



**King Alfred's Drive, Wincanton, Somerset, BA9**

**Guide Price: £670,000**

**Freehold**

# King Alfred's Drive Wincanton, Somerset, BA9

 4  4  2  2,348 sq ft

Detached New Build Property

Four Double Bedrooms

High Specification

Double Garage with Driveway Parking

Cul-De-Sac Location

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## ABOUT THE PROPERTY

Newly built four-bedroom detached house with oak doors throughout, utility room, study, lounge with log burner, private garden, double garage and driveway. Nestled in a cul-de-sac location and built to an exceptionally high standard, this attractive 'Cotswold Cottage Village' stone property benefits from an LABC New Homes 10-year warranty and combines luxury living and country chic. Gas fired central heating with individual room controls, double glazing throughout and an overall energy rating of B make this property a cost-efficient choice. This development of 23 exclusive properties located in the North-West of Wincanton is within walking distance of the local secondary school and close to local amenities. Views of Wincanton Racecourse and more distant views of King Alfred's Tower can be seen from the development and cements King Alfred's Drive as an idyllic retreat to those living there.





## GROUND FLOOR

Entering the property into the spacious hallway are stairs to the first floor with storage cupboard under. Double doors with space saving parliament hinges open into the lounge with log burner and French doors to the rear garden. The separate kitchen flows seamlessly into the dining room with both areas enjoying French doors to the garden. The kitchen will be fully fitted with 'tawny chestnut' laminate flooring, with base and wall units, Quartz worksurfaces and integrated Neff appliances which include a fridge/freezer, dishwasher, oven, hob and extractor fan. There is ample space for a table and chairs in the dining room making this an attractive family room for entertaining. A door from the kitchen leads to the utility room with rear access door, wall and base units, sink and space for a washing machine and tumble dryer. The study is located on the ground floor near to the downstairs bathroom with shower, vanity unit and WC. An internal door leads to the double garage with a door at the back providing access to the garden. The property enjoys underfloor heating throughout the ground floor and all first-floor bathrooms.

## FIRST FLOOR

On the first floor, the master bedroom enjoys a separate dressing area and en-suite shower room with WC and vanity unit fitted with ceramic floor and wall tiles and with an obscured window allowing natural light into the space. Two further double bedrooms are served by the family bathroom with bath, separate shower, WC, heated towel rail and vanity unit. A door leads to bedroom four which sits above the garage and offers dual aspect views and a vaulted ceiling. This room has a further door to an en-suite shower room with WC and vanity unit. A tall cupboard provides ample storage space.



## OUTSIDE

The property sits at the far end of the cul-de-sac within this attractive development. A gravel driveway leads to the double garage and parking for several vehicles. A paved pathway leads to the front door and the area has been thoughtfully landscaped with hardy perennial flower borders and shrubs to attract wildlife. The rear garden is mainly laid to lawn with a paved patio area for outdoor dining. A low stone wall and timber fence to the rear and right side of the garden ensures privacy and a wooden gate to the side allows access into the garden. A chain-link fence to the left side ensures the seamless transition between the garden and the trees and countryside beyond.

## LOCATION

Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including, 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.



## ADDITIONAL INFORMATION

**Tenure:** Freehold  
**Council Tax Band:** TBC  
**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](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 cannot confirm that they are in working order.

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

**What3Words:///scarred.accent.joints**

## VIEWING

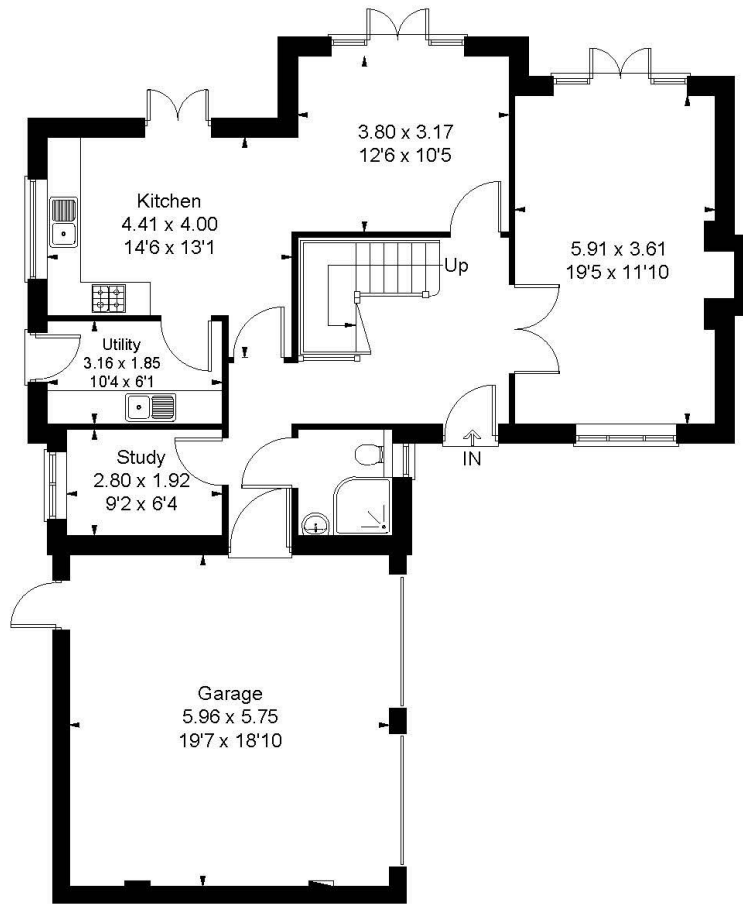
Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

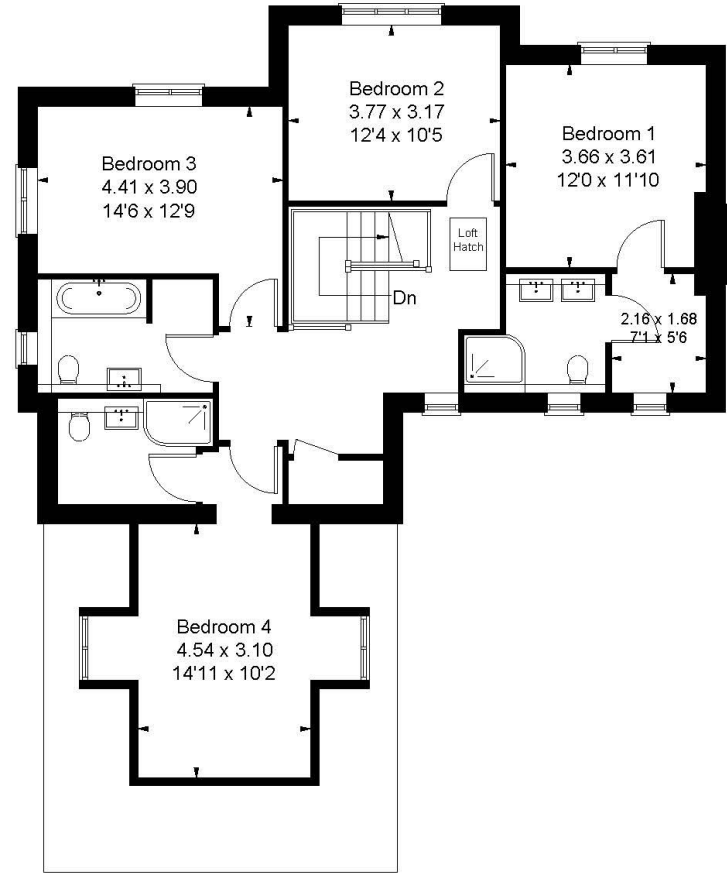
Email:

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

Approximate Area = 218.2 sq m / 2348 sq ft  
(Including Garage)



Ground Floor



First Floor

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**KingsLand**  
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,  
Somerset, BA9 9RZ  
Tel: 01963 34455  
Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

Hopkins Estates Ltd.  
Company Number: 01312512  
Registered Office: The Tythings Commercial Centre, Southgate  
Road, Wincanton, Somerset, BA9 9RZ.  
Registered in England.

**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.