



Saunters Close, Wincanton, Somerset, BA9

Guide Price: £285,000

Freehold

Saunters Close

Wincanton, Somerset, BA9

 3  1  1  761 sq ft

Link Detached Property

Three Bedrooms

Beautifully Maintained Garden

Garage and Driveway Parking

Cul-De-Sac Location

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ABOUT THE PROPERTY

A charming three-bedroom link-detached property located in a cul-de-sac position in the Somerset town of Wincanton. Offering well-proportioned accommodation, including a spacious living room and integrated garage with utility connections. Outside, the property benefits from a private garden, driveway parking and garage access. These features make this home ideal for families or those looking for a well-balanced home in a convenient location.





GROUND FLOOR

The kitchen is positioned at the front of the house and is fitted with wood effect wall and base cabinets, a built-in fridge/freezer, dishwasher and double oven with four-ring hob and extractor above. A stone-textured tiled backsplash and stainless-steel sink with angled tap and drainer complete the look, with a front-facing window allowing plenty of natural light. The sitting room is a bright and spacious area at the rear of the property, with sliding glass doors opening directly out to the garden. A granite effect fireplace with gas fire forms the focal point of the space, flanked by two wall lights. A discreet understairs cupboard provides handy storage. The attached garage can be accessed via the hallway and includes plumbing for appliances, up and-over electric garage door, lighting and houses the combi-boiler.

FIRST FLOOR

The principal bedroom, set above the garage, features charming, sloped ceilings and dual-aspect dormer windows, making it a light and airy double room. Bedroom two is another comfortable double, facing the front of the house, and includes a built-in double wardrobe. Bedroom three is a single room at the rear of the property with a built-in single wardrobe and enjoys garden views- ideal for a home office or child's bedroom. The family bathroom is fitted with a sleek gloss-grey vanity unit and basin, W/C and a bath with Mira Fino shower above. Finished with modern white and grey tones, the room also includes an obscure window for privacy. The landing provides access to a shelved airing cupboard and a loft hatch.



OUTSIDE

The rear garden is a lovely private space and features a paved area laid in a square pattern with gravel insets – a perfect area for outdoor furnishings. There is a neat lawn bordered with planting beds and a small nature pond. The garden includes outdoor electrics, a tap, outdoor light and side gate providing access to the front of the house. At the front, a charming storm porch shelters the front door, while the navy-blue garage door adds a vibrant touch to the property's exterior. The block-paved driveway offers convenient parking in front of the garage and leads to the property's entrance. This is complemented by a well-kept front lawn, enhancing the home's curb appeal.

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:///lamine.mistaken.brilliant



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

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 cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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

Saunters Close, Wincanton, BA9

Approximate Area = 761 sq ft / 70.7 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

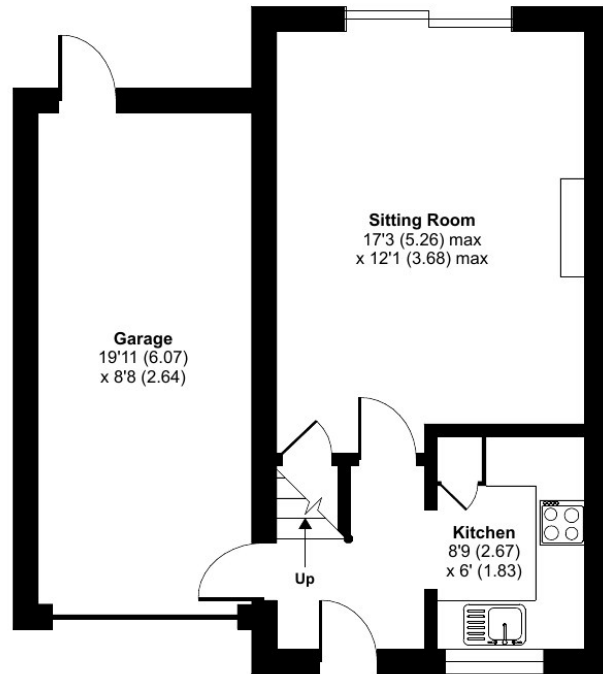
Garage = 173 sq ft / 16.1 sq m

Total = 957 sq ft / 88.9 sq m

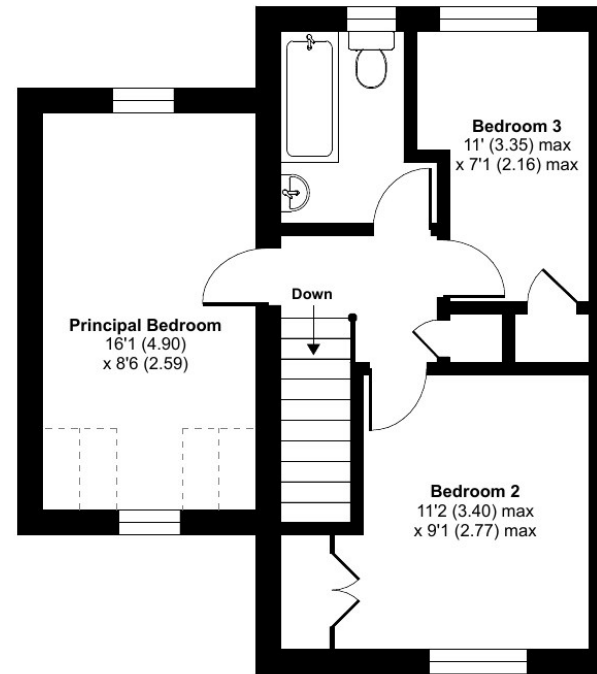
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixchecom 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1329779



KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,
Somerset, BA9 9RZ
Tel: 01963 34455
Email: 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.