



**Saunters Close, Wincanton, Somerset, BA9**

**Guide Price: £345,000**

Freehold

# Saunters Close

## Wincanton, Somerset, BA9

 4  1  1  954 sq ft

Link Detached Property

Four Bedrooms

Fully Fitted Kitchen

Garage and Driveway Parking

Cul-De-Sac Location

**Guide Price: £345,000**

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## ABOUT THE PROPERTY

A wonderful opportunity to purchase a link detached four-bedroom house in excellent decorative order, located in a popular residential cul-de-sac in Wincanton with enclosed garden, double glazing throughout, garage and parking. This property has a kitchen/dining room, living room, three double bedrooms and a further single bedroom that could be utilised as a home office. Enjoy the beautifully manicured rear garden and from the upstairs bedrooms, far reaching views across playing fields and the Blackmore Vale.





## GROUND FLOOR

Enter the property into the hallway, with stairs to the first floor. A door leads into the sitting room with a Bay window to the front and understairs cupboard. Double half glazed doors into the kitchen/dining room ensure that the downstairs is a bright and airy space. The kitchen, with cream shaker style wall and base units and wood effect worktop, is fully fitted with a 4-ring gas hob with extractor fan, single oven, stainless-steel single bowl sink with drainer, wine rack and under-counter fridge, freezer, slimline dishwasher and washing machine. French doors from the dining room provide convenient access into the garden and ensure that it can be enjoyed throughout the year.

## FIRST FLOOR

Upstairs, the dual aspect principal bedroom to the left runs the length of the property. A double bedroom at the rear of the property has the benefit of a free standing wardrobe and a further double bedroom at the front with TV ariel connection sits next to a single bedroom with views to the front of the property. The tiled family bathroom with WC, sink, heated towel rail and spacious bath with shower over enjoys a large, obscured window allowing natural light into the room. An airing cupboard houses the regularly serviced boiler and provides ample storage space. Entry into the fully boarded loft with lighting is via a hatch with access to ladder on the landing.



## OUTSIDE

The property is set back from the road with a lawned front garden and a pathway to the front door, beneath a storm porch. The tarmac driveway provides parking for at least two cars in front of the garage with electric up and over door, lighting and electrical sockets. Stepping stones across the front lawn lead to the side gate. Mostly laid to lawn, the rear garden is bordered by both shale and bark behind stone edging and is interspersed with a variety of established shrubs and attractive Acers. A decking/patio area provides space for a garden suite with a step down to a paved area providing access to the garden shed and the rear door into the garage. The garden has the benefit of an outside tap and is fully enclosed by wooden fencing which has recently been replaced. A pathway to the side of the house leads to the front garden via a gate.

## 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 away.

**What3Words:///unionists.enjoyable.ferried**



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** C

**Local Authority:** Somerset

**Services:** Gas Central Heating, Mains Water, Mains Drainage, Full Fibre Broadband, 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](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Check:** [www.gov.uk/check-flooding](http://www.gov.uk/check-flooding)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

[sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

# Saunters Close, Wincanton, BA9

Approximate Area = 954 sq ft / 88.6 sq m

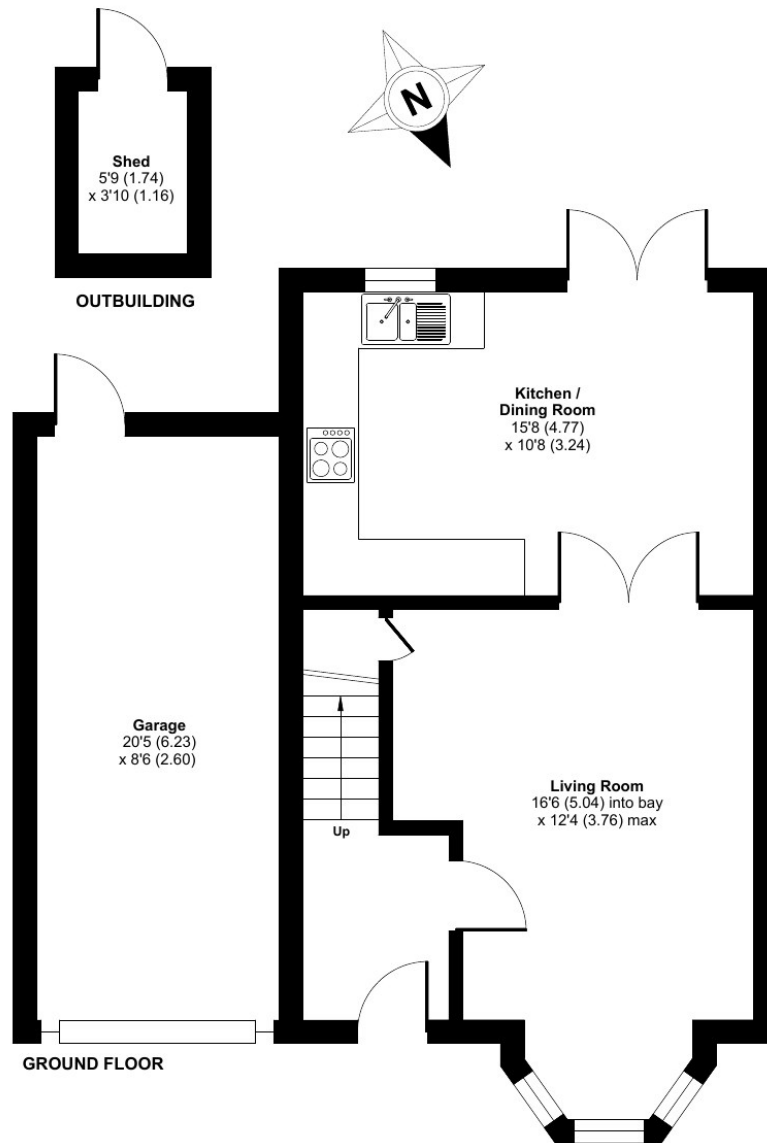
Limited Use Area(s) = 17 sq ft / 1.5 sq m

Garage = 174 sq ft / 16.1 sq m

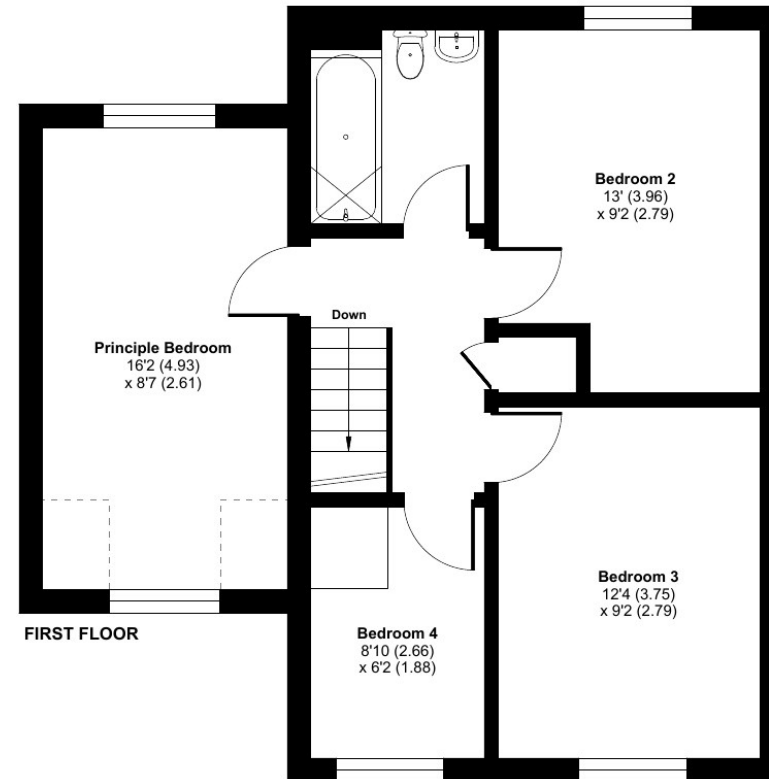
Outbuilding = 22 sq ft / 2 sq m

Total = 1167 sq ft / 108.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1276227



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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.