



Overton, Wincanton, Somerset, BA9

Guide Price: £400,000

Freehold

Overton

Wincanton, Somerset, BA9

 3/4  3  3  1,860 sq ft

Detached Split-Level Property

Three/Four Bedrooms

Two Fully Fitted Kitchens

Private South Facing Garden

Parking for Several Vehicles

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ABOUT THE PROPERTY

A distinctive three-bedroom, with scope to be four-bedroom, house with stunning views across the Blackmore Vale that is perfect for multi-generation households or those working from home. This split-level property, spanning three floors, requires updating but has the benefit of two new kitchens and en-suites, exquisite parquet flooring in the kitchen, hallway and bedroom of the lower ground floor and an outbuilding suitable for use as a workshop/studio/office space. Conveniently located within easy walking distance of Wincanton town centre, this home must be viewed to appreciate all it has to offer.





GROUND FLOOR

Entering the property on the ground floor, the hallway allows space for coats and shoes and to the left a boiler room sits next to a shower which is no longer in use. A door leads through to the reception hall with bathroom to the left. Opposite, adjacent stairs lead to the ground and second floor. The hallway continues into the dining room with two storage cupboards and kitchen beyond. The kitchen, with cream wall and base units and attractive wood effect worktop, is fitted with a stainless-steel 1 ½ bowl sink and drainer and electric oven, 5-ring gas hob and extractor over. There are ample cupboards, one under counter space and room for a fridge/freezer. A door leads through to a utility with plumbing for a washing machine and a small wall mounted corner sink with rear door providing easy access to the driveway.

LOWER GROUND FLOOR

The lower ground floor has the option of being a self-contained apartment with a fully fitted kitchen, en-suite bedroom and large sitting room. The kitchen, with cream shaker style wall and base units and wood effect worktop, is fitted with a single oven, electric hob and extractor, stainless-steel single bowl sink and drainer, room for a fridge/freezer and two large wall cupboards providing ample storage. A door leads out into the rear garden. The bedroom, with South facing window has an en-suite with WC, Mira Relate corner shower, with mermaid board surround, and sink. The sitting room is a large room with built-in shelves, high set windows on one wall, sliding doors to decking in the rear garden and a brick fireplace with surround that creates a focal point.



FIRST FLOOR

The first floor provides up to three double bedrooms, one with en-suite shower room and one with floor to ceiling cupboards with access to the loft space, which is fully boarded. The fourth bedroom/additional reception room is an inviting space with windows along one wall and a door into the sunroom. The triple aspect sunroom provides fabulous views across the Blackmore Vale which can also be enjoyed from the sitting room. However, it must be noted that the some of the double-glazed windows need replacement.

OUTSIDE

The front door of the property is located at the end of a no-through road. Double gates open to a gravelled driveway with private parking for several cars with external doors into the utility room on the ground floor and the kitchen on the lower ground floor. A large studio with lighting and electricity is the perfect space for a home office, games room or gymnasium. A store, with external access door, also makes up a section of the studio. Steps, next to raised planted borders, and a sloped pathway, lead down to the rear garden which is mostly laid to lawn and enjoys a decking area accessible from the lounge on the lower ground floor. The garden is bordered on all sides by close board fencing and enjoys privacy as it sits on the lower ground floor level.

Albis the cat has made this house his home and would be willing to stay if the new owner agreed!

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.



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: D
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 we cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		

What3Words:///unframed.bookcases.isolating

VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

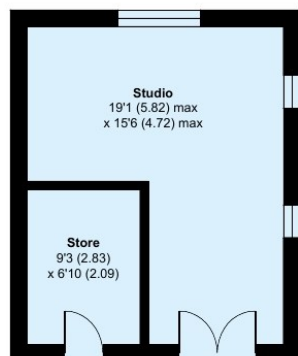
Soltop, Overton, Wincanton, BA9

Approximate Area = 1831 sq ft / 170.1 sq m

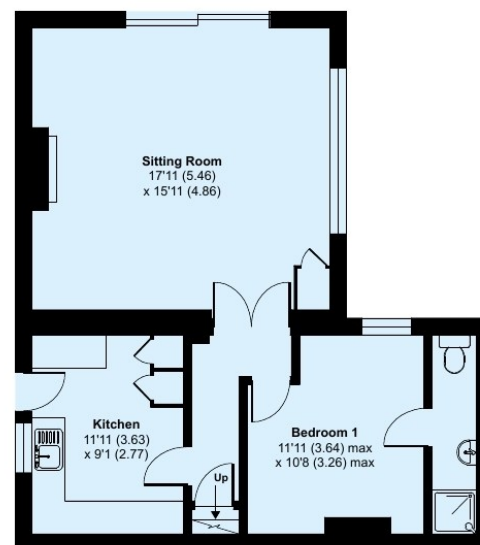
Outbuilding = 297 sq ft / 27.5 sq m

Total = 2128 sq ft / 197.6 sq m

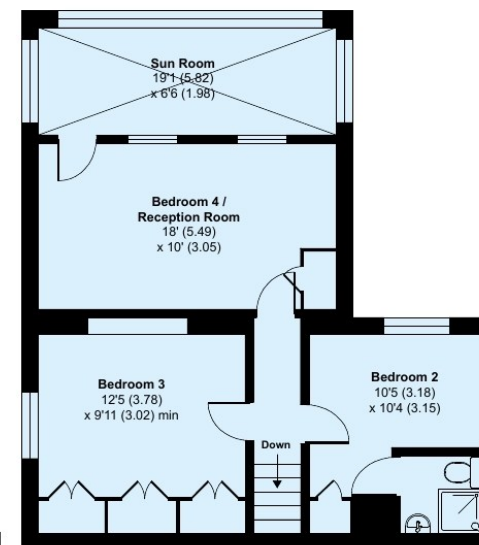
For identification only - Not to scale



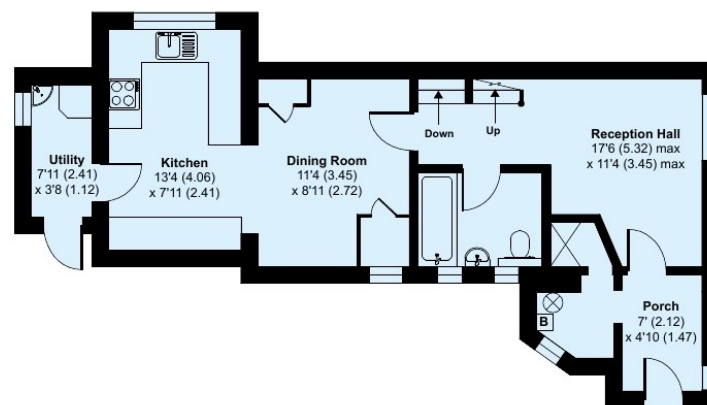
OUTBUILDING



LOWER
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1253211





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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.