



Silver Street, Wincanton, Somerset, BA9

Guide Price: £485,000

Freehold

Silver Street Wincanton, Somerset, BA9

 5  3  3  2,135sq ft

Magnificent Period Townhouse

Five Bedrooms

Modern Kitchen/Breakfast Room

Secure Parking for Several Vehicles

Private Garden and Terrace

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ABOUT THE PROPERTY

A magnificent five-bedroom period town house situated in a convenient position within a short walk of Wincanton town centre. This beautifully presented home has been sympathetically refurbished over the years providing an outstanding family home with versatile living accommodation. There are many features including feature fireplaces with wood burning stoves, sash windows with a mixture of original and plantation shutters, Victorian style radiators, stunning kitchen/breakfast/family room, secure off-road parking for several vehicles and a large, attached outbuilding with many uses.





GROUND FLOOR

You are welcomed into a spacious hallway with oak flooring, fitted storage and an understairs cupboard, all completed by a Victorian style radiator and alcove. The sitting room features an attractive fireplace with wood burning stove, sash window with plantation shutters, fireside alcoves, picture rail and two wall light points. The adjacent living room also includes a wood-burning stove and sash window with original shutters, providing another cosy and characterful reception space. The dining room offers an ideal space for entertaining with tiled flooring, window to side aspect and open access to the kitchen/breakfast room. At the rear, the kitchen is a fabulous room providing the social hub of the house with vaulted ceilings and triple section bi-folding door giving direct access to a paved terrace and rear garden. Range of modern cream and oak shaker style wall and base units topped with granite working surface, inset 1 1/4 bowl stainless steel sink unit set into a granite drainer, eye level double oven, integrated dishwasher, island unit with breakfast bar, wine cooler and power/USB socket, vertical radiator and window to side aspect. A step leads to a cosy seating area and a door to the utility room, which provides space for a washing machine and tumble dryer and door to the driveway. A cloakroom with low-level W/C and basin with tiled splashback completes the ground floor.

FIRST FLOOR

The principal bedroom is a spacious and serene room with an attractive fireplace, Victorian style radiator, sash window with plantation shutters and range of fitted wardrobes. Bedroom two, a double room, also enjoys a feature fireplace, Victorian style radiator and sash window with plantation shutters while bedroom five offers a flexible space ideal for a home office or nursery. The family bathroom is styled in keeping with the period of the property, featuring a freestanding roll-top bath, twin wash basins set into a granite surface, high flush W/C and Amtico flooring. An additional shower room includes an Insignia shower cabin with rainfall shower and body jets, vanity wash basin and heated towel rail.

SECOND FLOOR

Bedroom three is a double room full of character, with exposed timber, plantation shutters and loft access while bedroom four mirrors this charm with matching finishes and ample natural light. A further shower room serves the top floor, offering a large shower cubicle, wash hand basin, low-level W/C, heated towel rail and downlighters.



OUTSIDE

Solid double timber gates give access to a long and wide driveway providing secure parking for several vehicles. In the rear garden, a raised paved terrace leads to a good size lawned area enclosed by timber fencing, and two useful outside sheds, to the side of the house there is a paved area ideal for dining and entertaining. Additionally, an attached outhouse provides useful storage with potential for a multitude of uses. It includes light and power, windows to side aspect and the gas central heating boiler.

LOCATION

Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much-improved A303, which links with the M3, is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.

What3Words///slack.laptops.billiard



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: E

Local Authority: Somerset

Services: Gas Central Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

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Email:

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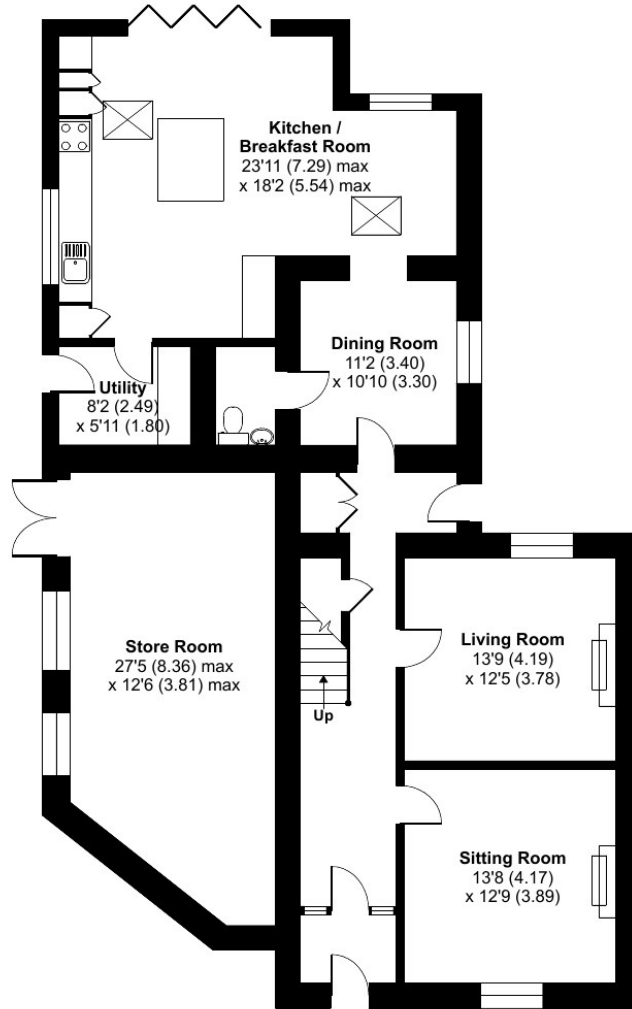
Silver Street, Wincanton, BA9

Approximate Area = 2135 sq ft / 198.3 sq m

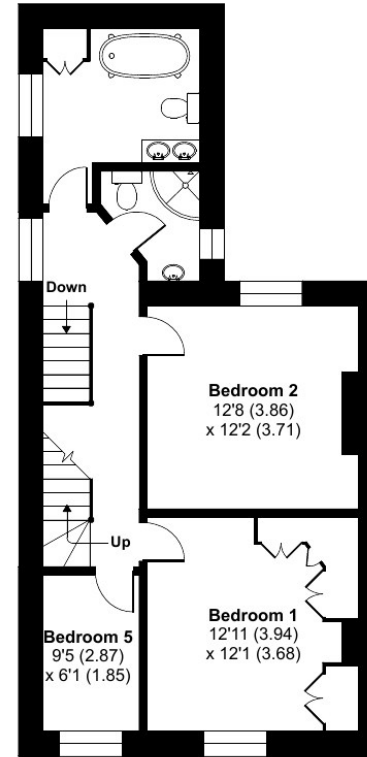
Store Room = 307 sq ft / 28.5 sq m

Total = 2442 sq ft / 226.8 sq m

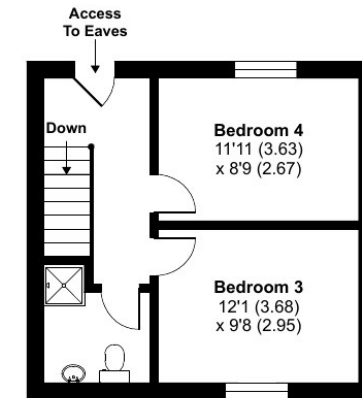
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 998928



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.