



Symonds
& Sampson

Crossways

Pen Selwood, Wincanton, Somerset

Crossways

Pen Selwood
Wincanton
Somerset BA9 8LJ

A particularly flexible dwelling with spacious internal accommodation of nearly 3000 sq ft sitting centrally in about 1.6 acres of gardens and woods.



- Extended and modernised chalet bungalow
- Nearly 3000 sq ft of internal accommodation
 - South facing house and front garden
- Large back garden and woods, In all 1.66 acres
 - 40' garage with workshop area
- Edge of sought after village with lovely walks
 - Close to Gillingham & Wincanton
 - Easy access to A303

Guide Price **£875,000**

Freehold

Sturminster Sales
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THE PROPERTY

Crossways is believed to have origins dating back to the 1930s with extensions in recent times. The current owners carried out a programme of works and extensions between 2017 and 2020 and the house now offers very well laid out spacious accommodation. All rooms have good proportions and there are high ceilings. The ground floor has three double bedrooms, two of which have ensuite shower rooms. There is also a study, dining room, garden room, cloakroom and south facing dual aspect sitting room with a wood burning stove. The former garage has been converted into a superb triple aspect family kitchen with a large island, excellent range of wall mounted and floor standing units and a door to the bootroom.

On the first floor there are two further double bedrooms, one with an ensuite shower room, a study area and attic room.

OUTSIDE

The property is approached from the lane via double wooden gates on to a gravel drive with parking for several cars. There is a large steel framed, timber clad garage and workshop with roller door, personnel door, power and light. At over 40' long x 18' wide this is an extremely useful building. The house sits centrally with the front garden being south facing and laid to lawn with hedge borders. There is a lovely sun-trap terrace accessed from the garden room.

Steps from the drive lead up to the back garden which is also laid to lawn with some lovely mature trees and a large wooden shed. The garden is adjoined by about 0.4 acres of woodland.





SITUATION

Pen Selwood is an elevated village within a National Landscape (formerly AONB) and bordering three counties. The countryside around is diverse and offers plentiful opportunity for access including in particular the National Trust property at Stourhead and King Alfred's Tower. The nearby towns of Gillingham, which has a Waitrose, and Wincanton provide a useful range of services to cater for most everyday needs whilst within one mile, the villages of Zeals and Bourton both have a pub, garage, primary school, church, village shop and post offices. The area is renowned

for its excellent schools in both the state and private sector and The Newt in Somerset at Hadspen and Hauser and Wirth art gallery in Bruton are within easy driving distance. Gillingham and Castle Cary provide main line services to London Waterloo and Paddington and the A303 gives good road access to London and the South West.

DIRECTIONS

What3words:///lecturing.thank.majoring

SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

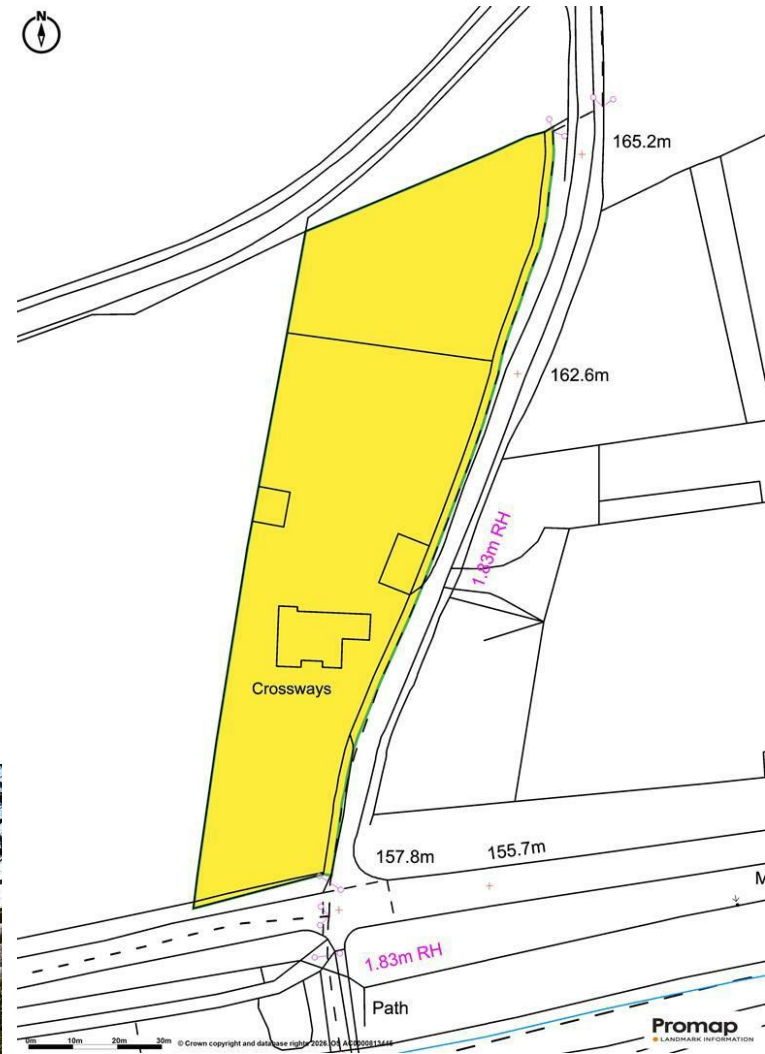
MATERIAL INFORMATION

Standard broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

Council Tax Band: D



Crossways, Pen Selwood, Wincanton

Approximate Area = 2994 sq ft / 278.1 sq m

For identification only - Not to scale

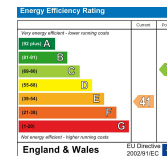


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1397392

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