



Connells

Dancing Green Off Dancing Lane
Somerset

Dancing Green Off Dancing Lane Somerset BA9 9FU

for sale
£550,000

Property Description

An impressive four-bedroom detached executive home with a private south-facing garden, substantial open-plan kitchen/dining/family space, detached double garage and exceptional accommodation designed around modern family life. The Langport combines contemporary style with a highly functional and versatile layout. An inviting entrance hall leads to a superb kitchen/dining/family space with two sets of French doors opening onto the garden, while the separate dual-aspect living room provides a second generous reception space with further French doors outside. Upstairs, four well-proportioned bedrooms include a principal bedroom with en-suite, complemented by a spacious family bathroom.

The Property

A large and welcoming entrance hall immediately sets the tone for the generous proportions found throughout The Langport, with excellent built-in storage and a thoughtfully designed layout providing a natural flow between the principal living spaces. At the heart of the home is the substantial open-plan kitchen, dining and family area, providing distinct yet connected spaces for cooking, dining, entertaining and relaxing. The contemporary fitted kitchen incorporates a comprehensive range of cabinetry and work surfaces, with integrated fridge/freezer, dishwasher, induction hob and fan-assisted oven, together with soft-close doors and drawers and practical pan storage. The adjoining dining and family areas create an impressive social space, with two sets of French doors opening directly onto the south-facing rear garden, allowing excellent natural light and creating a seamless connection between inside and outside. A separate utility room provides space for white goods and valuable additional functionality, while a ground-floor cloakroom/WC completes the practical accommodation.

Living Room

The separate living room provides an impressive second reception space, enjoying both front and rear elevation views. French doors open directly onto the garden, allowing natural light to flood the room and further enhancing the connection between the home's interior and its private outside space. The versatile design also incorporates an additional snug area, creating an ideal space for reading, relaxing or a more informal family seating area.

First Floor

The spacious first-floor accommodation comprises four bedrooms, providing an excellent balance of family, guest and home-working space. The generous principal bedroom benefits from its own private en-suite shower room. Whilst bedrooms two and three provide particularly well-proportioned additional accommodation, with Bedroom Four offering flexibility as a child's bedroom, nursery, study or home office. The family bathroom has been designed with family life in mind and incorporates both a separate built-in shower and bath, catering conveniently for all ages.

South-Facing Garden

One of The Langport's standout features is its private south-facing rear garden. Perfectly positioned to enjoy the summer months, the garden provides an attractive retreat from busy everyday life and an ideal setting for al fresco dining, entertaining and family time outdoors. Established planting and trees enhance the setting, while multiple sets of French doors allow the garden to become a natural extension of the home's living and entertaining spaces.



Specification

* Contemporary fitted kitchen * Integrated fridge/freezer * Integrated dishwasher * Induction hob * Fan-assisted oven * Soft-close kitchen doors and drawers * Practical pan drawers * High-quality fixtures and fittings throughout * Underfloor heating to the ground floor * Solar panels * Excellent built-in storage * Separate utility room with space for white goods * Ground-floor cloakroom * Principal bedroom with en-suite shower room * Family bathroom with separate bath and shower * Multiple French doors connecting the house and garden * Private south-facing landscaped rear garden * Detached double garage with power and lighting * Ample driveway parking * EV charging point * 10-year new build warranty * Two-year developer aftercare and snagging service

Dancing Green

Dancing Green is an exclusive development of just 31 beautifully designed homes, comprising a collection of impressive four and five-bedroom properties. Each home has been individually designed to blend contemporary luxury with the charm of its rural surroundings, creating a distinctive development with a genuine sense of space and exclusivity. Thoughtful architecture, attractive exterior finishes, generous windows and carefully considered living spaces combine with energy-efficient technology and a high-quality specification to create homes designed around modern-day family life.

Location

Dancing Green occupies an attractive position on the northern edge of Wincanton, a desirable Somerset town surrounded by beautiful countryside. The development offers an appealing balance between countryside living and town convenience, with Wincanton and its everyday amenities within a short walking distance. The town provides a good selection of shops, supermarkets, schools, leisure facilities and local services, while the surrounding countryside provides an

attractive rural backdrop. For buyers seeking a spacious executive home in a more peaceful setting without sacrificing convenient access to everyday amenities, Dancing Green provides an excellent combination of rural lifestyle, modern specification and accessibility.

Measurements

All measurements have been converted from the supplied metric dimensions and are approximate.

Ground Floor

Living Room - 12'5" extending to 14'8" x 15'3"

Narrowing to 8'6"

Snug Area - 4'7" wide

Kitchen - 18'3" x 11'11"

Dining Area - 17'4" x 9'2"

Family Area - 21'4" x 7'3"

Utility Room - 5'11" x 10'11"

Cloakroom - 3'2" x 5'10"

First Floor

Bedroom One - 14'9" x 11'10" With En-Suite Shower Room

Bedroom Two - 11'11" x 11'0"

Bedroom Three - 11'11" x 8'6"

Bedroom Four - 9'1" x 8'2"

Family Bathroom - 8'8" x 7'9"

All dimensions are approximate and are provided for guidance only.



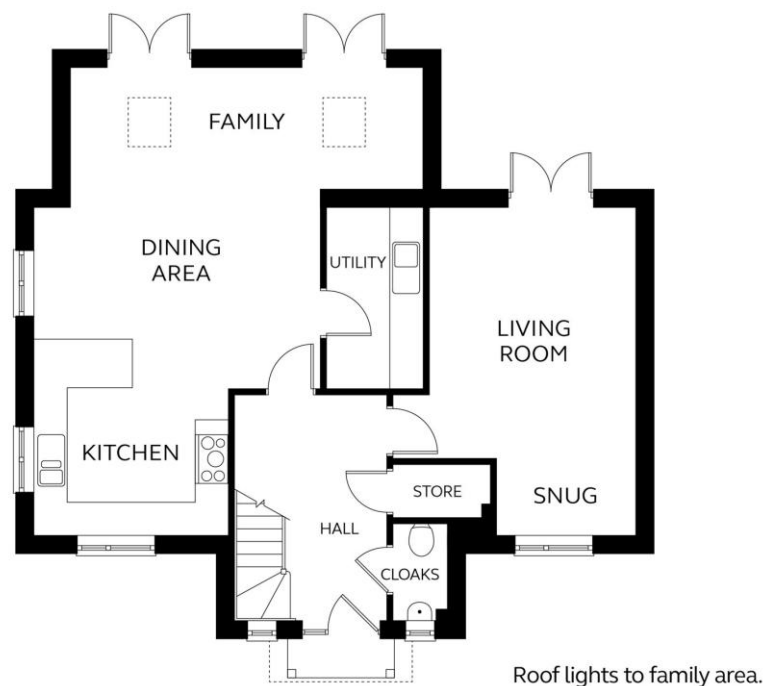
Please Note

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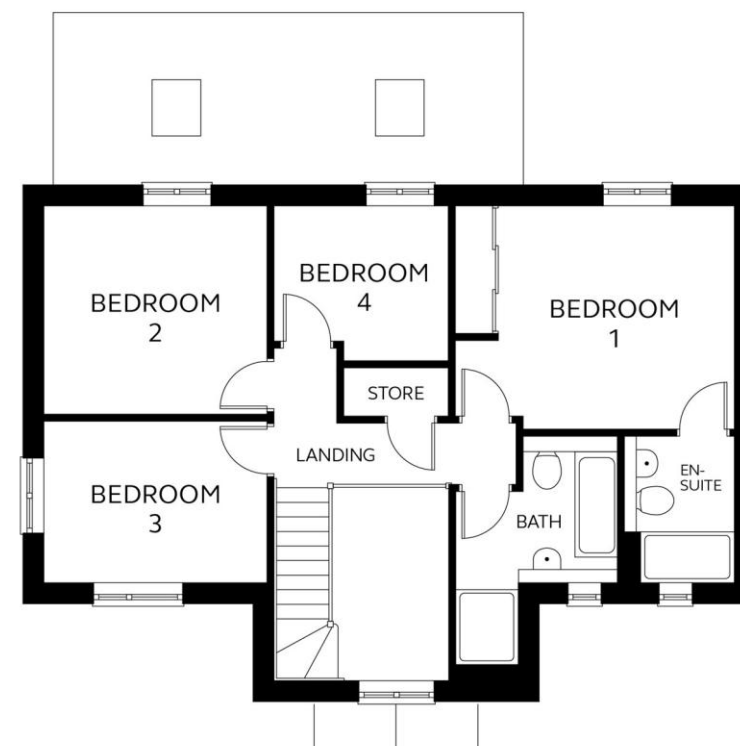




LANGPORT — GROUND FLOOR



LANGPORT — FIRST FLOOR



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EPC Rating:
 Exempt

view this property online connells.co.uk/Property/GIL306738

Tenure: Freehold



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