



Atkins Hill, Wincanton, Somerset, BA9

Guide Price: £268,500

Freehold

# Atkins Hill

## Wincanton, Somerset, BA9

 3  2  1  772 sq ft

Semi-Detached Property

Fully-Fitted Modern Kitchen

Principal Bedroom With En Suite

Tiered South-Facing Garden With Decked Terrace

Garage With Allocated Parking

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### ABOUT THE PROPERTY

Set within a popular residential area of Wincanton, this well-presented three-bedroom semi-detached home enjoys an elevated position with far-reaching views across the town and surrounding countryside. The property benefits from driveway parking, a single garage and a south facing, tiered rear garden, making it an appealing choice for families or first-time buyers alike.





## GROUND FLOOR

The front door opens into a welcoming entrance hall with practical storage for coats and shoes, a tall feature radiator and a convenient cloakroom fitted with a WC, basin and built-in wall cabinetry. The living room is bright and airy with dual aspect windows to the front and side, creating a comfortable and flexible space to relax. Clever storage solutions are an ideal feature here, with two understairs cupboards including a discreet sliding-door design that maximises space. To the rear, the kitchen/dining room enjoys dual aspect windows and double-glazed sliding doors opening directly onto a garden terrace. Fitted with wood-effect gloss cabinetry, granite-effect worktops and integrated appliances including a fridge/freezer, dishwasher and washing machine, the space is ideal for everyday living and entertaining with ample room for a dining table.

## FIRST FLOOR

Upstairs, the principal bedroom is a generous front facing double with dual aspect windows and built-in storage, complemented by a modern en-suite shower room featuring a corner shower, basin, WC and contemporary dark grey tiling. Bedroom two is a rear facing double, also enjoying dual aspect windows and impressive elevated views, while bedroom three is a single rear-facing room with scope for built-in storage over the stairs. The family bathroom completes the first floor, fitted with a bath with shower over, floating basin and WC, heated towel rail and neutral tiling.



OUTSIDE

The front of the property is neatly arranged with shrub planting, exterior lighting and a short, paved pathway leading to the entrance which is sheltered by a storm porch. The property’s driveway parking and garage, complete with lighting and power, are also accessed from the front. To the rear, the south-facing tiered garden makes the most of its elevated position, with sliding doors opening onto a decked terrace- perfect for enjoying the views. Steps lead down to a patioed area beneath the terrace which is perfect for storage, a low maintenance lawn area and an additional decking area ideal for outdoor dining. The garden is bordered by brick walls and fencing, with gated side access to a public pathway and communal green space beyond.

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:** 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](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             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 77 C    | 83 B      |

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VIEWING

Strictly by appointment with the agents at KingsLand Property.  
Tel: 01963 34455  
Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

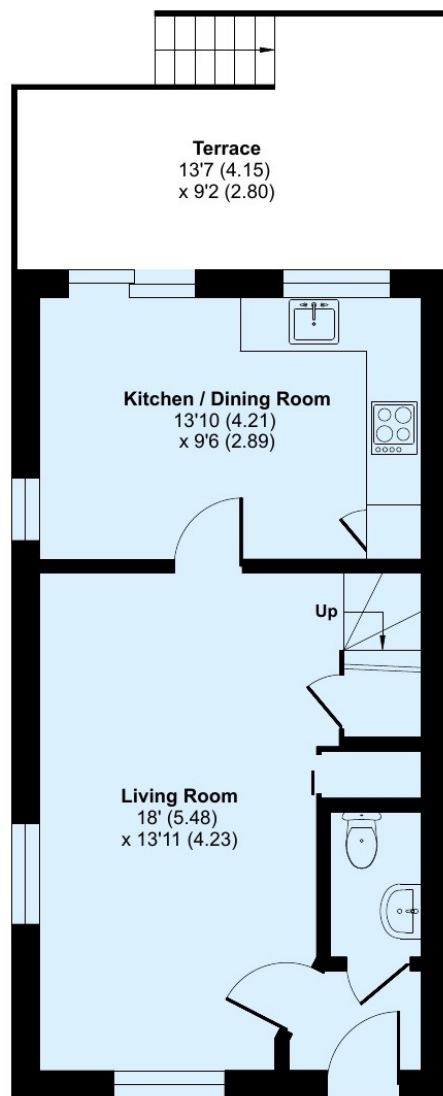
# Atkins Hill, Wincanton, BA9

Approximate Area = 772 sq ft / 71.7 sq m

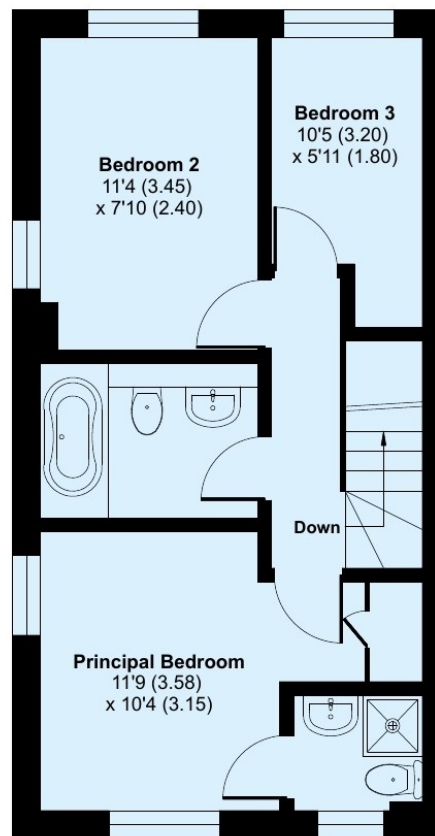
Garage = 157 sq ft / 14.5 sq m

Total = 929 sq ft / 86.2 sq m

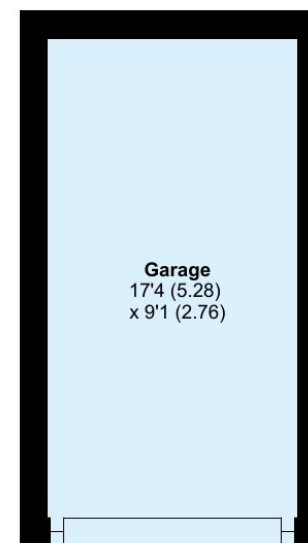
For identification only - Not to scale



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: 1404109



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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.