



Grants Close, Wincanton, Somerset, BA9

Guide Price: £400,000

Freehold

Grants Close

Wincanton, Somerset, BA9

 4  2  1  1,198 sq ft

Detached Property

Spacious Kitchen/Dining Room

Rear Garden with Summer House

Garage and Ample Driveway Parking

Elevated Cul-De-Sac Location

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ABOUT THE PROPERTY

An excellent opportunity to acquire this well-presented four-bedroom detached family home, occupying an elevated position within the sought-after cul-de-sac of Grants Close and enjoying far-reaching front aspect views across Wincanton and the surrounding countryside. The property offers spacious and well-balanced accommodation, including an open-plan kitchen/dining room ideal for modern living, together with ample driveway parking, a single garage and a beautifully landscaped rear garden featuring an insulated summer house.





GROUND FLOOR

The front door opens into a welcoming entrance hall with useful understairs storage. To the rear, the kitchen/dining room provides an open and light-filled space, fitted with cream cabinetry, oak-effect worktops and integrated appliances including a double oven, dishwasher and 4-ring gas hob with extractor. A large rear window and patio doors allow natural light to flood the space and provides direct access to the garden. A door from the kitchen leads to a practical utility area with space for additional appliances, side door access and a cloakroom fitted with WC and basin. To the front of the property, the sitting room enjoys an elevated outlook and opens through to the dining area, creating a sociable and flexible space.

FIRST FLOOR

The principal bedroom is a generous front-facing room with built-in wardrobes and an en-suite shower room. Bedroom two is also a front-facing double room with built-in wardrobes, while bedroom three is a further double overlooking the rear garden. Bedroom four is a well-proportioned rear-facing single room also benefitting from a built-in wardrobe. Completing the first floor is the family bathroom which is fitted with a bath and shower over, WC, basin and obscured rear window. The landing provides access to a useful linen cupboard and loft space.



OUTSIDE

To the front of the property, a paved driveway provides ample parking for multiple vehicles and access to the single garage, with additional benefits including outside lighting and gated side access. The rear garden has been thoughtfully landscaped, with a patio area directly accessed from the dining room, ideal for outdoor seating and entertaining. Steps lead up to a well-maintained lawn, bordered by a stone wall planting bed. A particular feature of the garden is the insulated summer house, complete with lighting and electrics, offering a versatile space for a home office or leisure use, with an additional storage shed attached. Further benefits include outside lighting, a substantial storage shed running the length of the property, and access 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 away.

What3Words///saunas.arching.lightbulb



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: E

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	67 D	73 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

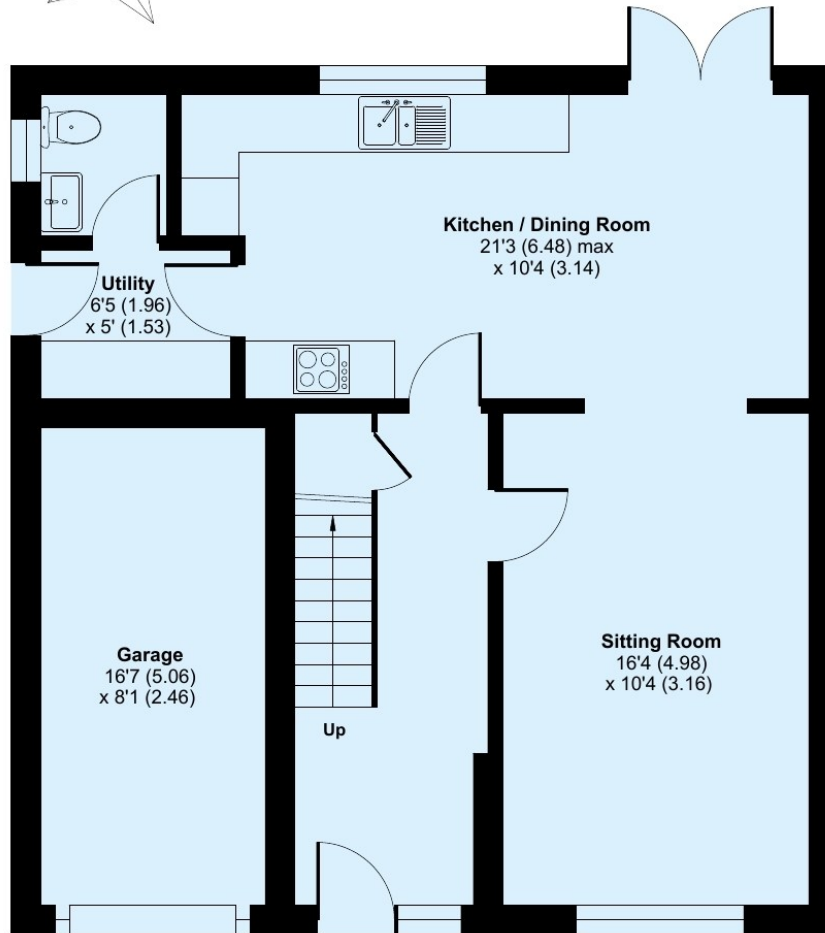
Grants Close, Wincanton, BA9

Approximate Area = 1198 sq ft / 111.2 sq m

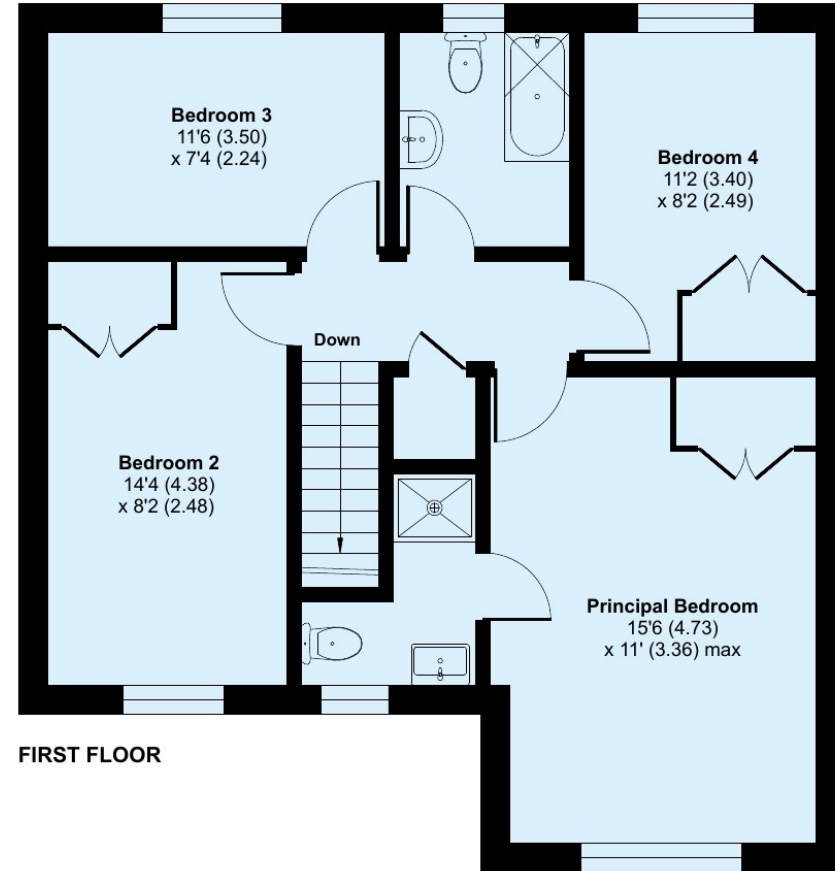
Garage = 123 sq ft / 11.4 sq m

Total = 1321 sq ft / 122.6 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). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1430734





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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.