



**Holbrook, Wincanton, Somerset, BA9**

**Guide Price: £475,000**

Freehold

# Holbrook

## Wincanton, Somerset, BA9

 4  1  1  1,494 sq ft

Four Double Bedrooms

Semi-Detached Period Property

Spacious Kitchen/Breakfast/Dining Room

Garage and Ample Driveway Parking

Semi-Rural Location

**Guide Price: £475,000**  
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### ABOUT THE PROPERTY

A charming semi-detached period stone property, historically forming part of a small estate hamlet, recently refreshed with new carpet and fresh paint throughout. Offering generous and versatile accommodation, the property features four double bedrooms, a spacious kitchen/breakfast/dining room, driveway parking, garage and an extensive rear garden with a useful outbuilding.





## GROUND FLOOR

The property is entered via a welcoming entrance hall with stairs rising to the first floor and a useful understairs storage cupboard. The sitting room is a comfortable dual-aspect space, featuring an open fireplace with stone surround, built-in shelving and cupboards, and newly fitted carpet. From here, a door opens into the impressive kitchen/breakfast/dining room, creating a natural flow for both everyday living and entertaining. This spacious open-plan area is a standout feature of the home. The kitchen is fitted with a range of cream cabinetry complemented by granite worktops, offering ample storage alongside a range cooker with five-ring gas hob, extractor above and granite splashback. Additional features include a built-in dishwasher, pull-out pantry, wine rack and space for a large fridge/freezer, with 1 ½ bowl sink positioned beneath a rear-facing window overlooking the garden. A breakfast bar provides a subtle division between the kitchen and dining space, which extends into a bright sunroom with hanging pendant lighting, a Velux window, and half-height glazing to one side. Double doors open directly onto the rear patio. From the kitchen, access is provided to a utility room with WC, basin, worktop space and room for appliances, along with a stable door leading out to the garden. A further door provides internal access to the garage.

## FIRST FLOOR

The newly carpeted first floor is accessed via a split-level landing which adds a sense of separation between the principal bedroom and the remaining accommodation. The principal bedroom is a particularly impressive space, with vaulted ceilings and triple-aspect windows creating a bright and airy feel. The room benefits from built-in storage, including shelving, a cupboard and access to open eaves storage, and served by an en suite with WC and basin. A further landing provides access to three additional double bedrooms. Bedroom two features a front-facing window, sloped ceiling and built-in double wardrobe. Bedroom three is a notable room, with vaulted ceilings, a Velux window, exposed stone detailing and dual-aspect views over the garden. Bedroom four is a well-proportioned double with a rear-facing aspect. The shower room is fitted with a shower, WC, basin with mirrored cabinet above, heated towel rail, and benefits from a Velux window.



## OUTSIDE

The property is approached via a gated driveway providing parking for several vehicles and access to the garage, which benefits from power, lighting and a side window. The front garden is low-maintenance and laid to gravel.

Gated access leads through to the rear garden, where a generous patio adjoins the property, providing an ideal space for outdoor dining and entertaining, complete with outside lighting and a tap. The garden extends beyond, mainly laid to lawn with mature trees and established planting, offering a private and peaceful setting. A paved pathway leads to a stone outbuilding, ideal for storage, alongside a further secluded seating area positioned to enjoy views across the adjoining fields. To the far end of the garden, there is a practical area for wood storage and composting.

## LOCATION

Holbrook is a desirable residential area on the edge of Wincanton, 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. The area enjoys a semi-rural feel while remaining conveniently close to the town centre. 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 minutes away and provides east-west road travel. Holbrook, Wincanton is well positioned within the Somerset countryside, 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///returns.flashback.northward](#)



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** Somerset

**Services:** Oil-Fired Central Heating, Mains Water, Private 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		85 B
69-80	C		
55-68	D		
39-54	E	43 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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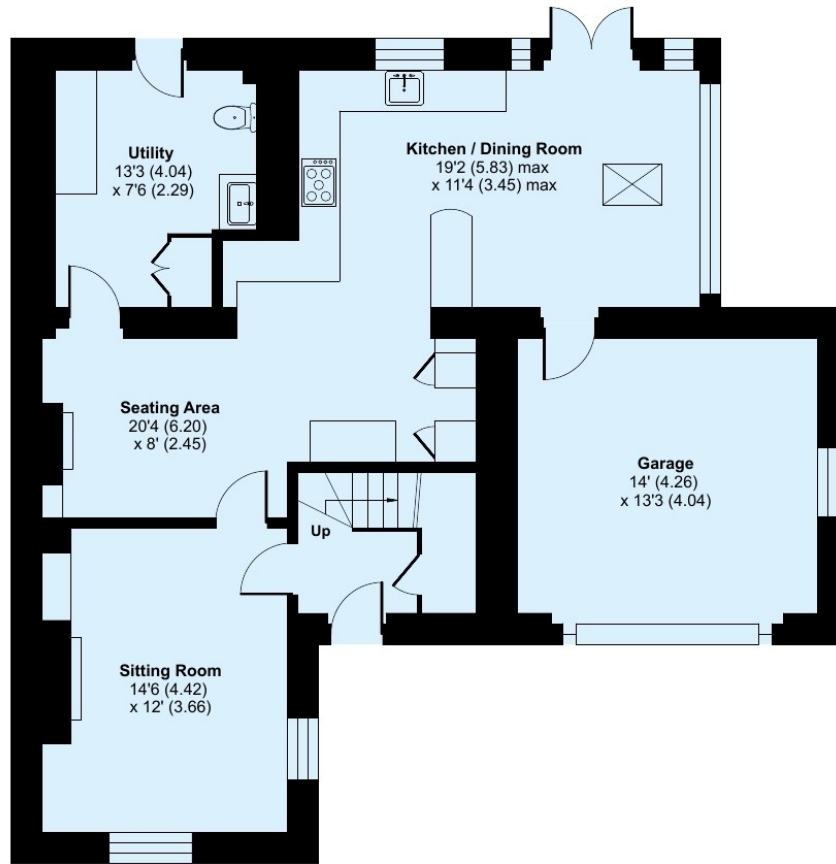
# Holbrook, Wincanton, BA9

Approximate Area = 1494 sq ft / 138.7 sq m

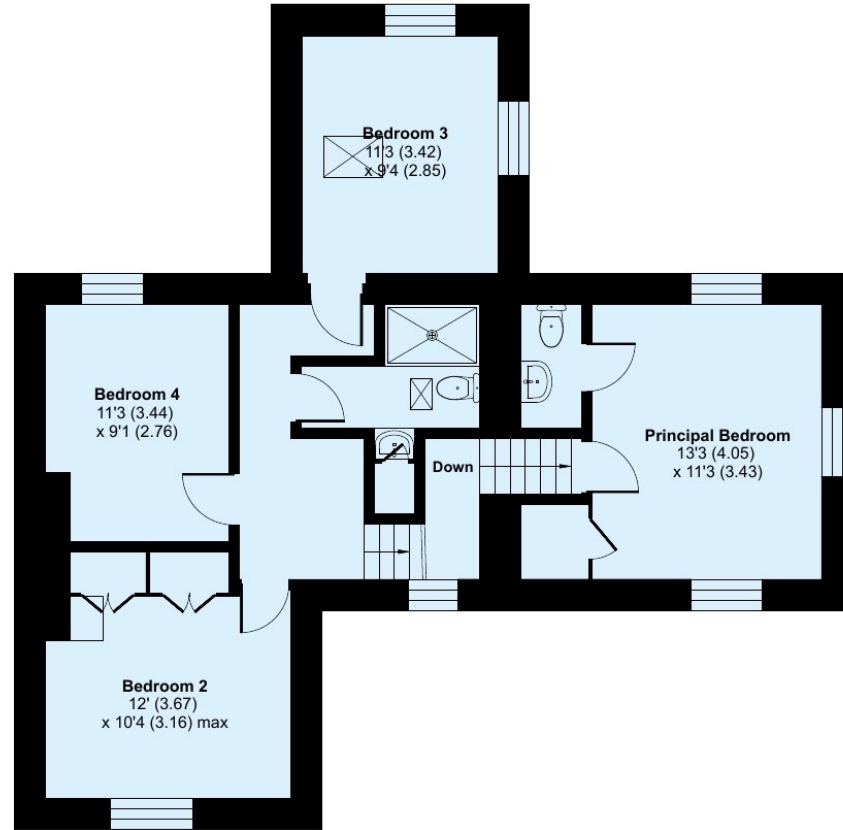
Garage = 193 sq ft / 17.9 sq m

Total = 1687 sq ft / 156.6 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). © n|che.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1440475





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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.