



£400,000

Offers in excess of

At a glance...



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**holland
& odam**

18 Pepper Drive
Somerton
Somerset
TA11 6GA

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place, follow West Street keeping to the right of the fork.

At the mini roundabout, turn left into Langport Road and take the third turning right onto Cartway Lane.

Take the next right onto Buttercross Meadow and follow the road around to the right.

The property can be found shortly on your right hand side. Driveway located at the rear.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £285.59 pa



Location

Somerton is a picturesque, rural town in the heart of Somerset. There are a good level of amenities within this beautiful Market town including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Further amenities can be found on the outskirts of Somerton within Bancombe Business Park including garages, recycling centre and Edgar Hall which holds a number of events for the locals to enjoy. A more comprehensive range of amenities can be found in Yeovil (south) or the County town of Taunton (west). Somerton is well positioned for travel, close to the A303 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

Insight

Built in 2023 by the reputable Allison Homes, this beautifully presented four-bedroom detached home is located on the edge of the desirable Somerset town of Somerton, within the sought-after Buttercross Meadow development. Designed with modern living in mind, The Winsford offers a perfect balance of space, comfort, and practicality, finished to a high specification.

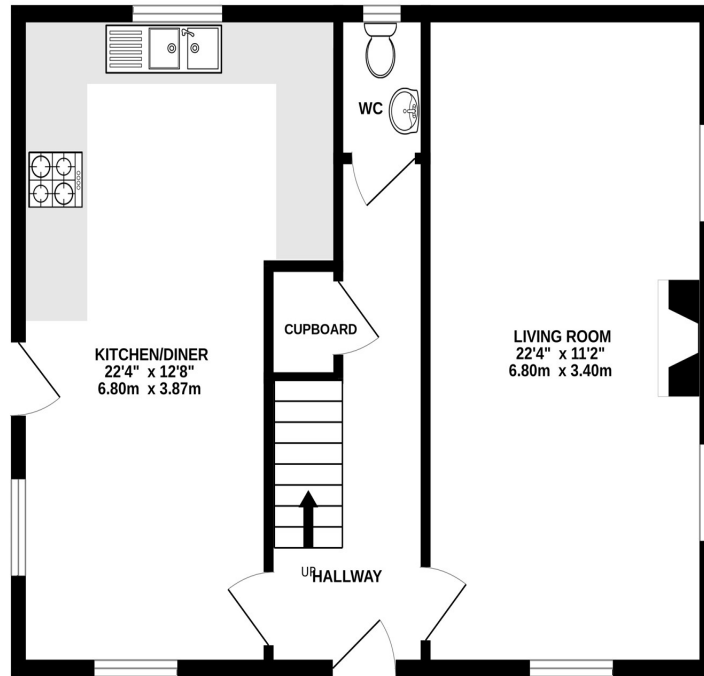
This attractive double-fronted home features a spacious dual-aspect living room that runs the full depth of the property, creating a bright and inviting space and features the addition of a gas wood-burner. The separate kitchen/dining room is also dual-aspect and benefits from access to the garden, allowing for a seamless connection between indoor and outdoor living. A central hallway provides access to all ground floor rooms, including a convenient cloakroom. The first floor accommodation provides a master bedroom, enjoying its own en-suite shower room, while bedrooms two and three are generous doubles. The fourth bedroom, a comfortable single, offers flexibility as a guest room, office or nursery, depending on your needs. A stylish family bathroom completes the first floor.

Externally, the property includes a single garage and driveway for tandem parking, along with an enclosed rear garden.

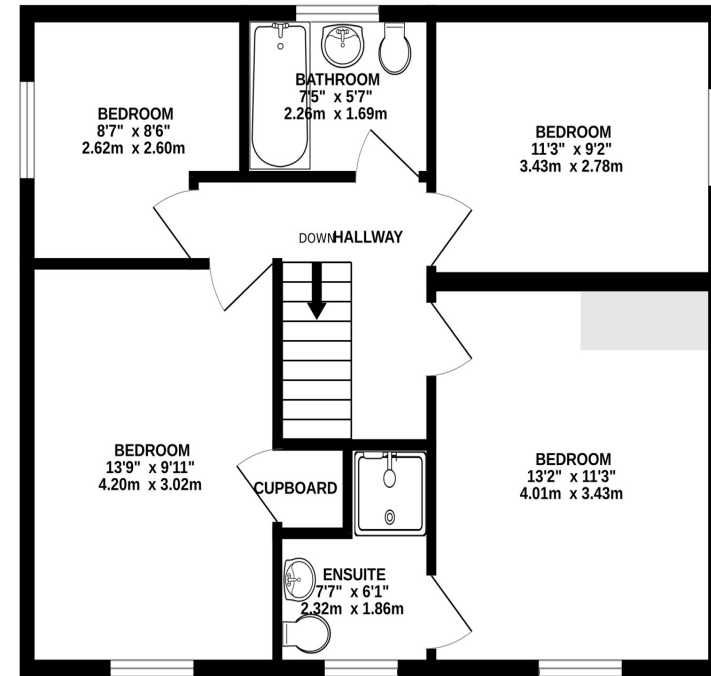
- Immaculate detached house built by Allison Homes, completed in 2024 with 9 years NHBC remaining
- Four spacious bedrooms
- Family bathroom and en-suite shower room to the master bedroom
- Generous dual aspect reception rooms, offering light and airy living
- Well equipped kitchen with integrated appliances and plenty of storage
- Downstairs cloakroom and under stair storage
- Garage & driveway parking



GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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