



West Hill, Wincanton, Somerset, BA9

Guide Price: £277,500

Freehold

West Hill

Wincanton, Somerset, BA9

 2  1  1  722 sq ft

Detached Bungalow In An Elevated Position

Two Double Bedrooms

Neatly-Maintained Front and Rear Gardens

Garage With Allocated Parking

Within Walking Distance of Wincanton High Street

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ABOUT THE PROPERTY

Positioned in an elevated location on West Hill, this well-proportioned, detached two-bedroom bungalow enjoys front-facing views across Wincanton, a large south-facing garden and generous driveway parking. Offering spacious accommodation, ample storage and a single garage with power and lighting. Within walking distance of the recreation ground, leisure centre and town centre, this property presents an excellent opportunity for a range of buyers seeking single level living with ample outdoor space in a sought-after location.





ACCOMMODATION

The property is entered via an enclosed side porch, which provides useful storage space for coats and shoes before opening into the entrance hall. The hallway offers a welcoming first impression and features neutral carpeting that continues into the sitting room. The hall includes three storage cupboards, two fitted with shelving and a third which is also accessed via the shower room, providing excellent storage throughout the home. The dual aspect sitting room is a bright and spacious room with windows to the front and side, enjoying plenty of natural light. A feature fireplace with electric fire and stone-effect gloss hearth creates a focal point, and the room flows naturally into the dining area, forming an open plan living and dining space. From the dining area, large sliding doors open directly onto the front paved terrace, making the most of the south facing aspect and creating an ideal space for entertaining and relaxing. An archway from the dining area leads into the kitchen. The kitchen benefits from a side aspect window and is fitted with wood-effect cabinetry and stone-effect worktops. Features include a built-in pull-out pantry style cupboard, stainless-steel sink with drainer and a built-in appliance cupboard. There is space for a fridge/ freezer and additional appliances.

The principal bedroom is a generous rear facing double room with dual aspect windows to the side and rear and benefits from a built-in shelving cupboard and double wardrobe with shelving and a hanging rail. Bedroom two is a smaller double room, positioned at the rear of the property and features a built-in double wardrobe with sliding-doors. The shower room is fitted with a Mira Sport electric corner shower, WC and wash basin with mirrored cabinet above. Two side-aspect obscured windows provide natural light, and the room offers access to an additional linen cupboard, which can also be accessed from the entrance hall.



OUTSIDE

To the front, the property enjoys an elevated position, providing views across Wincanton and the surrounding countryside. The large south-facing front garden is mainly laid to lawn and bordered by a wooden picket fence with a gate, outside tap and pathway to the front entrance. A paved terrace with pull-out sunshades offers an excellent seating area, with steps leading down to a side gate providing access to the rear garden. The rear garden is arranged across three tiers and features established lavender beds, lighting and a wooden shed. A rear gate provides access to the driveway parking, which offers space for multiple vehicles, and to the single garage, which is accessed via Springfield Road. The garage is fitted with an up-and over door and benefits from power and lighting.

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.

What3Words///appoints.alternate.isolated



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		
69-80	C		
55-68	D	68 D	74 C
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

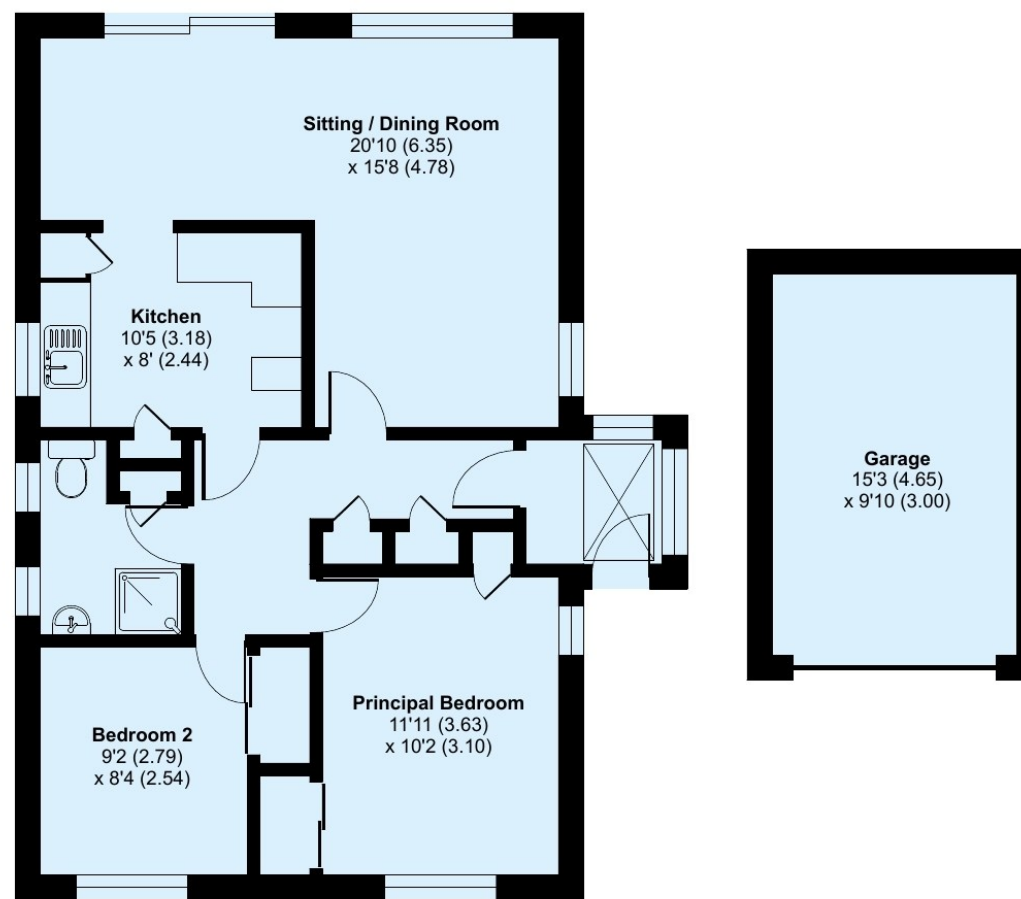
Shalford, West Hill, Wincanton, BA9

Approximate Area = 722 sq ft / 67.1 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 872 sq ft / 81 sq m

For identification only - Not to scale



GROUND 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: 1406175



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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.