



Crocker Way, Wincanton, Somerset, BA9

Guide Price: £315,000

Freehold

Crocker Way

Wincanton, Somerset, BA9

 4  2  2  1,160 sq ft

Detached Four-Bedroom Property

Principal Bedroom With En-Suite

Fully Fitted Kitchen

Enclosed Rear Garden

Single Garage With Allocated Parking

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ABOUT THE PROPERTY

Set within a popular residential area of Wincanton, this well-proportioned four-bedroom detached home offers versatile family living, two reception rooms, a fully fitted kitchen and an enclosed rear garden. With the added benefit of a single garage and allocated parking, the property is conveniently located within easy reach of local amenities and transport links.





GROUND FLOOR

A storm porch shelters the front entrance, opening into a welcoming hallway featuring inset coir matting, wood effect vinyl flooring and a useful understairs storage cupboard. A cloakroom sits off the hallway and is fitted with a WC, basin and side-aspect obscured window. Also positioned at the front of the property is a study, making an ideal home office. The kitchen is located at the rear of the house and benefits from a window overlooking the garden along with a back door providing direct outdoor access. Finished with wood effect vinyl flooring, the kitchen is fitted with white shaker-style gloss cabinetry and contrasting dark worktops. Integrated appliances include a fridge/freezer, dishwasher, washing machine, double oven and a five-ring gas hob with extractor set against a sleek black glass splashback. A 1½ bowl stainless-steel sink with drainer sits beneath the garden-facing window. The living room is a comfortable space with a TV aerial point and double-glazed patio doors opening out to the garden. Glazed internal doors connect the living room to the dining room, allowing flexibility between open plan entertaining and more formal dining. The dining room itself is positioned at the front of the property and provides an excellent reception space.



FIRST FLOOR

The landing provides access to the loft hatch and an airing cupboard with shelving. The principal bedroom is a front facing double room featuring a built-in cupboard with shelving and hanging rail, along with an en-suite shower room. The en-suite includes a corner shower, WC, vanity basin and heated towel rail, with natural light from an obscured front facing window. Bedroom two is a generous double bedroom enjoying dual-aspect windows, along with a slim built-in double wardrobe. Bedroom three is a rear facing double bedroom, while bedroom four is a single room also overlooking the rear garden.

OUTSIDE

The home sits away from the main road, offering a more secluded setting. At the front, a short, paved pathway leads to the front door, framed by planted shrubbery to the front and side of the property. Access to the single garage en-bloc and allocated parking is at the rear of the property, which is held on a leasehold basis. The rear garden is fully enclosed and designed for ease of maintenance. Patio doors from the living room open onto a small, paved seating area, leading to a lawn with a wooden garden shed. Additional features include an outside tap and electrical points. A paved path and steps lead to a side gate providing access to the garage and parking.

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

Property Tenure: Freehold

Garage Tenure: Leasehold

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	79 C	83 B
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

What3Words///observes.unstated.showcase

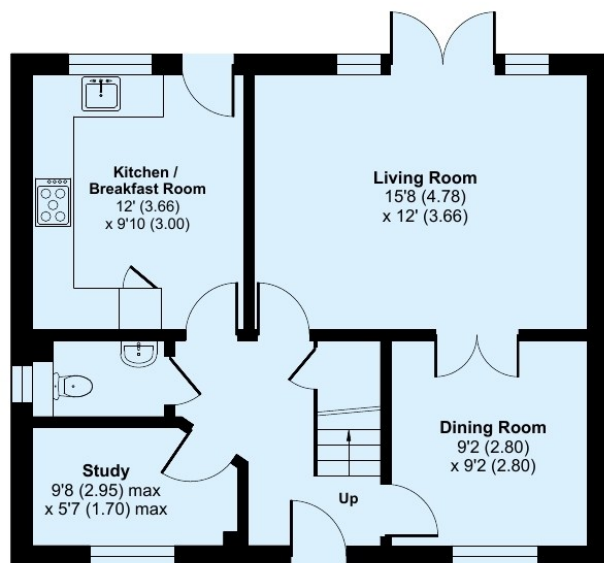
Crocker Way, Wincanton, BA9

Approximate Area = 1160 sq ft / 107.7 sq m

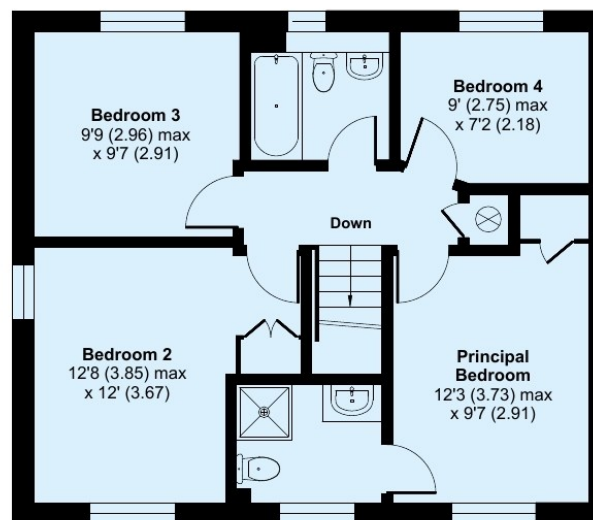
Garage = 157 sq ft / 14.5 sq m

Total = 1317 sq ft / 122.2 sq m

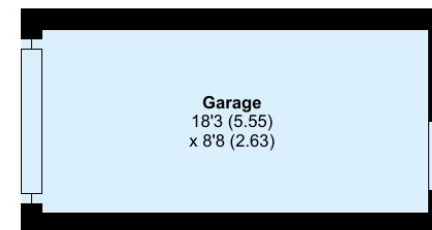
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1406123



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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.