



**Crocker Way, Wincanton, Somerset, BA9**

**Guide Price: £277,500**

Freehold

# Crocker Way

## Wincanton, Somerset, BA9

 3  2  1  846 sq ft

Semi-Detached Property

Principal Bedroom with Ensuite

Open-Plan Living

Neatly Presented Garden with Pergola

Garage and Two Parking Spaces

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### ABOUT THE PROPERTY

A well-presented semi-detached home, situated in a popular residential area of Wincanton. Offering three bedrooms, including a principal bedroom with ensuite, the property features a bright open-plan kitchen/dining/living space, an enclosed rear garden, garage, and two parking spaces. The house is presented in excellent decorative order and further benefits from a recently installed gas boiler with the remainder of a 10-year warranty.





## GROUND FLOOR

The property is entered via an entrance hall with space for coats and shoes, and stairs rising to the first floor. A cloakroom with an obscured window, WC and basin is positioned off the hall. To the rear, the home opens into a spacious open-plan kitchen/dining/living area, forming the heart of the property. This triple-aspect space is filled with natural light and enjoys views over the garden.

The kitchen is fitted with a range of wall and base units complemented by marble-effect worktops, incorporating a 1 ½ bowl stainless steel sink, four-ring gas hob with extractor above and a versatile double oven. Integrated appliances include a washing machine and dishwasher, with space for a fridge/freezer. The dining/living area provides ample room for both a dining table and comfortable seating, with French doors opening onto the patio and garden beyond. A built-in cupboard offers additional storage and houses the hot water tank.

## FIRST FLOOR

The first-floor landing provides access to all bedrooms and the family bathroom, along with loft access. The principal bedroom is a well-proportioned double room with a front-facing aspect, built-in wardrobe, and access to a modern ensuite, fitted with a shower, WC, basin and heated towel rail. Bedroom two is a rear-facing double overlooking the garden, while bedroom three is a single room, ideal as a study or nursery. The family bathroom is fitted with a bath with shower over, basin, WC, heated towel rail, and an obscured window.



## OUTSIDE

At the front, the property features a storm porch and planted borders, with a block-paved parking space to the side. A garage is located nearby, along with an additional parking space.

The rear garden is enclosed and thoughtfully arranged, offering a combination of patio and lawn, bordered by planted beds and fruit trees. A pergola with established wisteria and lighting creates an attractive seating area, ideal for outdoor dining and entertaining. The garden also benefits from outside lighting, power and a water tap, with a paved pathway leading to a side gate providing access to the parking area.

## 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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWING

Strictly by appointment with the agents at KingsLand Property.

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Email:

[sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

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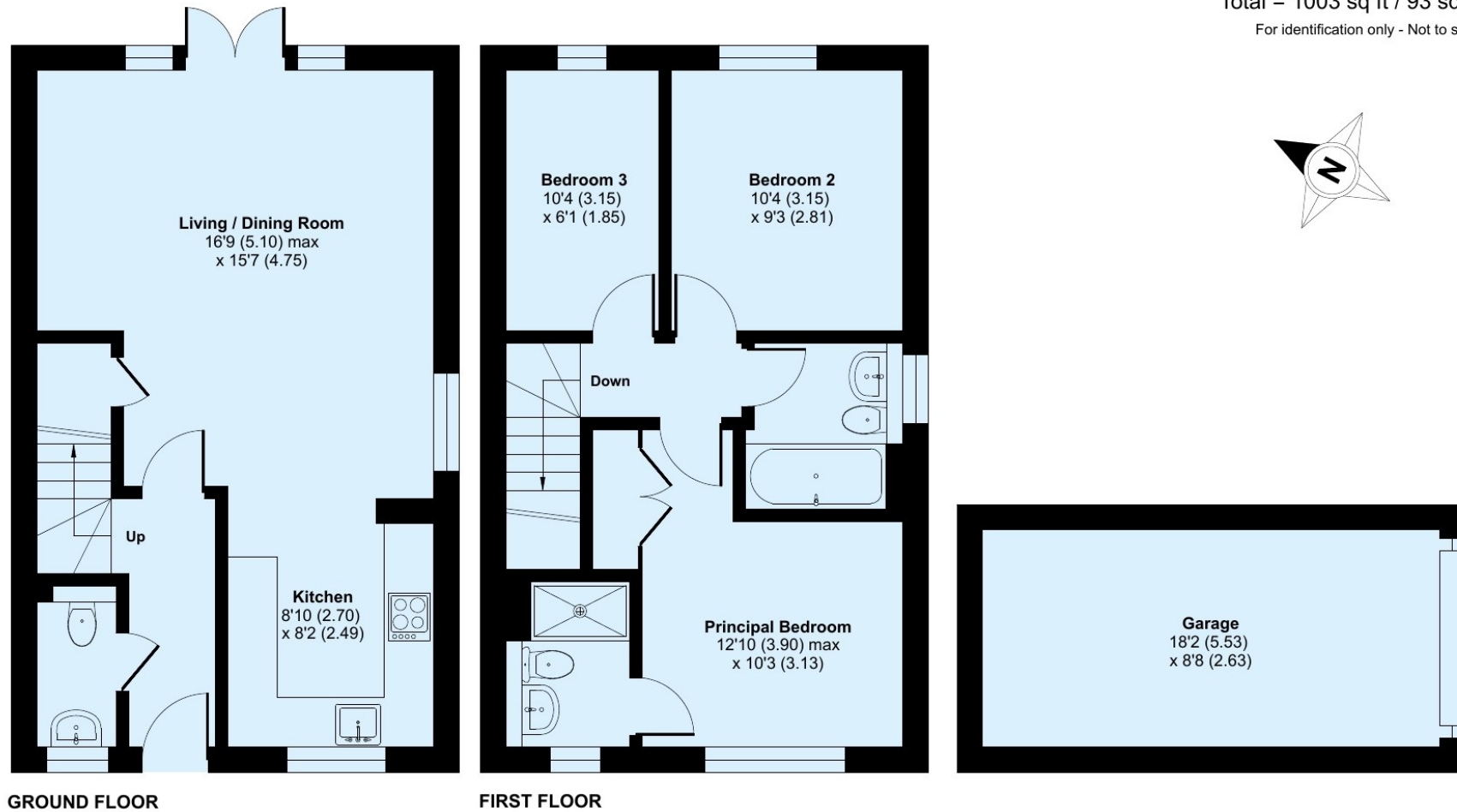
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Approximate Area = 846 sq ft / 78.5 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1003 sq ft / 93 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). © nche.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1446386





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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.