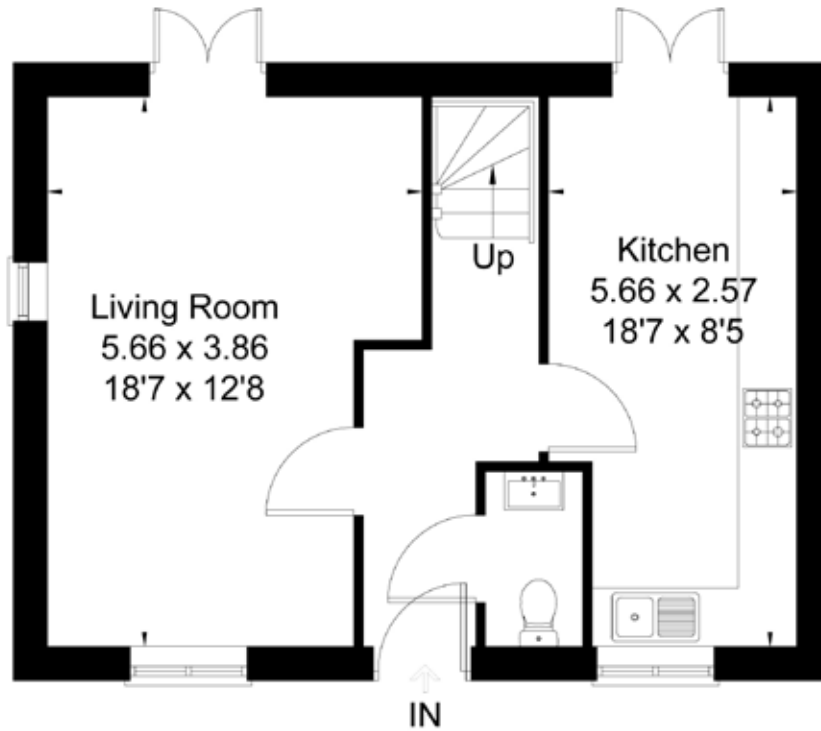
Nearby towns including Bruton, Frome, Wells and Sherborne are easily accessible from the development, and offer further shopping facilities and a different selection of independent stores.

# Plot One

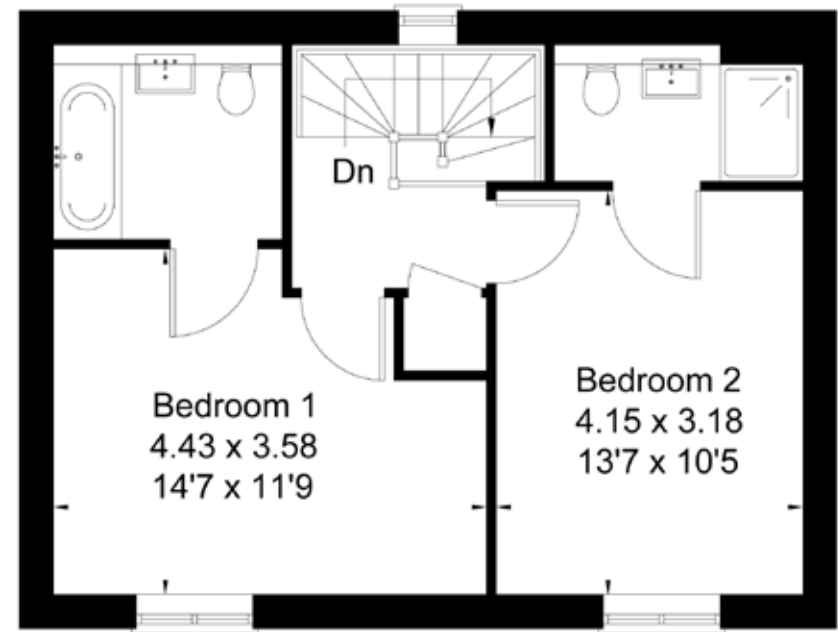


# Plot One

Two Bedroom Semi-Detached  
936 sq ft (87.0 sq m)



Ground Floor



First Floor

Ground Floor	
Living Room	3.86m x 5.66m - 12'8 x 18'7
Kitchen	2.57m x 5.66m - 8'5 x 18'7

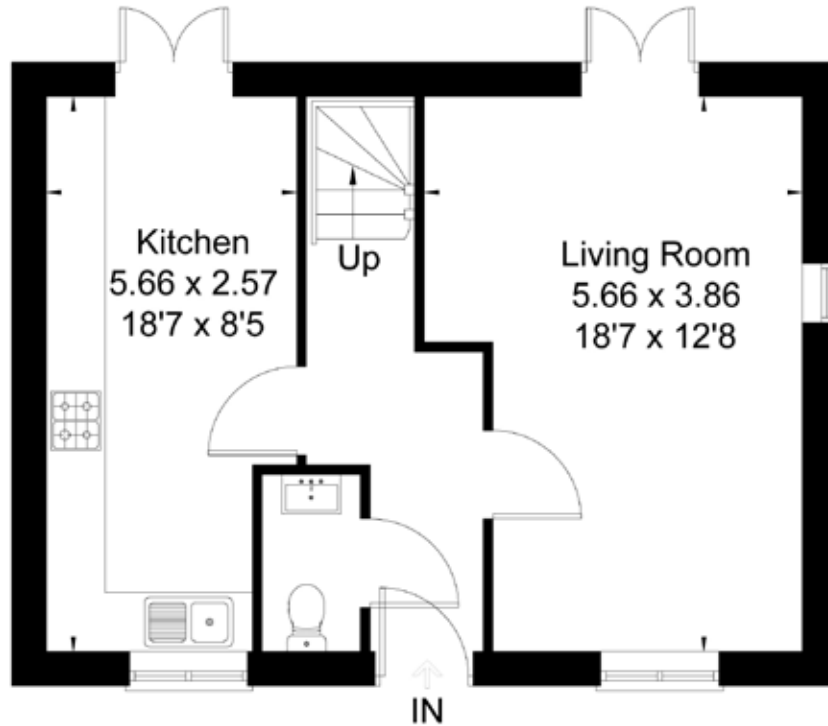
First Floor	
Bedroom 1	3.58m x 4.43m - 11'9 x 14'7
Bedroom 2	3.18m x 4.15m - 10'5 x 13'7

# Plot Two



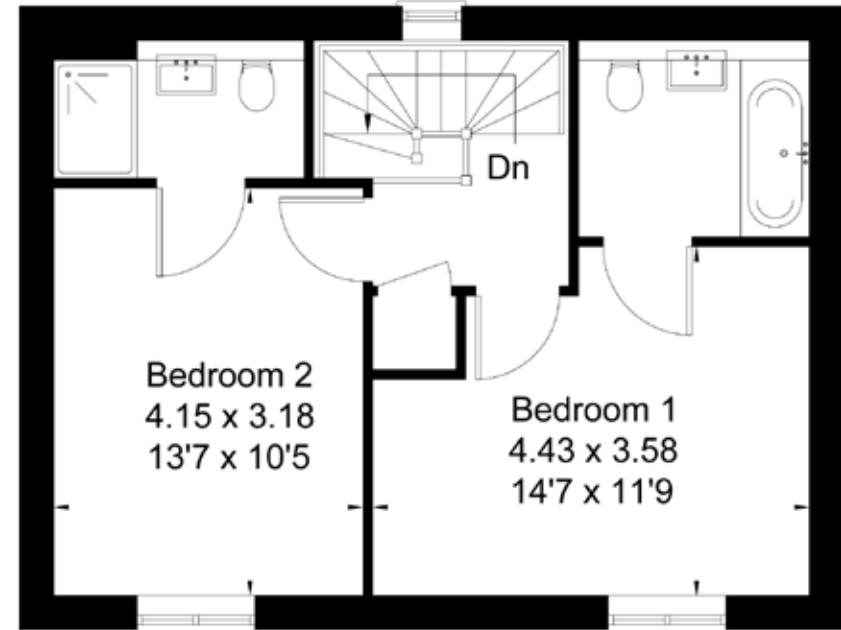
## Plot Two

Two Bedroom Semi-Detached  
936 sq ft (87.0 sq m)



Ground Floor

Ground Floor	
Living Room	3.86m x 5.66m - 12'8 x 18'7
Kitchen	2.57m x 5.66m - 8'5 x 18'7



First Floor

First Floor	
Bedroom 1	3.58m x 4.43m - 11'9 x 14'7
Bedroom 2	3.18m x 4.15m - 10'5 x 13'7



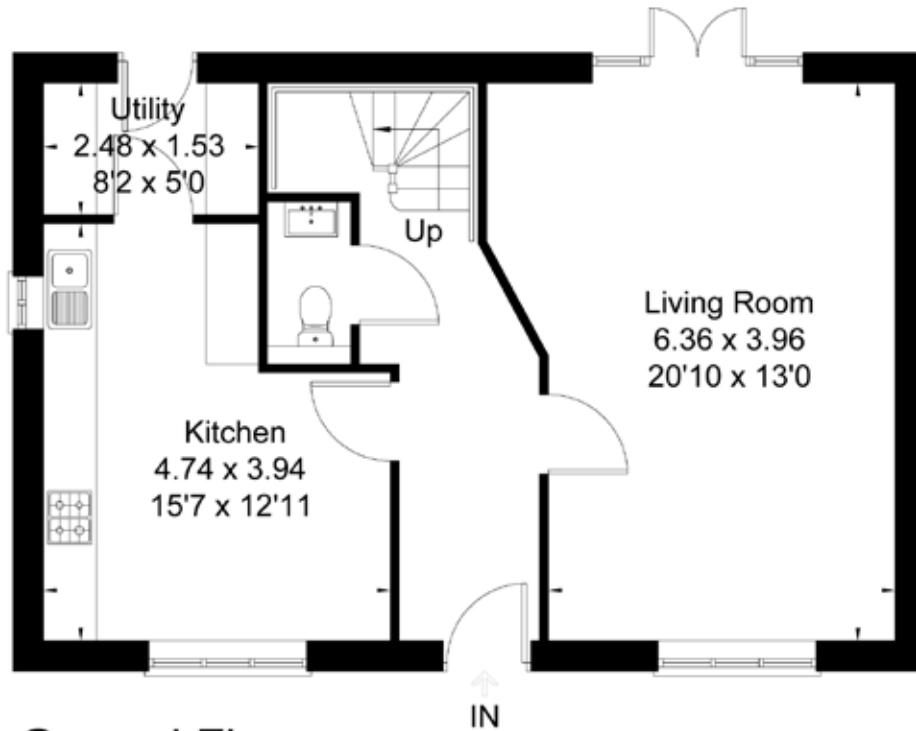
# Plot Three



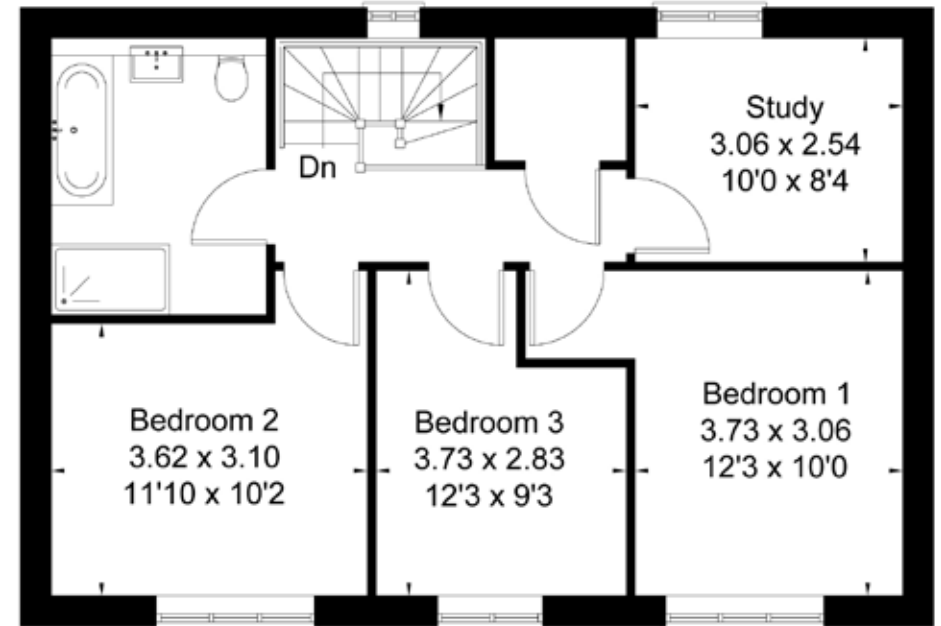
# Plot Three

3 Bedroom End Terrace (Plus Study)

1,331 sq ft (123.7 sq m)



Ground Floor



First Floor

Ground Floor	
Living Room	3.96m x 6.36m - 13'0 x 20'10
Kitchen	3.94m x 4.74m - 12'11 x 15'7
Utility Room	1.53m x 2.48m - 5'0 x 8'2

First Floor	
Bedroom 1	3.06m x 3.73m - 10'0 x 12'3
Bedroom 2	3.10m x 3.62m - 10'2 x 11'10
Bedroom 3	2.83m x 3.73m - 9'3 x 12'3
Study	2.54m x 3.06m - 8'4 x 10'0

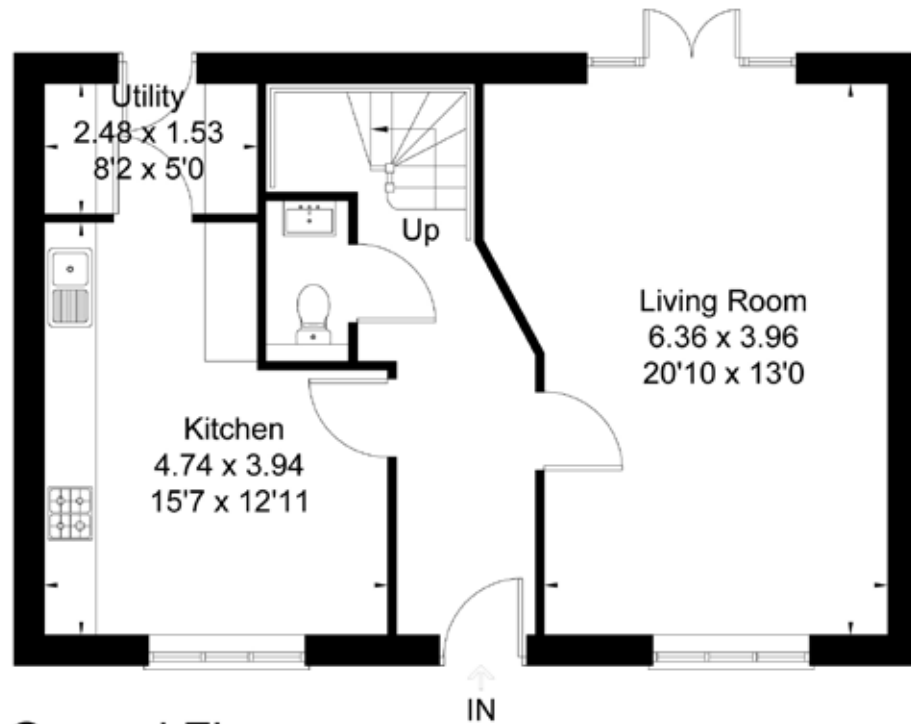
# Plot Four



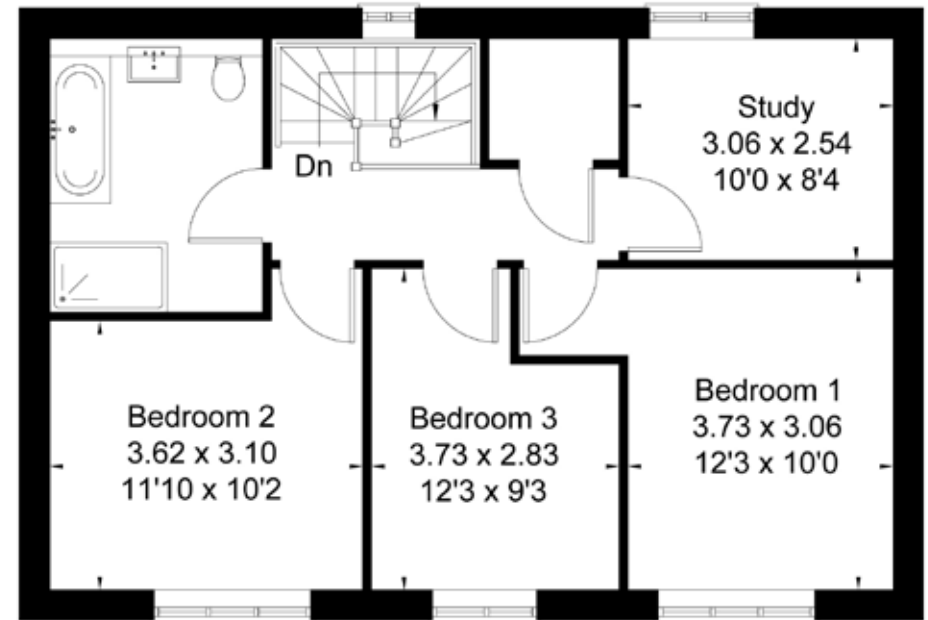
# Plot Four

3 Bedroom Mid Terrace (Plus Study)

1,331 sq ft (123.7 sq m)



Ground Floor



First Floor

Ground Floor	
Living Room	3.96m x 6.36m - 13'0 x 20'10
Kitchen	3.94m x 4.74m - 12'11 x 15'7
Utility Room	1.53m x 2.48m - 5'0 x 8'2

First Floor	
Bedroom 1	3.06m x 3.73m - 10'0 x 12'3
Bedroom 2	3.10m x 3.62m - 10'2 x 11'10
Bedroom 3	2.83m x 3.73m - 9'3 x 12'3
Study	2.54m x 3.06m - 8'4 x 10'0

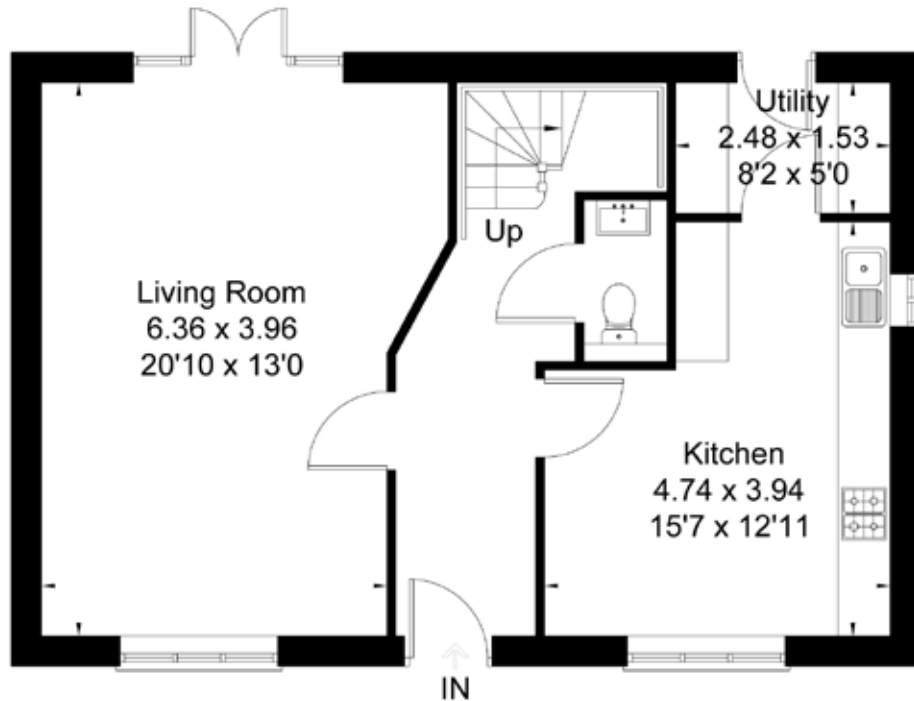
# Plot Five



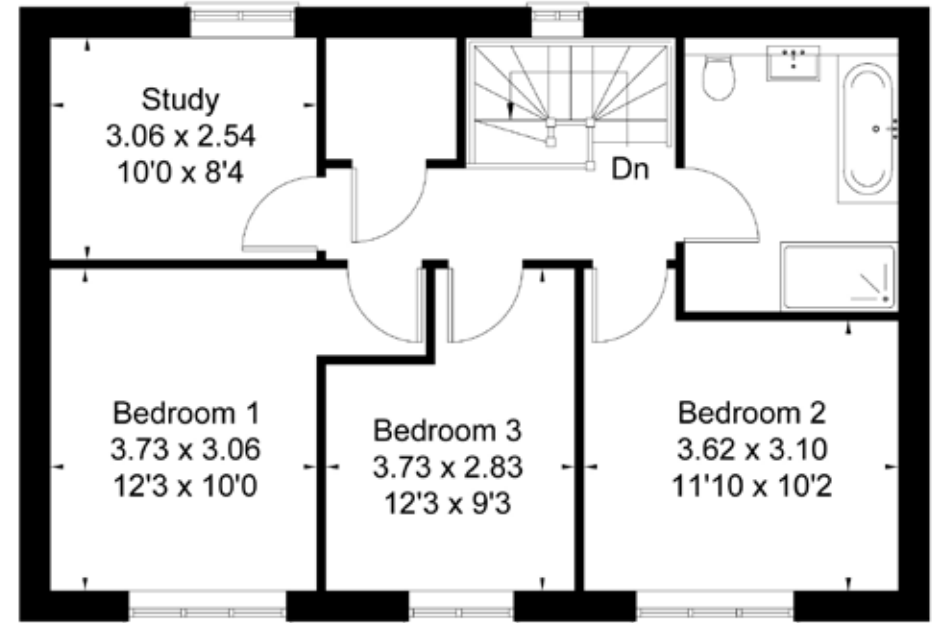
# Plot Five

3 Bedroom End Terrace (Plus Study)

1,331 sq ft (123.7 sq m)



Ground Floor



First Floor

Ground Floor	
Living Room	3.96m x 6.36m - 13'0 x 20'10
Kitchen	3.94m x 4.74m - 12'11 x 15'7
Utility Room	1.53m x 2.48m - 5'0 x 8'2

First Floor	
Bedroom 1	3.06m x 3.73m - 10'0 x 12'3
Bedroom 2	3.10m x 3.62m - 10'2 x 11'10
Bedroom 3	2.83m x 3.73m - 9'3 x 12'3
Study	2.54m x 3.06m - 8'4 x 10'0

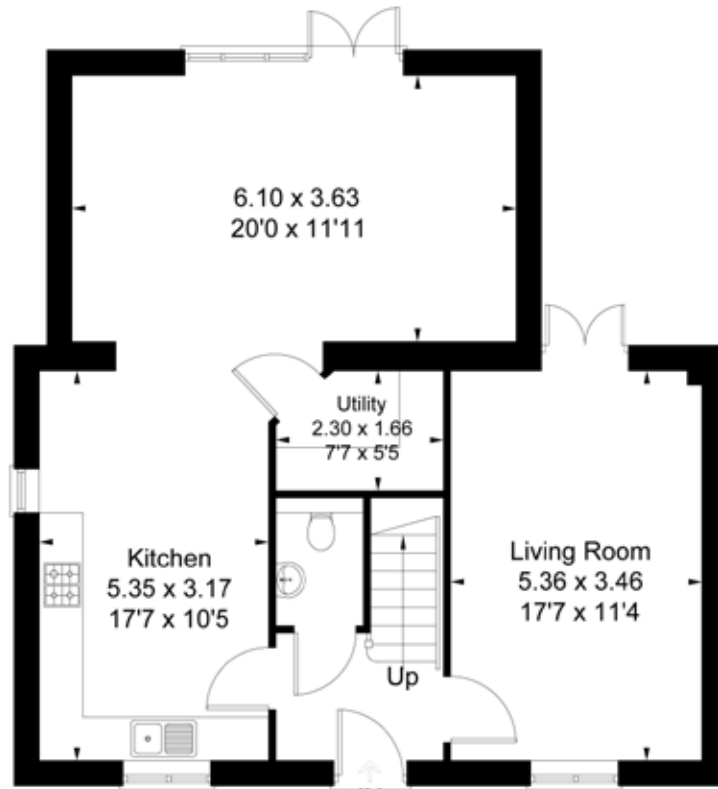
# Plot Eighteen



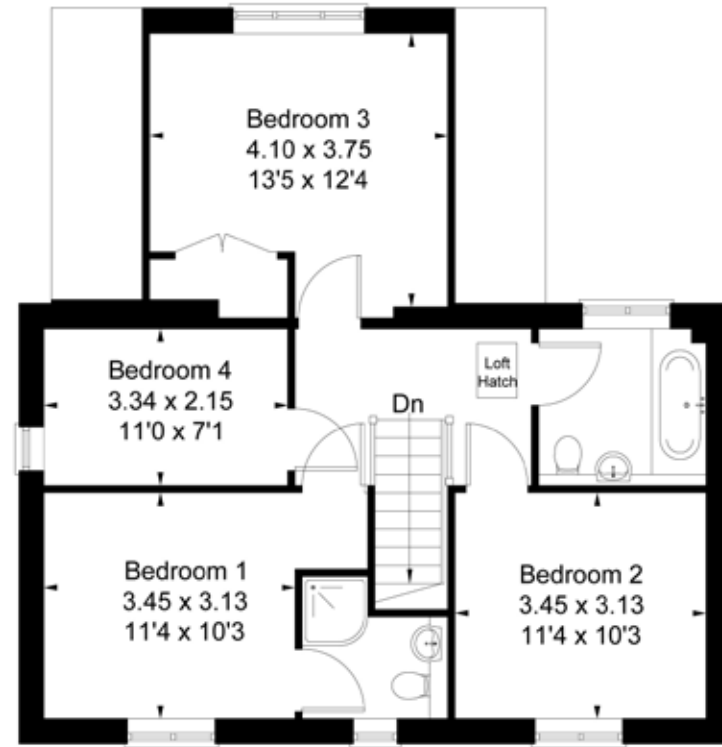
# Plot Eighteen

4 Bedroom Detached

1,498 sq ft (139.2 sq m)



Ground Floor



First Floor

Ground Floor

Living Room 3.46m x 5.36m - 11'4 x 17'7

Kitchen 3.17m x 5.35m - 10'5 x 17'7

Family Room 3.63m x 6.10m - 11'11 x 20'0

Utility Room 1.66m x 2.30m - 5'5 x 7'7

First Floor

Bedroom 1 3.13m x 3.45m - 10'3 x 11'4

Bedroom 2 3.13m x 3.45m - 10'3 x 11'4

Bedroom 3 3.75m x 4.10m - 12'4 x 13'5

Bedroom 4 2.15m x 3.34m - 7'1 x 11'0



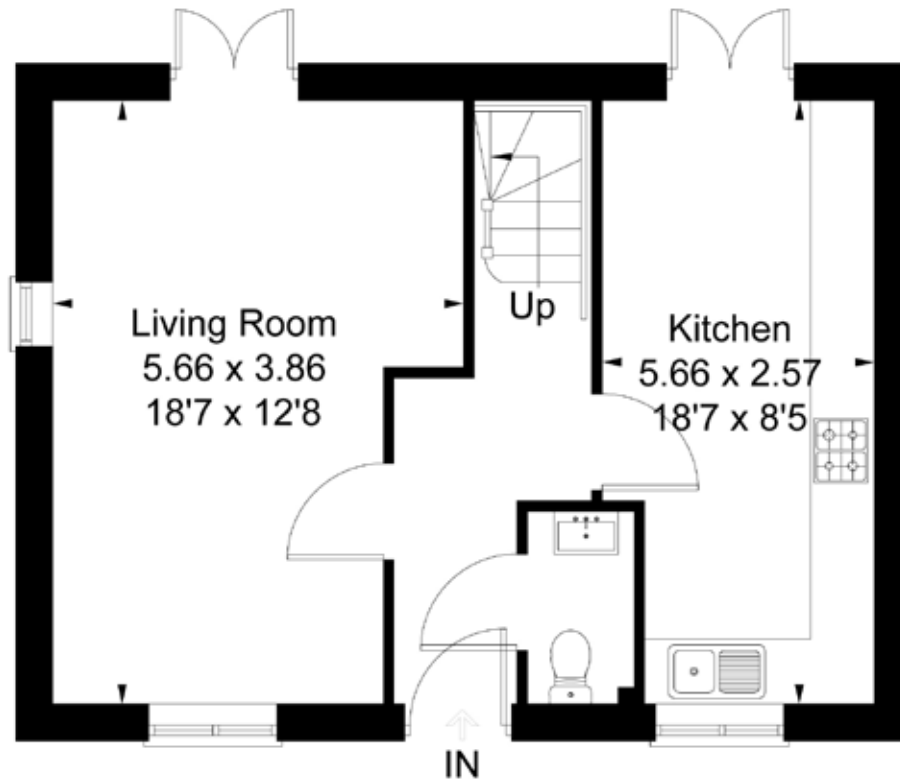
# Plot Nineteen



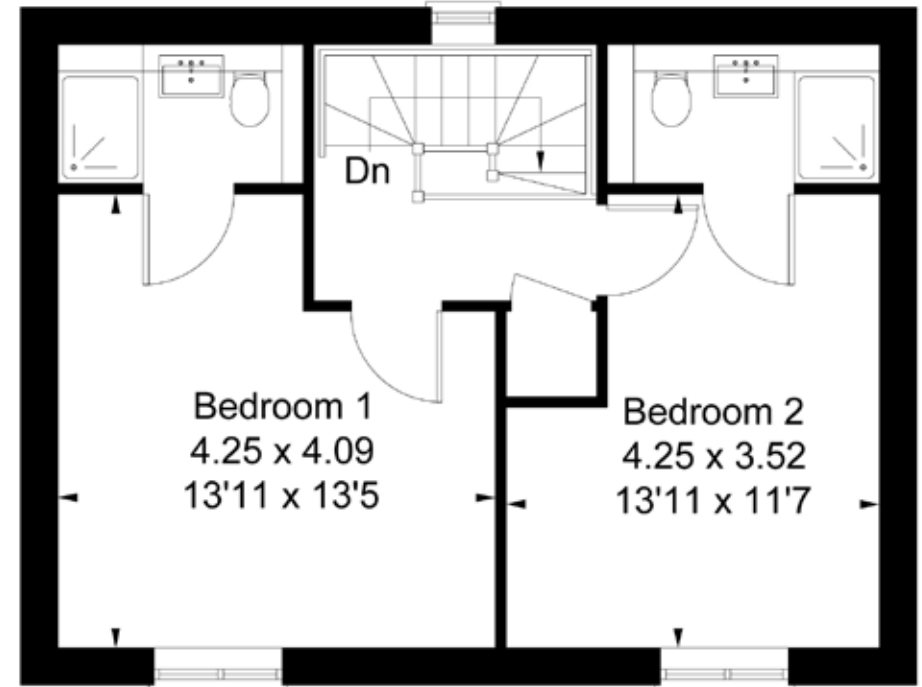
# Plot Nineteen

2 Bedroom Semi-Detached

936 sq ft (87.0 sq m)



Ground Floor



First Floor

Ground Floor	
Living Room	3.86m x 5.66m - 12'8 x 18'7
Kitchen	2.57m x 5.66m - 8'5 x 18'7

First Floor	
Bedroom 1	4.09m x 4.25m - 13'5 x 13'11
Bedroom 2	3.52m x 4.25m - 11'7 x 13'11

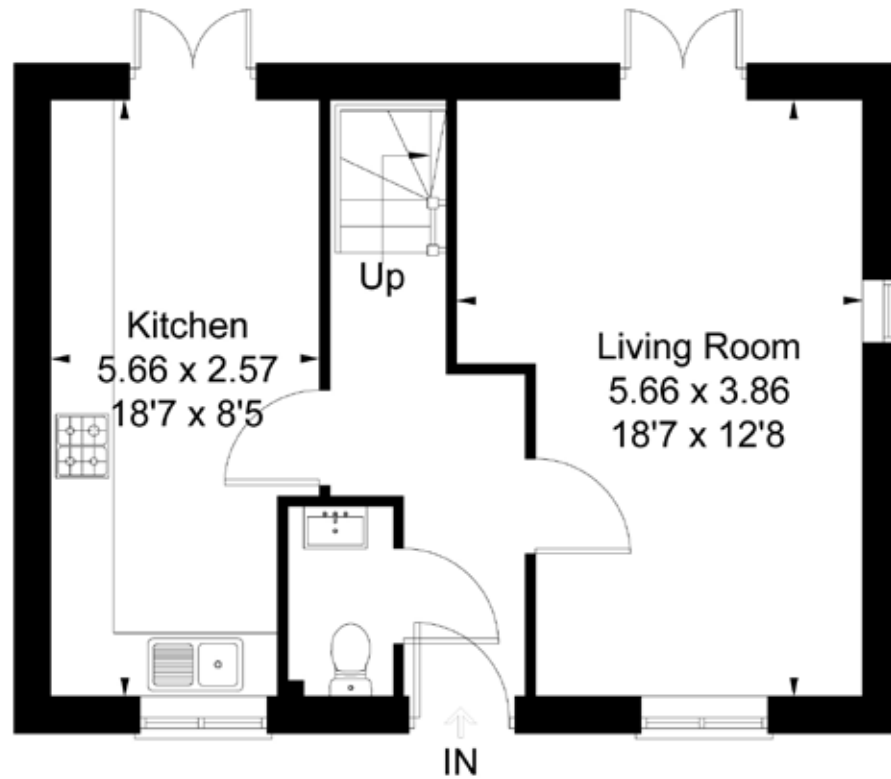
# Plot Twenty



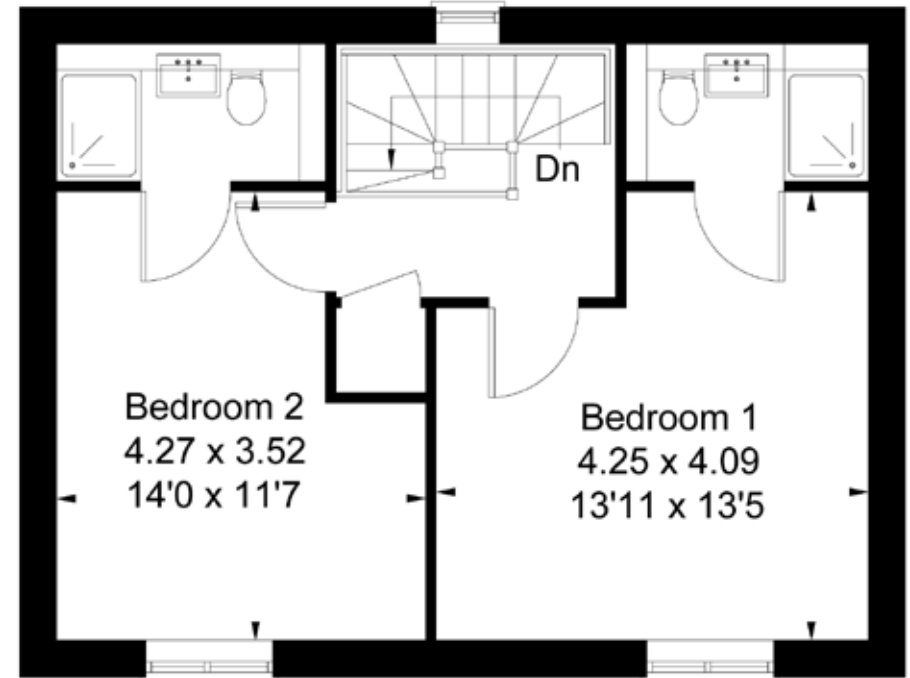
# Plot Twenty

2 Bedroom Semi-Detached

936 sq ft (87.0 sq m)



Ground Floor



First Floor

Ground Floor	
Living Room	3.86m x 5.66m - 12'8 x 18'7
Kitchen	2.57m x 5.66m - 8'5 x 18'7

First Floor	
Bedroom 1	4.09m x 4.25m - 13'5 x 13'11
Bedroom 2	3.52m x 4.27m - 11'7 x 14'0

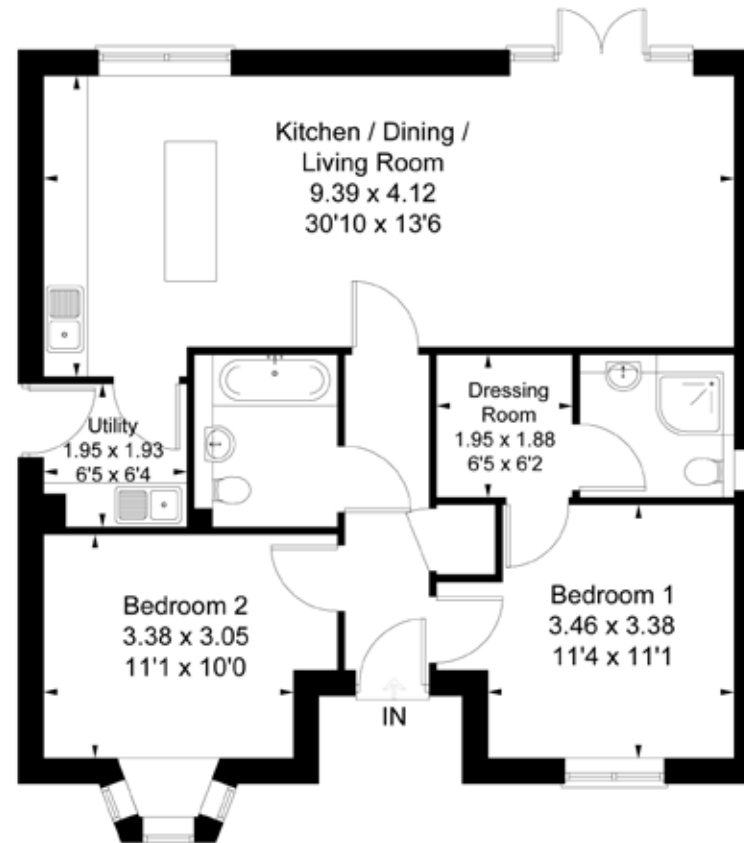
Plot Twenty  
One



# Plot Twenty One

2 Bedroom Detached Bungalow

912 sq ft (84.7 sq m)



## Ground Floor

Kitchen/ Dining/ Living Room

4.12m x 9.39m - 13'6 x 30'10

Bedroom 1

3.38m x 3.46m - 11'1 x 11'4

Dressing Room

1.88m x 1.95m - 6'2 x 6'5

Bedroom 2

3.05m x 3.38m - 10'0 x 11'1

Utility Room

1.93m x 1.95m - 6'4 x 6'5

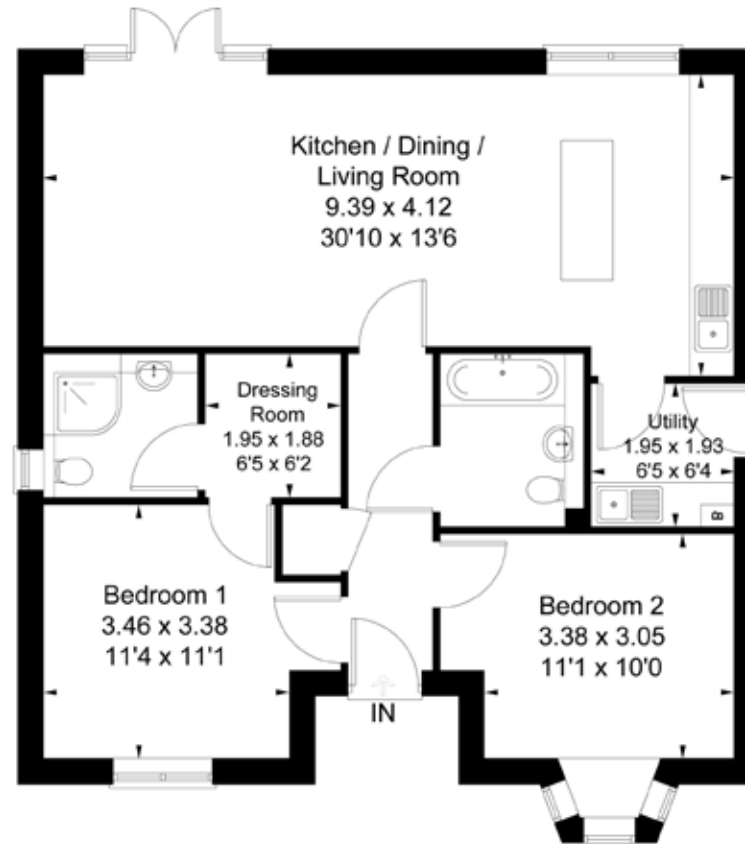
Plot Twenty  
Two



# Plot Twenty Two

2 Bedroom Detached Bungalow

912 sq ft (84.7 sq m)



## Ground Floor

Kitchen/ Dining/ Living Room

4.12m x 9.39m - 13'6 x 30'10

Bedroom 1

3.38m x 3.46m - 11'1 x 11'4

Dressing Room

1.88m x 1.95m - 6'2 x 6'5

Bedroom 2

3.05m x 3.38m - 10'0 x 11'1

Utility Room

1.93m x 1.95m - 6'4 x 6'5





## Property Specification

Each property will be built to a very high standard, using high quality, specially selected materials.

Each of the properties at the King Alfred's Drive development benefit from:

- Gas central heating
- Under floor heating to ground floor
- Fully fitted kitchen
- Fitted Neff appliances to include: oven, hob, extractor, dishwasher and fridge freezer
- Downlights to primary rooms
- Duravit sanitary ware
- Hansgrohe brassware
- Laminate flooring to the Kitchen/Dining/Family Room, Hall and Cloakroom
- Tiled bathroom and en-suite floors
- Varying allocated parking spaces and garage facilities, depending upon the property type.

# Location & Directions



King Alfred's Drive, Wincanton, Somerset, BA9 9GL

*King Alfred's Drive is located off of Dancing Lane, Wincanton.*

# QDOS

H O M E S

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