

# LODESTONE



*Winters Field, The Vinings - Wraxall*





# *Winters Field, Wraxall*

BA4 6RQ.

Guide Price: £420,000

3   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Exclusive development of just seven thoughtfully designed homes
- Light filled interiors with engineered oak flooring throughout the ground floor
- High-spec kitchen with integrated appliances
- Underfloor heating to ground floor
- Private patio and countryside backdrop, perfect for relaxed outdoor living
- Situated just 5 miles from Castle Cary Train Station
- Development due for completion Spring 2026





Set at the foot of the much-admired Wraxall Vineyard, Winters Field, The Vinings, is one of seven new homes in an exclusive collection of properties perfectly positioned to enjoy uninterrupted, far-reaching views across the rolling landscape of South Somerset.

This is a place where rural calm meets considered design – crafted homes that sit comfortably within their surroundings while offering a refined, contemporary standard of living.

Each home at The Vinings has been designed with longevity and everyday enjoyment in mind. The light-filled interiors in Winters Field flow effortlessly, grounded by engineered oak flooring throughout the ground floor, while carefully chosen finishes bring warmth, texture and timeless appeal.

At the heart of the home lies a beautifully appointed Howdens shaker-style kitchen, painted in 'Pebble', paired with elegant white Silestone worktops and a generous breakfast bar ideal for relaxed mornings or informal entertaining. The cabinetry is complemented by solid brass or bronze hardware and thoughtful details such as deep pan drawers, wine racks and under-counter lighting. Integrated appliances include an AEG double oven, Smeg induction hob with extractor, Lamona fridge freezer, dishwasher and wine cooler, alongside a practical built-in larder.

As you enter the property there is a designated space for removing shoes and hanging coats. Practical Porcelanosa floor tiles feature in the adjoining WC, in the main bathroom and en-suite, while the bedrooms are softened with 100% wool Hereford boucle loop carpets. The feature staircase is finished with a striking herringbone sisal runner in 'Copper' with linen trim, paired with stairs painted in a greeney-grey – giving 'wow' factor as you enter the hallway.

The bathroom and en-suite also features Porcelanosa wall tiles, sanitaryware and fittings, creating calm, cohesive spaces that feel both contemporary and enduring.







Comfort is assured year-round with underfloor heating to the ground floor, complemented by radiators to first-floor bedrooms and landings and towel radiators to bathrooms.

Internally, a soft and natural colour palette runs throughout this 3-bedroom home, with walls finished in Dulux Bleached Lichen 3 and contrasting skirtings and architraves. Black-stained internal doors provide a confident, architectural accent.

### **Outside**

Each home at The Vinings benefits from a private patio, outside tap and parking. The setting itself is a defining feature – countryside walks, open skies and ever-changing countryside views forming a daily backdrop from the back garden hedge-line.

### **The Development**

Designed and constructed by a highly-regarded local builder, this development of seven bespoke properties combines luxurious living with a small-scale community on the edge of Wraxall.

### **Situation**

Situated just 5 miles from Castle Cary and 20 miles south of Bath, nestled between the Mendip Hills and the Blackmore Vale, Wraxall is a beautiful and well-connected hamlet.

The development is just a short walk from award-winning Wraxall Vineyard and The View – a stunning events space used for local wine and pizza nights, wine-tasting workshops and private events.

The neighbouring village of Ditchat boasts a community shop, church, and highly regarded primary school. Families will particularly value The Vinings' proximity to Ditchat Primary School, one of Somerset's most highly regarded village schools.



Famous for Paul Nicholl's racing stables, Ditcheat is also home to the 12th century St Mary Magdalene Church and the 17th Century Manor House Inn recently reopened by The Chickpea Group. Just 10 minutes away, Castle Cary blends market-town charm with convenience, offering independent shops, galleries, a weekly market of fresh local produce and a full range of everyday amenities. Nearby Bruton is a cultural and culinary hotspot, home to Michelin-starred Osip, acclaimed restaurants such as At the Chapel and The Old Pharmacy, and the celebrated Hauser & Wirth gallery with its Roth Bar and Da Costa Italian restaurant. The internationally acclaimed The Newt in Somerset is also just a 10-minute drive away.

Excellent transport links include Castle Cary's mainline station, with direct trains to London Paddington in around 90 minutes, while Templecombe Station provides direct links London Waterloo. The A303 provides a direct route to London via the M3.

There are excellent local independent and state schools nearby. Ditcheat, Bruton and Castle Primary School are all within a 5-mile radius. As are secondary education options including: King's School Bruton, the state-owned boarding school Sexey's and Ansford Academy - a mixed 11-16 comprehensive school. Further independent choices include Millfield, Sherborne, Hazelgrove and All Hallows Prep schools.

#### **Directions**

Address: Winters Field, 6 The Vinings, Wraxall, BA4 6RQ.

What.3.Words: ///nicknames.tone.guarding

#### **New Build Home Warranty**

For complete peace of mind, all homes at The Vinings are protected by an ICW 10-Year Warranty, ensuring reassurance long after you've settled in.

**Viewing by appointment only.**

**Winters Field is one of seven new homes available at The Vinings.**

## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** TBC

**Guide Price:** £420,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached – please note the external image is a Computer-Generated Image.

**Property Construction:** Shearstone Blackmoor Heather Cottage Stone, Cream uPVC flush casement windows, Marley Mendip Roof Tiles (Old English Dark Red). ICW 10 Year Warranty

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains/PV Solar Arrays

**Water Supply:** Mains

**Sewerage:** Private (treatment plant)

**Heating:** Gas heating

**Broadband:** Expected to be Fibre. Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** parking for 2 cars

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** private road

**Flood Risk:** N/A

**Coastal Erosion Risk:** N/A

**Planning Permission:** This is a new homes development

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** TBC

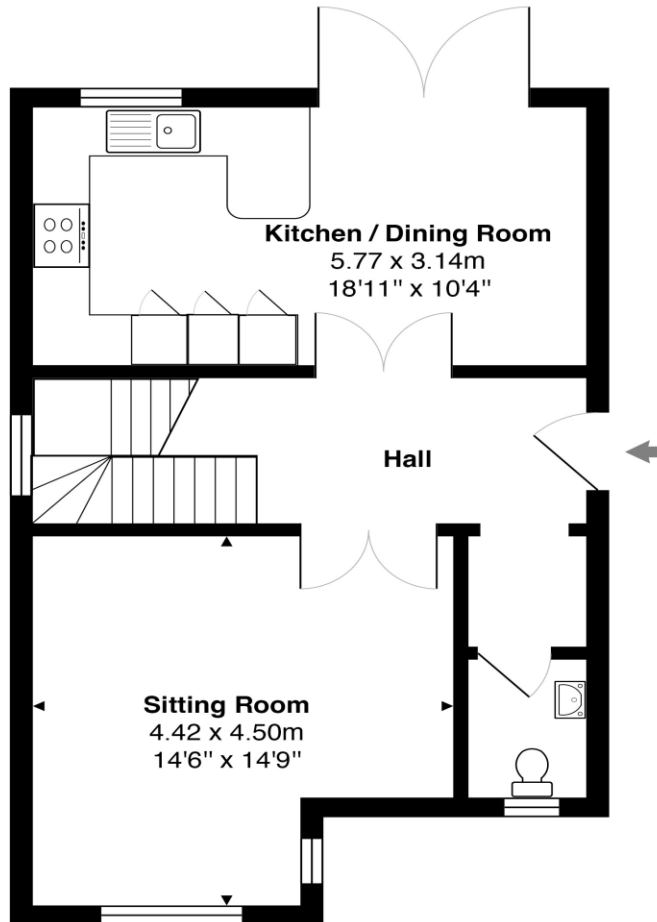
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

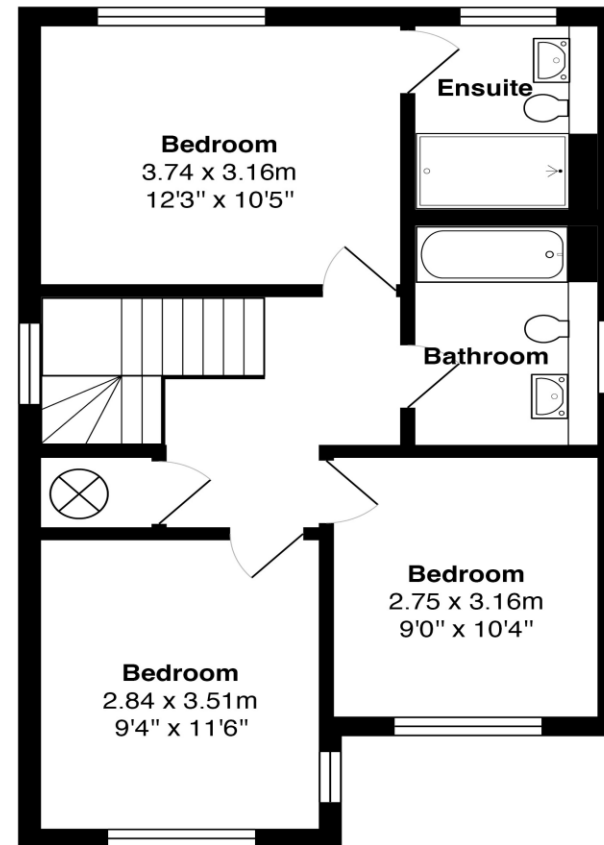
# Plots 6 + 7

## The Vinings, Wraxall

Approximate gross internal floor area of main building - 105.6 m<sup>2</sup> / 1,136ft<sup>2</sup>



**Ground Floor**  
Area: 52.8 m<sup>2</sup> ... 568 ft<sup>2</sup>



**First Floor**  
Area: 52.8 m<sup>2</sup> ... 568 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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