



Atkins Hill, Wincanton, Somerset, BA9

Guide Price: £370,000

Freehold

Atkins Hill

Wincanton, Somerset, BA9

 4  2  1  1,304 sq ft

A Beautifully Presented Detached Property

Modern Kitchen/Dining Room

Principal Bedroom With Ensuite Shower Room

Landscaped, Tiered Rear Garden

Garage and Driveway Parking

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ABOUT THE PROPERTY

A beautifully presented four-bedroom detached home with garage and driveway parking for three vehicles, located in a sought-after residential area of Wincanton. This modern property offers stylish interiors, versatile living spaces, landscaped gardens and far-reaching views of the Blackmore Vale. Perfectly suited to family life, it combines comfort, convenience and contemporary design.





GROUND FLOOR

A welcoming entrance hall with large grey gloss tiled flooring and understairs storage creates a bright and spacious first impression. To the front of the property, a study provides an ideal home office space, enjoying views across the Blackmore Vale. The living room is a tranquil and inviting space, with a feature bay window to the front and glazed double doors leading into the dining area. Finished with soft neutral tones, beige carpet and Venetian blinds, it is a room designed for relaxation. At the heart of the home, the open-plan kitchen/dining area is both stylish and practical. Fitted with sleek cream high-gloss wall and base units, granite-effect worktops and integrated appliances including a Hotpoint double oven, five-ring gas hob, dishwasher and 1 ½ bowl sink with room for a fridge/freezer, it is a contemporary space ideal for entertaining. The dining area enjoys French doors opening directly onto the rear patio, filling the room with natural light. A separate utility/cloakroom offers further storage, with additional gloss-fronted units, integrated washing machine, WC, basin and obscured side window.

FIRST FLOOR

The first-floor landing gives access to four double bedrooms, the family bathroom, airing cupboard and hatch to the partially boarded loft. The principal bedroom is a generous space with front-facing bay window enjoying far-reaching views, built-in wardrobe and a modern en-suite shower room with a contemporary finish. Bedroom two, positioned at the rear, overlooks the garden and benefits from a built-in wardrobe. Bedroom three is a well-proportioned double with front aspect, while bedroom four, also a double, enjoys a rear outlook over the landscaped garden. The family bathroom is fitted with a stylish three-piece suite including panel-enclosed bath with shower over, WC, sink and heated towel rail, completed with modern tiling and an obscured window.



OUTSIDE

The property is approached via both a stepped and sloped pathway to the front door with a planted shrub and herb garden adding character and charm. To the left, a tarmac driveway provides parking for up to three vehicles. The attached single garage, fitted with light and power, also offers access to the rear garden. The rear garden has been beautifully landscaped to create a private and versatile outdoor retreat. French doors open onto a paved patio ideal for outdoor dining, with a pathway leading across the lawn with planted borders. The upper terrace provides a secluded suntrap, whilst fencing and mature trees create a sense of privacy.

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 distance.



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

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		82 B
55-68	D	78 C	
39-54	E		
21-38	F		
1-20	G		

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VIEWING

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



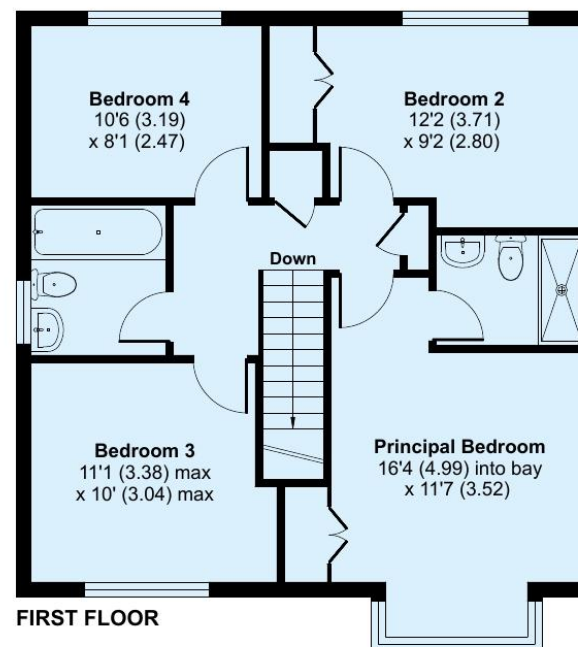
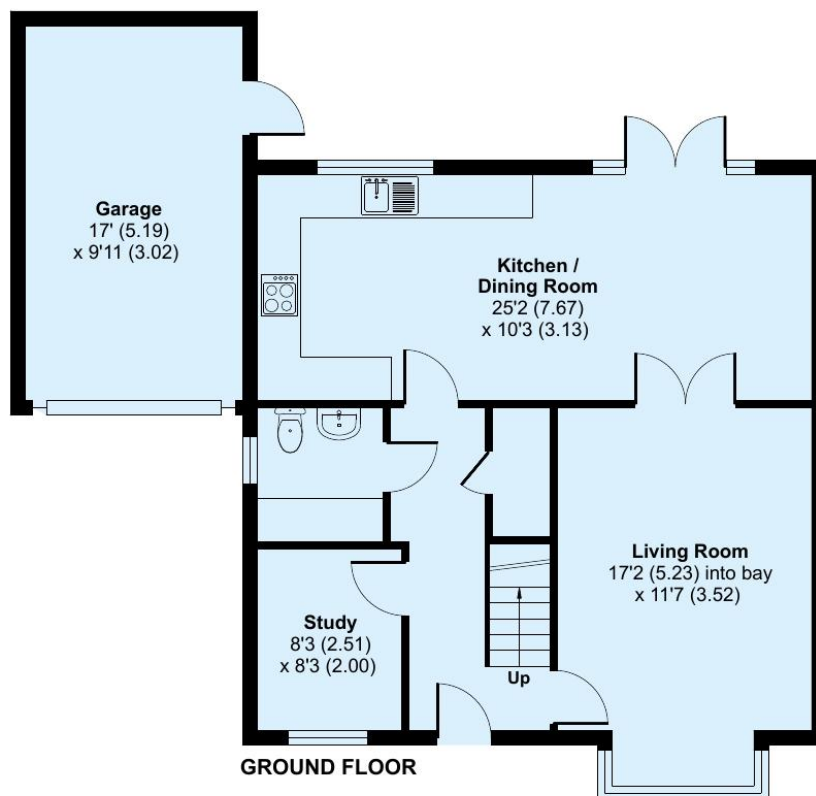
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Approximate Area = 1304 sq ft / 121.1 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1473 sq ft / 136.8 sq m

For identification only - Not to scale



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: 1348190





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.