

# 1 Ridgeway

Cucklington, Wincanton, Somerset

# 1 Ridgeway

Cucklington  
Wincanton  
Somerset BA9 9PZ

A well presented timber framed house, just on the edge of the village, with a private driveway.



- Edge of village location with a drive and parking
- 1946 timber framed Swedish built house
  - Enclosed gardens on three sides
    - Full of character and charm
    - A303 approximately 2 miles

Guide Price £295,000

Freehold

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## THE DWELLING

Believed to have been built in 1946 by Swedish craftsmen, this timber framed house has flexible accommodation over two floors and a private drive off the village lane.

## ACCOMMODATION

The kitchen / dining room has a triple aspect with picture windows bringing lots of light in. Having been updated recently, there are wood effect floors, wall and floor units with the usual appliances and a walk in larder. The sitting room is adjacent, through a sliding door, and has an open fireplace to the far end and will bring you into the spacious entrance hallway. The 'old dining room' has become a double bedroom with the newly fitted shower room across the hallway. Stairs rise to the first floor with two equal sized double bedrooms, both with eaves storage and built in wardrobes.

## OUTSIDE

On three sides are well kept and easy to maintain gardens. The front door is approached over a path with gravel either side. A side gate from there takes you to the south facing garden with patio immediately outside the Kitchen / Dining Room French doors. This is enclosed to be separate from the driveway which is the only house in the 'development' to have double gates and a drive. A further hard standing area, which used to have a large workshop style shed on it, could accommodate more parking and leads to the shed area to the rear of the house.

## 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 (less than 4 miles) with direct access to London Waterloo.

## DIRECTIONS

What 3 words ///perkily.carting.releasing

## SERVICES

Mains water and electricity are connected to the property. Private drainage adopted by Wessex Water. LPG fired central heating system.

## MATERIAL INFORMATION

Standard & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside - (coverage is best provided by Three Network)

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

Council Tax Band: A

Restrictive Covenants - Not to run a business from the premises

Agents Notes - Timber framed house

Rights of Way - Pedestrian right for neighbours along path only



# Ridgeway, Cucklington, Wincanton

Approximate Area = 1192 sq ft / 110.2 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1269 sq ft / 117.3 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	72
B	
C	
D	
E	
F	24
G	

For energy efficient - higher selling price  
England & Wales  
EPC 13/03/2024  
2020/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1179446



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