

property details **approval form**

7 Wincanton Close, MEXBOROUGH, South Yorkshire, S64 0QQ

Date: 22 July 2026

Property Ref and Version: MXB119652 - 0002



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £590,000

Tenure: Freehold

>> **key features**

- > Exceptional 4 bedroom detached residence
- > Prestigious Manor Estate location - semi rural yet excellently placed for amenities, schools, shops & scenic country walks
- > Occupying a generous, enviable plot at the head of a delightful cul-de-sac
- > Stunning panoramic countryside views
- > 3 versatile reception rooms including spacious conservatory with spectacular outlook
- > Double garage and extensive parking
- > Generous gardens ideal for entertaining
- > Absolutely stunning throughout
- > EPC Rating: C

>> **short description**

Homes in positions like this rarely come to market. Combining a substantial plot, breathtaking views & spacious family accommodation, this distinguished detached home offers a lifestyle as impressive as its setting. the ultimate WOW factor & epitome of family living. An internal viewing is a must.

>> **long description**

Commanding one of the finest positions on the highly regarded Manor Estate, this impressive detached residence occupies a substantial plot at the head of a sought after cul-de-sac, enjoying far-reaching countryside views & an exceptional sense of privacy.

Beautifully presented throughout, the property offers generous & versatile living space ideally suited to family life. The accommodation includes 3 spacious reception rooms, a contemporary fitted kitchen, 4 well proportioned bedrooms & 2 bathrooms, providing the perfect balance of comfort & practicality.

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A standout feature of the home is the generous sized conservatory, designed to maximise the breathtaking outlook across open fields & rolling countryside, creating a wonderful space to relax, entertain & enjoy the picturesque views.

Externally, the property continues to impress with extensive gardens, ample parking & a detached double garage. The generous plot provides excellent outdoor space for families, social gatherings and alfresco dining while maintaining a tranquil & private setting.

Located within one of Mexborough's most desirable residential areas, this exceptional home combines space, style & an enviable location, making it a rare opportunity for discerning buyers seeking a prestigious family home.

>> **directions**

>> **Agent Note**

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>> room description

Ground Floor:

Entrance Porch

An impressive entrance hallway, which comprises of a composite door to the front.

Entrance Hallway

Having stairs leading to the first floor and a useful storage cupboard.

Lounge

The room is presented with a central heating radiator and a UPVC double-glazed window to the side.

Dining Room

Having UPVC double glazed french doors that lead through to the conservatory.

Kitchen/Dining Room

The heart of the home is the stunning contemporary kitchen, thoughtfully designed with an extensive range of sleek wall and base units complemented by work surfaces and an inset sink and drainer. Well-equipped for modern style family living, the kitchen boasts integrated appliances including an oven, hob, microwave, fridge/freezer and dishwasher. A stylish breakfast bar creates the perfect space for morning coffee, casual dining or socialising with family and friends, while two UPVC double glazed windows flood the space with natural light, enhancing the bright and welcoming atmosphere.

Utility Room

The utility has a range of wall & base units with an inset sink& drainer, plumbing in place for a washing machine and a dryer. Also having a UPVC double glazed window and door lading outside.

1st Floor:

Bedroom One

Bedroom One is a beautifully presented and generously proportioned principal bedroom, offering a calm and inviting retreat. Enhanced by fitted wardrobes providing excellent storage, the room benefits from two UPVC double glazed windows and a central heating radiator.

En-Suite

The luxurious en-suite has been beautifully designed to create a spa-like retreat, featuring a sumptuous bath, a spacious walk-in double shower enclosure, contemporary vanity wash basin and WC. Finished to a high standard, the room is enhanced by a heated radiator and a UPVC double glazed window, allowing natural light to fill the space whilst maintaining a bright and elegant feel.

Bedroom Two

Bedroom Two is a generous double bedroom, beautifully appointed with fitted wardrobes providing excellent storage solutions. The room offers ample space for a range of bedroom furnishings and is complete with a central heating radiator and UPVC double glazed window, creating a comfortable and inviting space for family members or guests alike.

Bedroom Three

Your William H Brown office: 4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW

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>> **room description**

Bedroom Three is a well-proportioned double bedroom, thoughtfully designed with fitted wardrobes offering excellent hanging and storage space. The room provides ample accommodation for a variety of furnishings and is complemented by a UPVC double glazed window and central heating radiator, creating a comfortable and versatile space for family members or guests.

Bedroom Four

Bedroom Four is a versatile & well-proportioned bedroom, ideal for use as a guest room, children's bedroom or home office. Benefiting from fitted wardrobes that provide excellent hanging and storage space, the room is further complemented by a UPVC double glazed window and central heating radiator, creating a comfortable and practical living space.

Bathroom

Beautifully appointed and finished to an exceptional standard, the family bathroom offers a luxurious and contemporary feel. Featuring a stylish suite comprising a panelled bath, separate shower enclosure, sleek vanity wash basin and WC, this elegant space effortlessly combines practicality with modern design. A heated towel rail adds a touch of comfort, while a UPVC double glazed rear window completes this stunning bathroom.

Exterior:

Occupying an enviable plot at the head of a delightful cul-de-sac, this impressive home enjoys exceptional kerb appeal with a substantial driveway providing extensive off road parking and access to the double garage.

The beautifully maintained front garden further enhances the property's prestigious presence.

To the rear, the grounds are a true highlight, offering a generous lawned garden perfectly positioned to take advantage of the breathtaking countryside views. A stylish composite decking area creates the ideal setting for outdoor entertaining, summer dining and relaxing with family and friends whilst enjoying the stunning backdrop.

Further enhancing the outdoor space is a useful brick-built outbuilding incorporating a WC and additional storage, making this an outstanding and versatile garden designed for both leisure and practicality.

Outbuilding

A versatile space having A W.C & storage.

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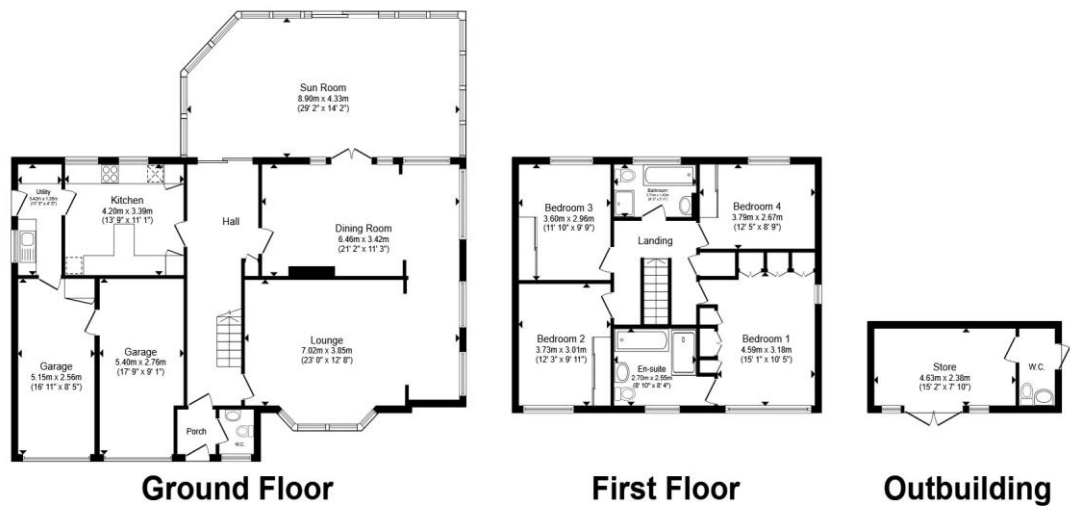
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>> floor plan



Total floor area 240.1 m² (2,584 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature Date

Charlotte Townson		
Mr D.J. Ferrell		