



**Dancing Lane, Wincanton, Somerset, BA9**

**Guide Price: £600,000**

Freehold

# Dancing Lane

## Wincanton, Somerset, BA9

 5  1  2  1,714 sq ft

Detached Property

Spacious Kitchen with Breakfast Bar

Conservatory

Beautifully Maintained Large Rear Garden

Garage and Ample Driveway Parking

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### ABOUT THE PROPERTY

A rare opportunity to purchase a five-bedroom detached house on Dancing Lane, a sought-after location on the outskirts of Wincanton, with a private driveway and garage. A beautiful family home that has not been on the market for over twenty-five years. This imposing property sits within a third of an acre with attractive mullion windows, a large gallery kitchen with breakfast bar, dining room, sitting room, utility room, conservatory and large rear garden. Ideally located a stone's throw away from King Arthurs Secondary school and Wincanton leisure centre and within walking distance of the town's amenities and recreation ground.





## GROUND FLOOR

Entering the property via a covered storm porch, the hallway with original wooden flooring underfoot, provides access to the first floor, an understairs cupboard with lighting, cloakroom with WC, sitting room and kitchen. The bright and spacious dual aspect sitting room enjoys an attractive fireplace with gas fire as a focal point, with wooden concertina doors through to the dining room making this a wonderful family space. Sliding doors from the dining room lead into the conservatory, with tiled flooring, electricity, lighting, heating, fitted blinds to all windows and access into the garden. The spacious kitchen overlooks the garden and is fitted with cream shaker style wall and base units, a breakfast bar, stainless-steel 1½ bowl sink with drainer, fridge, dishwasher and single oven with Neff 5-ring gas hob and extractor over. A door leads through to the utility room which provides ample space for a fridge/freezer, washing machine and dishwasher with additional worktop space, large sink and drainer, tall cupboard for an ironing board and vacuum cleaner and doors to both the garden and garage.

## FIRST FLOOR

From the hallway, a T-shaped staircase leads to the first floor. A single room to the right with Velux window overlooking the garden, is currently used as a study with access to the eaves, providing storage above the garage. To the left, a long landing provides access to the family bathroom and four further bedrooms. A single bedroom at the front is fitted with a built-in wardrobe. The modern tiled family bathroom with obscured window, is fitted with a large bath with traditional Victorian bath shower mixer tap and handset, stainless-steel heated towel rail, spacious shower and vanity unit with built-in cupboards, WC and sink. Three further double bedrooms, all with large built-in wardrobes provide ample storage with those at the rear of the property enjoying fabulous views across the garden and fields beyond.



## OUTSIDE

Entering the driveway from Dancing Lane, a raised stone border on the right is planted with shrubs and ornamental grasses. A decorative white metal gate provides access to two bin/storage sheds at the right side of the property and to the rear garden. The driveway itself provides ample private parking for numerous cars and is bordered by tall hedging with open access to the rear garden and a pathway with steps to the patio. The large garage, with up and over door, is fitted with a workbench, electricity and lighting. The private rear garden is a fabulous feature of this property and provides a secluded sanctuary with established shrub borders and a large, tiered, paved patio with wooden pergola providing a fantastic space for outside entertaining. Laid to lawn, the garden has the benefit of both a brick and wooden shed, tucked out of sight behind a tall hedge at the rear and outside tap.

## 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///unstated.cropping.skews**



## 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](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		
69-80	C		
55-68	D	55 D	79 C
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)

# Greystones, Dancing Lane, Wincanton, BA9

Approximate Area = 1714 sq ft / 159.2 sq m

Limited Use Area(s) = 72 sq ft / 6.7 sq m

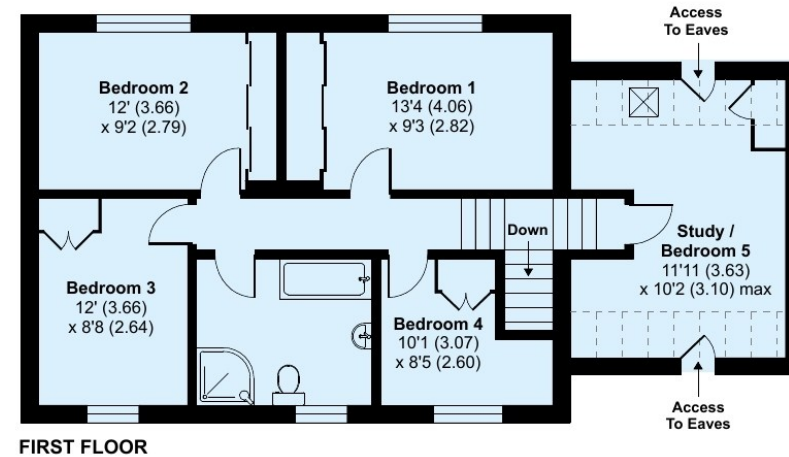
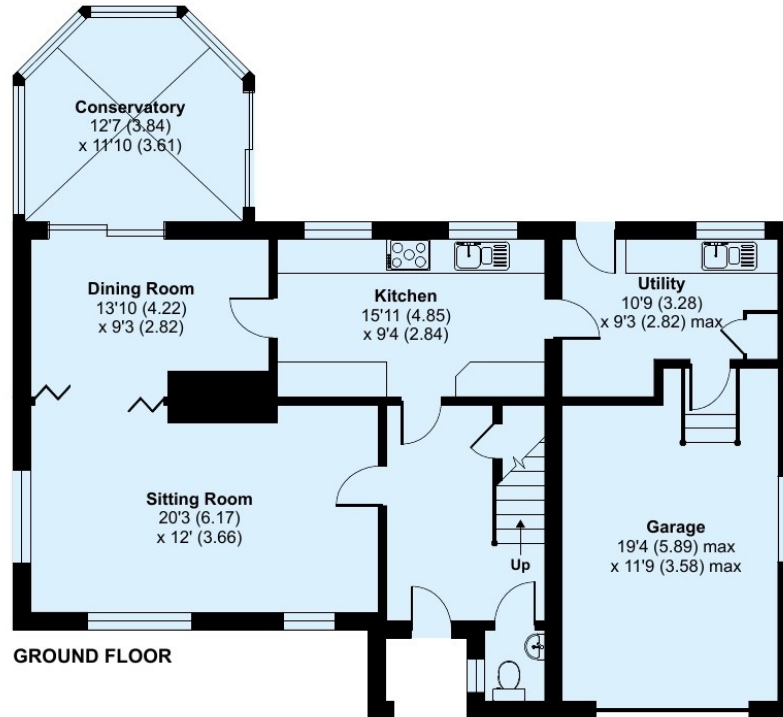
Garage = 229 sq ft / 21.3 sq m

Total = 2015 sq ft / 187.2 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). © n|che.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1269361





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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.