



Springfield Road, Wincanton, Somerset, BA9

Guide Price: £295,000

Freehold

Springfield Road Wincanton, Somerset, BA9

 3  1  1  985 sq ft

Detached Property

Spacious Living/Dining Room

Conservatory

Beautifully Maintained Enclosed Rear Garden

Garage with Driveway Parking

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ABOUT THE PROPERTY

KingsLand are pleased to present this detached three-bedroom house with conservatory, enclosed garden, garage and parking. Located in a fantastic position, this property sits at the entrance to Springfield Road, a short walk to the recreation ground and Wincanton town centre.





GROUND FLOOR

Entering the property via the enclosed porch, a further door leads into the dual aspect living/dining room which spans the length of the property with low-maintenance Oak effect laminate flooring, attractive central fireplace with electric fire and French doors into the conservatory. The conservatory provides a wonderful space to relax and unwind with views across the garden and beyond to St. Peter's Church and sliding doors to the garden. The kitchen is fitted with dove grey gloss wall and base units and black sparkle effect worktop, stainless-steel 1½ bowl sink with drainer, double oven, electric hob and extractor, dishwasher, fridge and under-counter space for a washing machine. The hallway, with parquet flooring underfoot and stairs to the first floor, provides internal access to the garage and understairs cupboard.

FIRST FLOOR

Upstairs has the benefit of three double bedrooms. The two larger bedrooms, one at the front and one at the rear with rooftop views over Wincanton, are both well-appointed with built in wardrobes, cupboards and dressing tables. The third double bedroom sits at the front. A spacious, tiled, family bathroom with spa bath and Triton shower over, stainless-steel heated towel rail, shaver point, sink and WC is a bright and inviting space with a large, obscured window. On the landing, a low-level linen cupboard with tiled shelf provides additional storage and loft access is available via a ceiling hatch.



OUTSIDE

A driveway at the front of the property provides parking and access into the garage with up and over door, electricity, lighting, shelving and wall cupboards and to each side of the property via wooden garden gates. A lawned area to the right sits in front of the living room with two concreted areas for potted plants.

The back garden is enclosed with wooden fencing and is laid to lawn with a meandering pathway to a wooden store and potting shed. Areas of interest have been created with raised brick lawn and planting areas and a stoned border to the right with established shrubs. To each side of the property, wide concrete walkways lead to wooden gates providing access to the front of the property.

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///swimsuits.conclude.nitrogen



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		82 B
69-80	C		
55-68	D	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

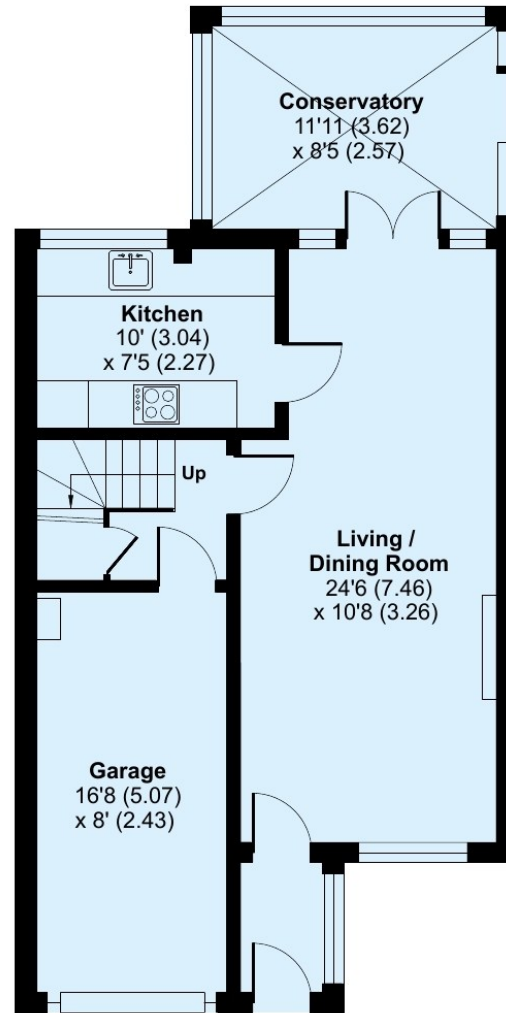
Springfield Road, Wincanton, BA9

Approximate Area = 985 sq ft / 91.5 sq m

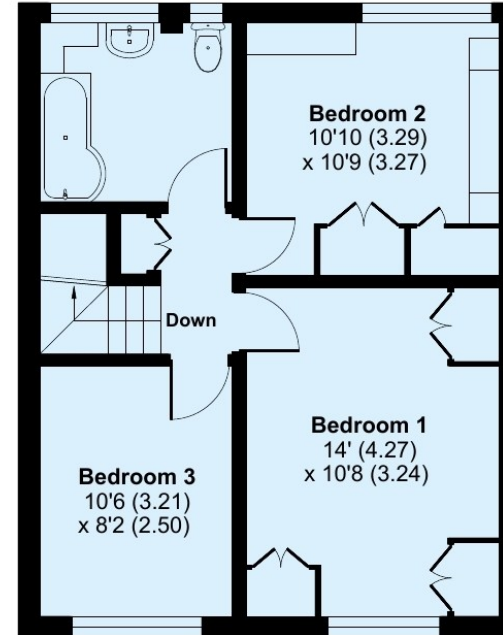
Garage = 133 sq ft / 12.3 sq m

Total = 1118 sq ft / 103.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1298593





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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.