

# Elms Bungalow

Charlton Musgrove • Wincanton • BA9 8HB

**KingsLand**  
Property & Land Agents



**Guide Price £735,000**

*Delightful Four Bedroom Detached Bungalow in Semi Rural Location*

# FOR SALE





## Light & Airy Living Space



### ■ DESCRIPTION

■ A substantial and most appealing detached bungalow situated in a delightful semi-rural location along a no through country lane. The current owners have significantly extended and modernised the property in recent years to provide an individual home with versatile living accommodation. There is the benefit of a bright and airy living room with feature fireplace, separate dining room, modern fitted kitchen, utility room, study, four bedrooms, potential self-contained annexe, two ensuite shower rooms and attractive landscaped gardens with outbuildings and generous off-road parking.

### ■ ACCOMMODATION

Rain porch leading to the front door.

■ **ENTRANCE PORCH** Pitch tile roof, flagstone floor and courtesy light with UPVC front door to:

■ **ENTRANCE HALL** A spacious hallway with double glazed window to the front aspect, radiator, and loft hatch.

■ **HALLWAY** Double cupboard housing the hot water tank with shelving above and to the side, LED downlighters, two radiators, feature skylight with Velux window making this a light and airy space and a single cupboard with shelving.

■ **LIVING ROOM** A delightful light and airy room with dual aspect double glazed windows overlooking the gardens. Attractive brick fireplace with timber mantle and fitted wood burning stove, two radiators, four wall light points and double-glazed French doors giving access onto the patio area and garden.





■ **DINING ROOM** Double glazed window with an outlook over the rear garden, radiator and door to the kitchen.

■ **KITCHEN/BREAKFAST ROOM** Inset 1 1/4 bowl single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with work surface over, integrated dishwasher, tower unit with built-in microwave, radiator, downlighters, double glazed window with an outlook over the garden and countryside beyond, double glazed door to garden and a door leading to:

■ **UTILITY** Inset 1 1/4 single drainer stainless steel sink unit with cupboard below, further wall and base units with working surface over, space and plumbing for automatic washing machine and tumble dryer, radiator, wall mounted Worcester Bosch gas central heating boiler, LED downlighters, double glazed window to rear, doors to cloakroom, study, bedroom two and garden.

■ **CLOAKROOM** Low level WC, wash hand basin, radiator, built in cupboard and double glazed obscure glass window.

■ **STUDY** Radiator, downlighters and double glazed window to side aspect.

■ **BEDROOM 1** Double aspect with double glazed windows to the front and side. radiator, built-in double wardrobe with storage cupboard above and door to.





Spacious Living Room Overlooking The Gardens

## FEATURES

- **Delightful Bungalow in Semi-Rural Location**
- **Substantial Size Entrance Hall**
- **Double Aspect Sitting Room**
- **Dining & Study Room**
- **Four Good Size Bedrooms**
- **Set in Approximately 0.45 Acres of Fabulous Gardens**
- **Plenty of Parking**
- **Annex Potential within the Main Bungalow**
- **Converted Stable with Potential Income Opportunity**



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■ **EN-SUITE SHOWER ROOM** Shower cubicle, pedestal wash hand basin, low level WC, half tiled walls, heated towel rail, LED downlighters, shaver point, extractor and obscured double-glazed window.

■ **BEDROOM 2** Double aspect with double glazed windows to the front and side. Radiator, LED downlighters, radiator, built in shelving also housing the consumer unit.

■ **EN-SUITE SHOWER ROOM** Three-piece suite, low level wc, corner shower cubicle, pedestal hand wash basin, part tiled walls, radiator, shaver point, LED downlighters.

■ **BEDROOM 3** Radiator and double glazed window to the front.

■ **BEDROOM 4** Radiator, double glazed window to front aspect.

■ **BATHROOM** Shaped shower bath, pedestal wash hand basin, low level WC, heated towel rail, tiled to splash prone areas, fitted cupboards, downlighters, recess with fitted mirrors and vanity cupboards either side, skylight with Velux window.





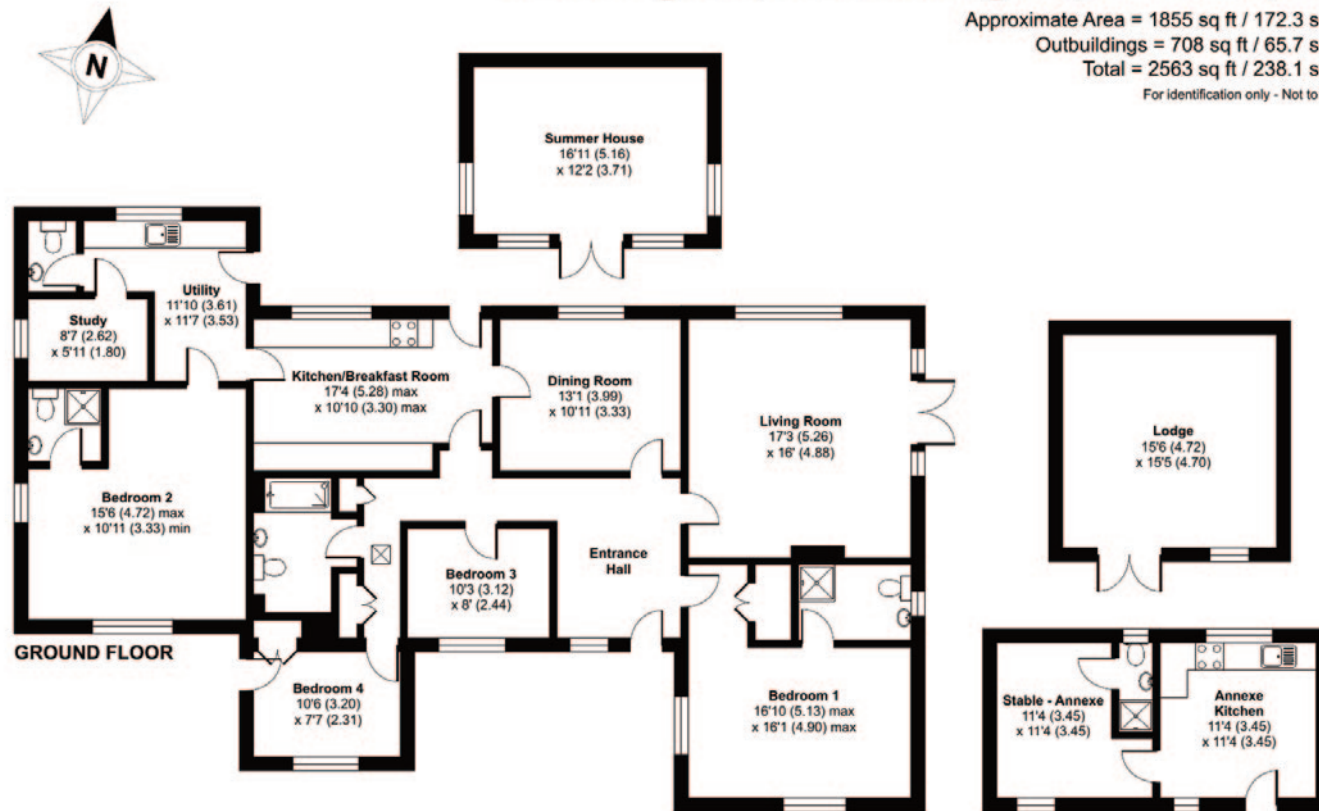
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## FLOOR PLANS

### Elms Bungalow, Charlton Musgrove, Wincanton, BA9

Approximate Area = 1855 sq ft / 172.3 sq m  
Outbuildings = 708 sq ft / 65.7 sq m  
Total = 2563 sq ft / 238.1 sq m  
For identification only - Not to scale



## FOR CLARIFICATION

We wish to inform you prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2022. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 901290

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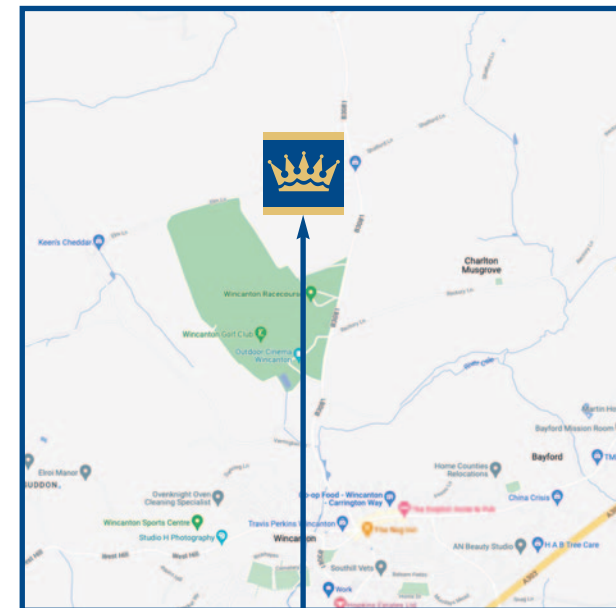
## ■ OUTSIDE

■ **STABLE** Provides and is used by the current owner as a self-contained living space with potential income. The kitchen/lounge area benefits from a fully fitted kitchen comprising of a range of wall and base unit and roll top worksurface over, stainless steel ¼ bowl sink, underwork top space housing a fridge/ freezer and washing machine (not integrated). This leads though to a double bedroom with a separate shower room with a wall mounted hand wash basin, shower cubicle, wc, heated towel rail and downlighters. The stable has electric panel heaters and has double glazed windows.

■ **LODGE** An additional useful space to the main house and is wooden cladded and fully insulated with tongue and groove boarding, comprises of a single room with kitchenette this provides a perfect garden room ideal for use as a self-contained home office/hobby room.

■ **GARDENS** A wide entrance off a no through country lane gives access to a generous gravel parking/turning area for several vehicles. The gardens are a particular feature of the property with a large area of lawn that extends around the bungalow interspersed with mature shrubs, trees, flower beds and borders, a pergola, substantial summerhouse, two sheds and a five bar gate leading out to fields and a public footpath to Verrington Lane.

■ **LOCATION** Charlton Musgrove is situated in the beautiful Somerset countryside, 3 miles distant from the A303 providing easy communications to London and the West Country. Mainline railway stations are situated in the nearby towns of Castle Cary, Bruton and Gillingham. Wincanton is situated approximately 2 miles away and is supplied with supermarkets, banks, health centre, post office and library, inns and churches. There are two primary schools and a comprehensive school and nearby private schools at Bruton, Gillingham and Shaftesbury. Wincanton offers good sporting facilities, including a newly constructed indoor sports centre with swimming pool, and a good outdoor sporting facility. National Hunt Racing takes place at its racecourse on the edge of the town. Surrounding towns include Castle Cary, Sherborne, Yeovil, Gillingham, Mere, Sturminster Newton, Bruton.



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■ **SERVICES** Mains water, private drainage, electricity, gas, and telephone all subject to the usual utility regulations.

■ **COUNCIL TAX BAND** D

■ **TENURE** Freehold

■ **VIEWING** Strictly by appointment through the agents.

