



Maddocks Park, Wincanton, Somerset, BA9

Guide Price: £272,500

Freehold

Maddocks Park

Wincanton, Somerset, BA9

 3  1  1  896 sq ft

Semi-Detached Property

Three Bedrooms

Spacious Living/Dining Room

Single Garage with Allocated Parking

Cul-De-Sac Location

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ABOUT THE PROPERTY

A fantastic opportunity to acquire a three-bedroom semi-detached home in Maddocks Park offering well-proportioned accommodation, a single garage with allocated parking and an enclosed rear garden. The property enjoys a cul-de-sac position, conveniently located within walking distance of Wincanton High Street and local amenities. Benefitting from a south-facing front aspect and a spacious living/dining room, the property is well suited to a range of buyers including families or first-time buyers alike.





GROUND FLOOR

The front door opens into the entrance hall, where an obscured window allows in natural light while maintaining privacy. A cloakroom is fitted with WC, basin, inset wall shelving and an obscured side window, while an understairs cupboard provides practical storage for coats and shoes. The living/dining room is a bright and comfortable dual-aspect space, with a front-facing window and glazed sliding doors at the rear opening directly onto the garden patio. The room is finished with soft beige carpeting and offers ample space for both seating and dining furniture. The kitchen is fitted with wooden effect base and wall units, complemented by a tiled splashback and vinyl tile-effect flooring. Integrated appliances include an oven and four-ring electric hob with extractor above, while a stainless steel one-and-a-half bowl sink sits beneath the rear-facing window. There is space for a dishwasher, washing machine and fridge/freezer. A side door provides convenient access to the pathway and garden.

FIRST FLOOR

The landing benefits from a side-facing window, loft access and an airing cupboard fitted with shelving and space for appliances, currently housing a tumble dryer. The loft is boarded and fitted with a ladder and lighting, providing useful additional storage. The principal bedroom is a front-facing double room with a built-in double wardrobe providing shelving and a hanging rail. Bedroom two is a rear-facing double bedroom, also benefitting from a built-in wardrobe. Bedroom three is a front-facing single room, currently used as a dressing room, and includes built-in wardrobes along one wall and an additional cupboard over the stairs.



OUTSIDE

To the front, a paved pathway leads to the front door, sheltered by a storm porch, with lawn to either side and planting beds. A gated pathway to the side provides access to the rear garden. The property benefits from a single garage located on a nearby block with an allocated parking space, along with additional parking available within the cul-de-sac. The enclosed rear garden is arranged over two levels, with sliding doors from the living/dining room opening onto a patio area. A step leads to a raised lawn area with a pathway continuing to a further patio at the end of garden, providing an ideal space for outdoor seating. The garden also includes a wooden shed, outside-tap and side access into the kitchen and to the front of the property.

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///carefully.habit.shut



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

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		89 B
69-80	C	73 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:

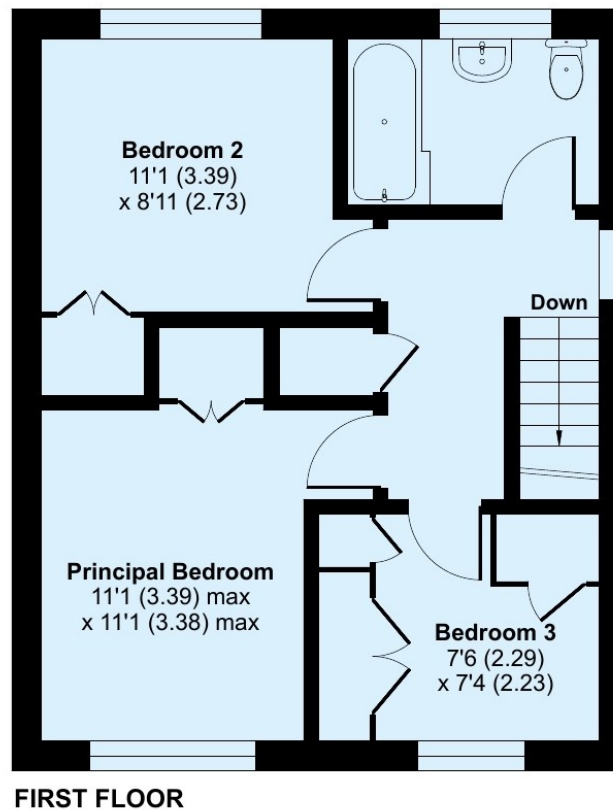
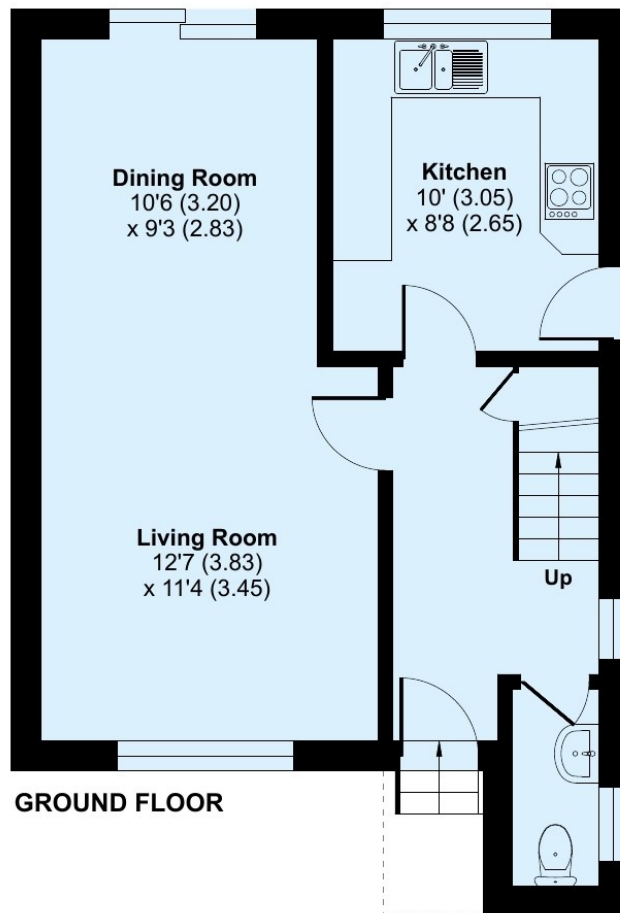
sales@kingslandproperty.com



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Approximate Area = 896 sq ft / 83.2 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). © n|che.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1415624





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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.