



## Hillside Cottage, Cucklington, Wincanton, Somerset

A characterful four bedroom detached house situated in an idyllic location enjoying far reaching countryside views.

Guide Price  
**£695,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## Hillside Cottage, Cucklington, Wincanton, Somerset, BA9 9PT

- Detached character house in quiet village location
  - Four bedrooms and two bathrooms
- Two reception rooms both with wood burners
  - Country kitchen with Aga
  - Tiered garden with far-reaching rural views
  - Detached garage and off-road parking
- Nearest towns are Wincanton 3 miles and Gillingham 4 miles
- Train station at Gillingham - direct route to London Waterloo
  - Easy access to the A303 and A30
  - Sought after village

Viewing strictly by appointment through  
Symonds & Sampson Sherborne Sales Office  
on 01935 814488





A characterful detached house, originally built as two or three cottages in around 1740, now a spacious four bedroom home with two reception rooms and a farmhouse style kitchen. The property benefits from a detached garage and a lovely, tiered garden which looks out over about 24 miles of open countryside. Set in the picturesque, historic village of Cucklington.

The front door opens into an entrance hall, which has a study area and adjoining cloakroom, understairs storage cupboard, stairs to the master bedroom and a door into the sitting room. The sitting room has double glazed windows to the front and side, a stone fireplace with wood burner and a door into the garden. From the sitting room is access through to the dining room, there are three double glazed windows to the front, all with window seats, an impressive Inglenook fireplace with wood burner and stairs to the first floor with an understairs cupboard. The dining room has steps to the kitchen, which has a double glazed window to the front and is fitted with wall, base and drawer units, a one and a half bowl sink with mixer tap and drainer,

integral dishwasher and fridge/freezer, oil fired Aga and an electric hob. The oil fired central heating boiler is sited in the kitchen and there is a door through to the conservatory/utility room, which has space/connections for a washing machine.

On the first floor is a landing with a linen cupboard. There is a single fourth bedroom with a wash basin and window and a family bathroom with a window comprising WC, wash basin and bath with shower over. Bedrooms two and three are both double rooms with built in storage and windows. The master bedroom is a spacious double with windows to the front and rear and built in wardrobes, a door leads to a private landing, which gives access to a shower room comprising WC, wash basin and shower.

#### Outside

The garden wraps around the house and has several levels, the first has a path leading around the house, the front is laid to lawn with flower beds. Behind the house steps lead up to a couple of levels of lawn, bordered with mature

shrubs and railway sleepers. At the top of the garden is a gate onto the road and the oil tank. Adjacent to this is a copse with mature trees. There is a selection of fruit trees at the top of the garden, including apples, pears and plum. There is a single garage with power.

#### Situation

Cucklington lies between Wincanton and Gillingham, on the edge of the ridge overlooking the Blackmore Vale on the Somerset/Dorset border. The village itself has a church and a village hall.

The nearby towns of Gillingham and Wincanton both have a range of excellent everyday amenities, including a Waitrose and a mainline railway station at Gillingham with direct access to London Waterloo.

#### Directions

From Shaftesbury proceed out of the town in a westerly direction on the A30 towards Sherborne. Follow the A30 through East and West Stour. At the West Stour crossroads

take a right hand turning signed Sandley/Bourton, continue for about 3 miles then take a left signed Bourton/Wincanton. Stay on this road for about a mile then the property will be found on the right hand side.

**Services**

Mains electricity and water. Solar panels for hot water and electric. Oil central heating. Sewage treatment plant.

**Local Authority**

Somerset Council Tel: 0300 123 2224  
Council Tax Band: F

**Cucklington, Wincanton**

Approximate Area = 1951 sq ft / 181.2 sq m  
Garage = 218 sq ft / 20.2 sq m  
Total = 2169 sq ft / 201.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Symonds & Sampson. REF: 715765

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