



Property Location

Nestled beautifully in the village of Holton in Somerset. Situated close to Wincanton and the small market towns of Bruton and Sherborne. With easy access to the A303 Providing further connections to Exeter and the Southwest.

Hillside, Holton, Wincanton, Somerset, BA9 8AN

Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft

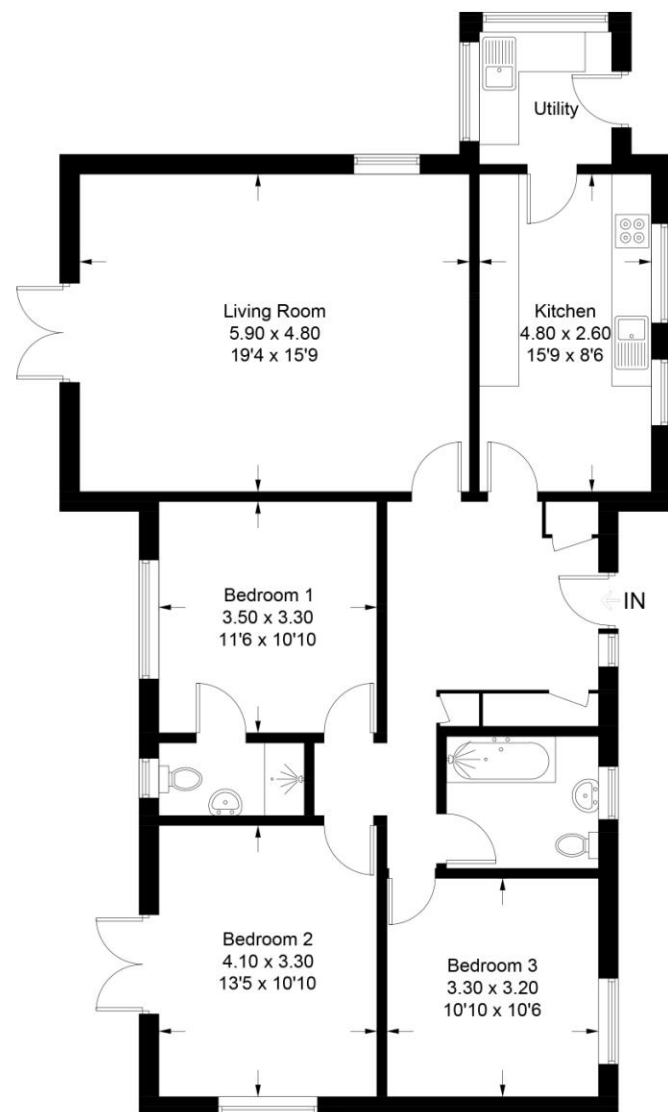


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242049)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Holton, Wincanton

Offers In Region Of £550,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T:01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>



**Hillside
Wincanton
BA9 8AN**

Key features:

- Detached Bungalow
- Wrap-Around Garden
- Double Garage
- Panoramic Views
- Modern Finish
- Rural Location
- Excellent Presentation
- Driveway Parking For 3-4 Cars
- Generously Proportioned Throughout
- Scope For Upward Extension

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

An outstanding three-bed detached bungalow that rests on a 1/3 of an acre plot boasting picturesque views across the open Somerset countryside. This bungalow's desired location is peaceful and rural while also being close to quaint market towns such as Bruton and Sherborne. The bungalow features a modern kitchen and bathrooms, spacious living room and two double bedrooms with one master suite. Viewing is highly recommended to truly appreciate this fantastic property.

ENTRANCE HALL: Entering the property, you are welcomed by a well-proportioned, light and airy entrance hall offering three separate storage closets. The entrance hall provides access to the kitchen, main reception room, family bathroom and bedrooms. Wooden flooring with bright neutral walls.

KITCHEN 15' 8" x 8' 6" (4.8m x 2.6m) Contemporary integrated kitchen finished with quartz work surfaces and splash guards, white cabinets and draws. Two large double-glazed windows paired with ceiling spotlights and under-cabinet lighting collectively create a light and bright kitchen. Benefiting from an integrated washing machine, electric oven and a built-in water filter system. Tasteful olive-green walls and chestnut floor tiles.

LIVING ROOM 19' 4" x 15' 8" (5.9m x 4.8m) A generously proportioned living room featuring a log burner and beautiful oak mantelpiece that is centrally positioned. The double French doors open to the front garden and stunning views across the countryside. This reception room is neutrally decorated with a taupe brown feature wall and light grey carpet.

MASTER BEDROOM 10' 9" x 11' 5" (3.3m x 3.5m) The master bedroom is a spacious double bedroom with a large built-in wardrobe spanning the length of the far sidewall. Double glazed window to the front of the property framing the picturesque countryside. The room is decorated with neutral walls and light grey carpets.

The master bedroom benefits from an attached ensuite which consists of a white w/c, basin and freestanding shower cubical. The ensuite has light grey wooden laminate flooring with stylish sandstone effect tiles throughout.

BEDROOM TWO 10' 9" x 13' 5" (3.3m x 4.1m) This room highlights the versatility of the property, currently being used as a secondary, cosy reception room it would also make a great double bedroom. With a double-glazed window and French doors to the front of the property. This room is neutrally decorated with light grey carpet.

BEDROOM THREE 10' 5" x 10' 9" (3.2m x 3.3m) Spacious double bedroom with double glazed window to the rear of the property. Decorated with peach walls and light grey carpet.

FAMILY BATHROOM 7' 6" x 6' 6" (2.3m x 2m) A spacious family bathroom with white bath, basin and w/c. The bathtub has central taps and a rounded side for the shower. There is a double-glazed textured window to the rear. The bathroom has white tiles with olive green walls and chestnut floor tiles.

UTILITY ROOM 6' 6" x 6' 6" (2m x 2m) Adjacent to the kitchen is a utility room providing ample space for a washing machine and tumble dryer. This utility also benefits from under counter storage space as well as a sink and draining board. Double glazed windows and a door leading to the driveway.

OUTSIDE: As you approach this property you are led up the long driveway to the rear of the bungalow where you will find a detached double garage as well as space for 3-4 cars on the tarmac and gravel area. The garage has one electric automatic door and one pull up-and-over door. The wrap-around garden is immaculately presented and features multiple lawn areas and a side patio.

