



Crocker Way, Wincanton, Somerset, BA9

Guide Price: £360,000

Freehold

Crocker Way Wincanton, Somerset, BA9

 4  2  1  1,328 sq ft

Detached Property with Four Double Bedrooms

Spacious Kitchen/Dining Room

Downstairs Study/Fifth Bedroom

Garage with Driveway Parking

Corner Plot in a Tucked Away Location

No Onward Chain

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ABOUT THE PROPERTY

A well-presented four-bedroom detached house with a garage and driveway parking, situated on a corner plot on the edge of Crocker Way, offering a more private setting within an established residential area of Wincanton. This spacious property offers versatile accommodation throughout, including a stylish open-plan kitchen/dining room, enclosed garden and study/fifth bedroom – perfect for family living. Ideally positioned close to local amenities, schools and transport links, this property is ideal for those seeking both convenience and comfort.





GROUND FLOOR

A front door with covered porch leads into a bright and welcoming entrance hall with ivory tiled flooring and understairs storage. The sitting room is a generous dual-aspect space with an attractive bay window to the front and glazed doors positioned at the rear opening into the kitchen/dining room, allowing light to flow through. At the heart of the home, the kitchen/dining room is a stylish and sociable space, fitted with shaker style cream wall and base units with wood effect worktops and integrated appliances including double oven, fridge/freezer, dishwasher and five-ring gas hob with extractor alongside a stainless-steel 1½ bowl sink with drainer. A double-glazed window and French doors overlooking the garden provide natural light, creating a bright and welcoming living space. At the front of the property, a separate study/fifth bedroom, offers excellent flexibility, with TV and telephone aerial points and a front-facing double-glazed window. A utility/cloakroom completes the ground floor, fitted with shaker style storage units, integrated washing machine, low-level W/C and wash basin.

FIRST FLOOR

A spacious landing, with loft access and an airing cupboard, leads to four double bedrooms and the family bathroom. The principal bedroom is bright and inviting, with a front-facing bay window, built-in wardrobe with mirrored sliding doors and modern ensuite shower room featuring double tiled shower, wall-mounted W/C, basin, heated towel rail and dark grey and cream tiling. Three further double bedrooms, two at the rear and one to the front aspect, ensure comfortable family living. The family bathroom is a modern three-piece suite consisting of a bath with shower over, wall-mounted basin, W/C, heated towel rail and tiled flooring.



OUTSIDE

The property is situated within a secluded location in the popular residential area of Crocker Way with steps leading up to the front door. Planted borders with established shrubs sit beneath the front windows and access to the rear garden is provided by a wooden gate to the left side. The enclosed rear garden is mostly laid to lawn with a patio area and paving stones leading to a summer house nestled in the far corner. Established planting and tall trees outside the border of the property create a secluded feel. A driveway, a short walk from the property, provides off-road parking and access to the single garage, fitted with light and power.

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: 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
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

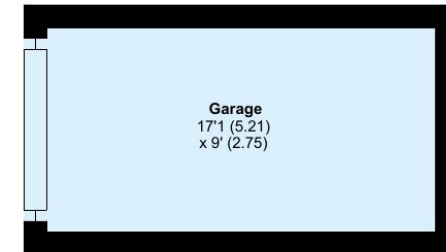
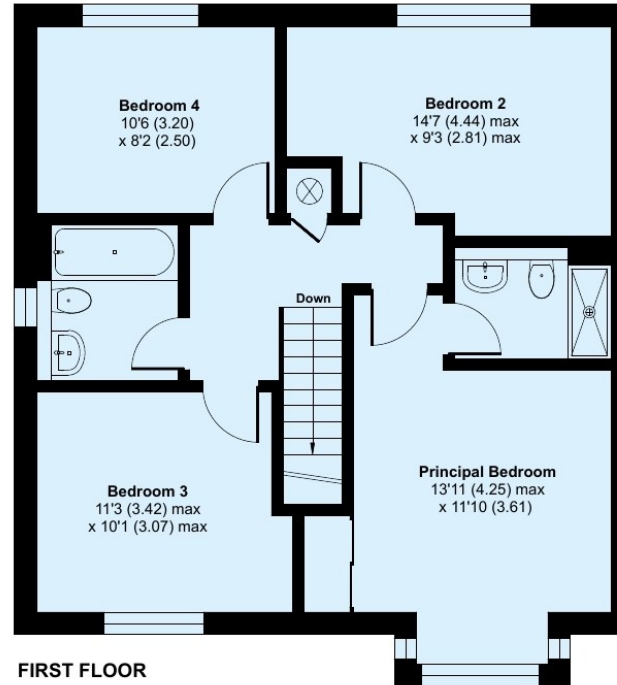
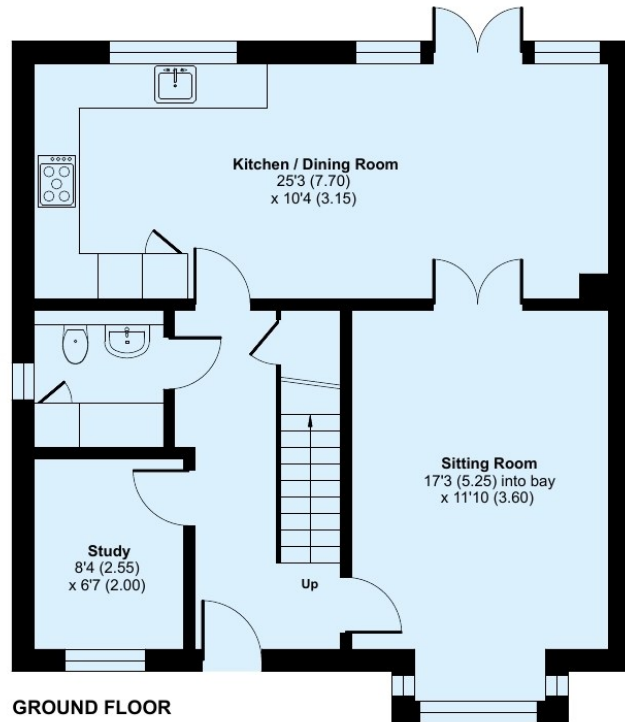
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Approximate Area = 1328 sq ft / 123.3 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1482 sq ft / 137.6 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). © nchecon 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1454698





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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.