



Lawrence Hayes, Wincanton, Somerset, BA9

Guide Price: £257,250

Freehold

Lawrence Hayes

Wincanton, Somerset, BA9

 2  1  1  848 sq ft

Semi Detached Bungalow

Two Double Bedrooms

Kitchen/Dining Room Extension

Garage and Driveway Parking

No Onward Chain

Guide Price: £257,250
Freehold



ABOUT THE PROPERTY

An excellent opportunity to acquire a well-presented two double bedroom semi-detached bungalow, thoughtfully extended at the rear to create a spacious and contemporary dining room. The property offers modern and comfortable living, with light interiors that have been designed to maximise both space and natural light. Further benefits include driveway parking for multiple vehicles, a single garage and low-maintenance gardens.





ACCOMMODATION

The property is accessed via a side porch leading into a welcoming hallway with useful cupboard storage and access to the loft. The heart of the home is the well-appointed kitchen and dining room, creating a spacious and light-filled area ideal for modern living. The kitchen is fitted with contemporary grey cabinetry complemented by wood-effect worktops, stone floor tiling and includes a built-in oven with four-ring electric hob and extractor above, alongside a stainless-steel sink with drainer and space for an American-style fridge/freezer and slimline dishwasher. From the kitchen, a utility area provides space for a washing machine, further cabinetry and a useful breakfast bar. Beyond this, the dining room provides a bright and airy space for dining and entertaining, with large rear windows and French doors opening out to the garden allowing natural light to fill the space. From here, double doors connect through to the sitting room, creating a sociable and flexible flow between the living spaces.

The property offers two well-proportioned double bedrooms, both positioned to the front of the home. The principal bedroom benefits from a generous walk-in wardrobe with double doors providing excellent storage. Bedroom two is also a good-sized double bedroom. The family bathroom is finished with large stone floor and wall tiles and comprises a bath with rainfall shower and handheld attachment over, WC, basin and heated towel rail. A high-level obscured window provides natural light while maintaining privacy.



OUTSIDE

The front of the property offers ample driveway parking for multiple vehicles along with access to the single garage. The front garden has been designed for low-maintenance enjoyment with areas of artificial lawn, gravel and established shrubbery. A side porch provides access to the front door of the property.

The rear garden is attractively arranged with a small patio directly outside the French doors, leading onto a lawned area. At the far end of the garden, a larger patio provides an ideal space for outdoor seating and entertaining. The garden also features timber-edged planting beds, a palm tree and covered workshop/social space with wooden worktops and seating. Further benefits include an outside tap, side gate access to the driveway and garden access to the garage, which is fitted with lighting, electrics, useful worktop space and a side obscured window.

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.

What3Words///recorders.table.weds



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: C
Local Authority: Somerset

Services: Electric 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		62 D
39-54	E	51 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email: sales@kingslandproperty.com



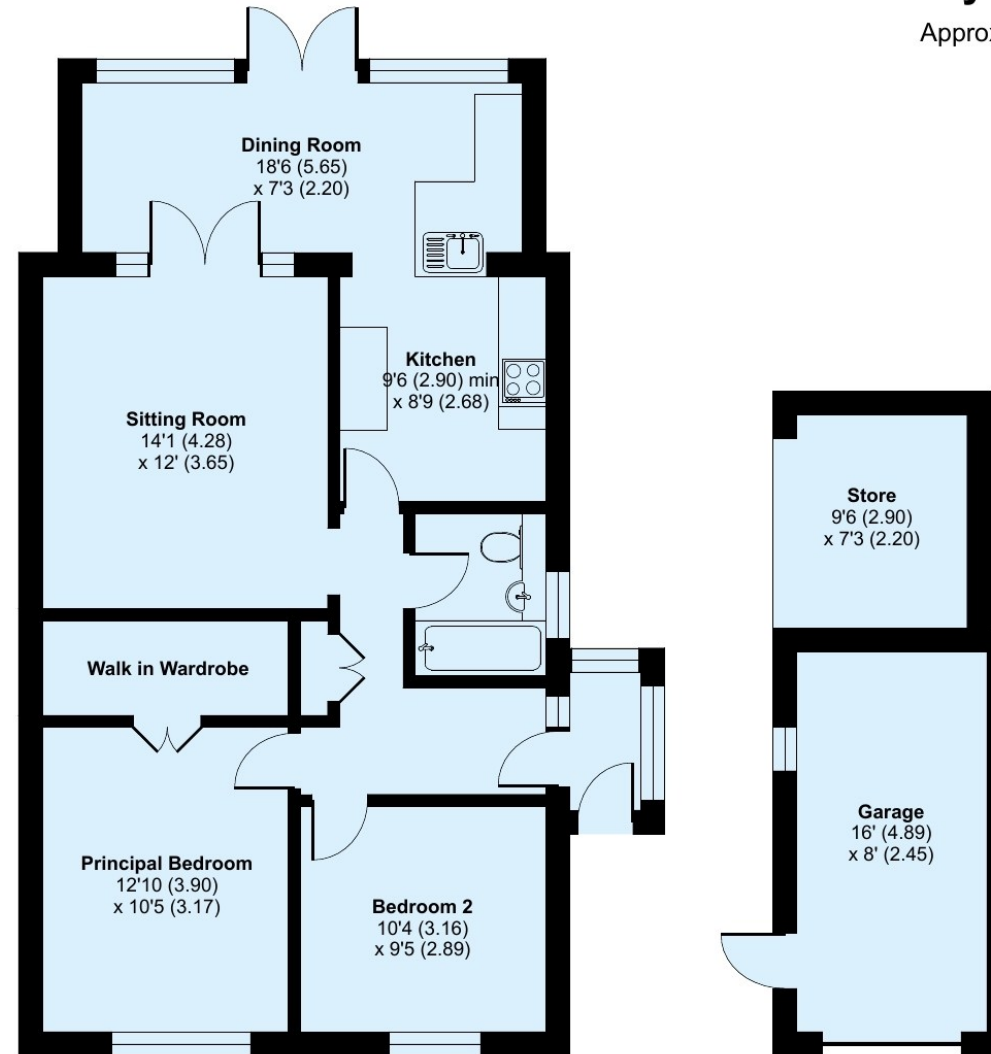
Lawrence Hayes, Wincanton, BA9

Approximate Area = 848 sq ft / 78.7 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 1047 sq ft / 97.2 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: 1430159





KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,
Somerset, BA9 9RZ
Tel: 01963 34455
Email: sales@kingslandproperty.com

Hopkins Estates Ltd.
Company Number: 01312512
Registered Office: The Tythings Commercial Centre, Southgate
Road, Wincanton, Somerset, BA9 9RZ.
Registered in England.

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.