



Lancelot Drive, Wincanton, Somerset, BA9

Guide Price: £312,500

Freehold

# Lancelot Drive Wincanton, Somerset, BA9

 3  2  1  1,004 sq ft

Detached Modern Property

Three Bedrooms

Stylish Fully Fitted Kitchen

Driveway Parking for Two Vehicles

Far Reaching Views Across Wincanton

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## ABOUT THE PROPERTY

Set in a popular residential estate in Wincanton, close to the open green spaces of Cale Park and the riverside walks along the Cale, Lancelot Drive is a modern detached three-bedroom home offering bright, well-balanced accommodation and driveway parking for two vehicles. Built with contemporary living in mind, this property combines thoughtful storage and a practical layout, complemented by a private garden and a versatile garden room.





## GROUND FLOOR

The front door opens into a welcoming entrance hall finished with wood-effect vinyl flooring, panelled walls and discreet push-to-open understairs storage. A cloakroom sits just off the hall, incorporating a WC, basin, airing cupboard and space for a washing machine with worktop above. The kitchen/dining room enjoys both front and side aspects, with a front-facing window and glazed French doors opening onto the patio. Fitted with sleek grey gloss cabinetry and wood-effect worktops, the kitchen includes an integrated fridge/freezer, dishwasher, Zanussi double oven, induction hob with extractor above and a stainless steel 1 ½ bowl sink with drainer. There is ample space for a dining table beneath feature pendant lighting, creating a sociable hub for everyday living. The living room sits at the other side of the property, filled with natural light from a bay window with a built-in window seat and storage beneath, complemented by two additional side windows and soft carpeting for a comfortable atmosphere.

## FIRST FLOOR

Upstairs, a galleried landing with a front-facing window provides access to the loft, which is boarded for storage. The principal bedroom is a well-proportioned double room featuring a bay window to the front, a high-level side window and decorative wall panelling, with the added benefit of an en-suite shower room comprising a shower with hand attachment, WC, basin and heated towel rail. Bedroom two is another generous double room enjoying dual aspect windows, while bedroom three offers a flexible single bedroom. The family bathroom is finished in grey tiling and includes a bath with shower over, basin, WC and heated towel rail.



## OUTSIDE

The property enjoys a front outlook across Wincanton, with a storm porch, outside lighting and a neatly arranged frontage combining lawn and shrubbery. To the rear, French doors from the dining area open onto a patio, leading onto a low-maintenance lawn. A standout feature is the insulated garden room, complete with lighting and electrics, which is currently utilised as a beauty salon, offering excellent potential for a home office, studio or gym. A paved pathway continues to a side gate, providing direct access to the driveway, completing a practical and well-designed outdoor space.

## 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.

**Management Company:** Lambert Smith Hampton Residential Ltd.

**Management Charge:** approx. £270 per annum.

**What3Words:///obligated.visitors.occupy**



## 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](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 cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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:

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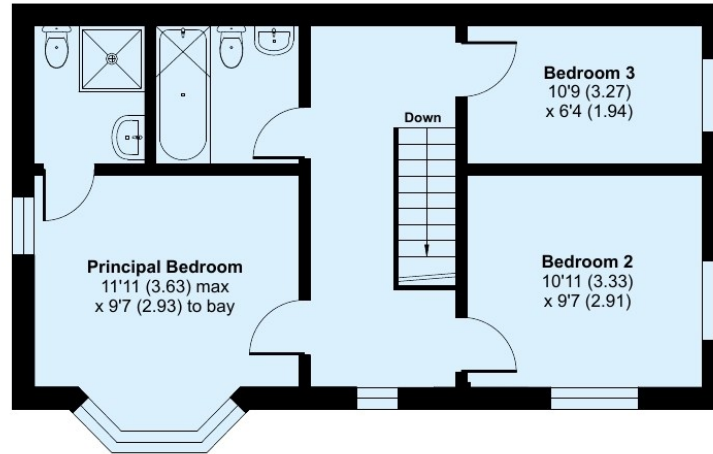
# Lancelot Drive, Wincanton, BA9

Approximate Area = 1004 sq ft / 93.2 sq m

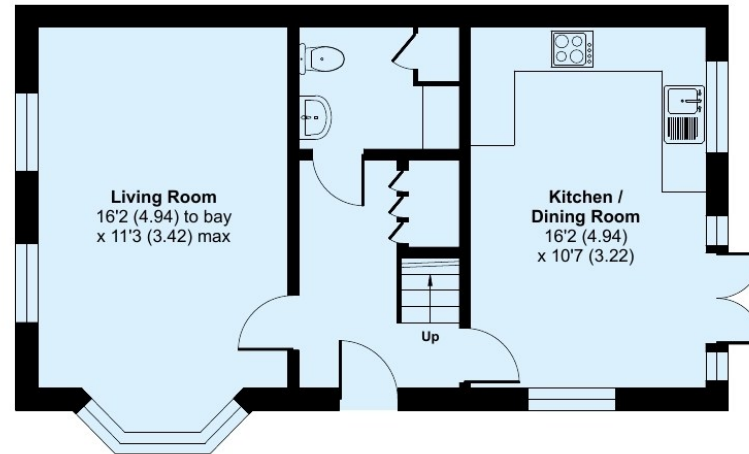
Outbuilding = 110 sq ft / 10.2 sq m

Total = 1114 sq ft / 103.4 sq m

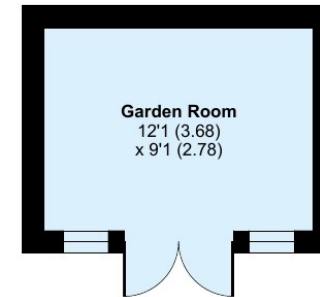
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1401146





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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.