



Atkins Hill, Wincanton, Somerset, BA9

Guide Price: £310,000

Freehold

Atkins Hill

Wincanton, Somerset, BA9

 3  2  1  866 sq ft

Detached Property

Kitchen/Dining Room

Principal Bedroom with Ensuite

Garage with Driveway Parking

Elevated Position with Far-Reaching Rear Views

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ABOUT THE PROPERTY

Occupying an elevated position at the top of Atkins Hill, this detached three-bedroom home enjoys far-reaching views to the rear, driveway parking, a garage and a beautifully landscaped tiered garden designed for entertaining and relaxation. Conveniently located within easy reach of Wincanton's amenities, the property offers well-proportioned and versatile accommodation, complemented by attractive outdoor space and an elevated outlook.





GROUND FLOOR

A storm porch shelters the front entrance, which opens into a welcoming hallway featuring inset coir matting and a cloakroom fitted with a WC and basin. The kitchen/dining room is a bright dual-aspect space extending the depth of the property. To the front, there is ample room for a dining table, while the kitchen is positioned to the rear to take advantage of the elevated outlook. Fitted with a range of wood-effect wall and base units complemented by contrasting worktops, the kitchen incorporates an integrated fridge/freezer, dishwasher, oven and four-ring gas hob with extractor above. A 1 ½ bowl sink is positioned beneath the rear-facing window, enjoying the far-reaching views across Wincanton and the Blackmore Vale. Set off the kitchen, the utility room provides further storage and appliance space, together with a sink, understairs cupboard and a door opening directly onto the rear terrace. The sitting room is a well-proportioned dual-aspect reception space with wood-effect flooring. A front-facing window and glazed sliding door to the rear ensure the room is filled with natural light, while also providing direct access to the decked terrace and gardens beyond.

FIRST FLOOR

The landing features a rear-facing window and a useful airing cupboard. The principal bedroom is a spacious double room overlooking the front aspect and benefits from a built-in wardrobe together with an en-suite shower room fitted with a corner shower, WC, basin and heated towel rail. Bedroom two is a further double bedroom with a built-in wardrobe, while bedroom three is a single enjoying a rear-aspect with attractive views. The family bathroom is fitted with a bath and shower over, wall-mounted WC and basin, and an obscured rear-facing window.



OUTSIDE

To the front, the property enjoys an elevated setting with a driveway providing off-road parking and access to the single garage, which has electrics and lighting. Pebbled borders and hedging soften the frontage, while a pathway between the garage and neighbouring property provide access to the rear garden. The rear garden has been thoughtfully landscaped across several tiers, creating a series of attractive spaces for entertaining, dining and relaxation. A generous decked terrace spans the rear elevation and enjoys elevated views across the surrounding area. Steps lead around the side of the garage, providing access to a rear garage door and a gate providing access to the front of the property. Steps lead down from the terrace to a patio offering additional seating, framed by gravelled areas and planted borders. Useful storage is available beneath the decking, with power points already in place and currently accommodating a hot tub. The lower section of the garden is laid to lawn with established planting, creating a peaceful and private outdoor space.

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: D
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		
39-54	E		
21-38	F		
1-20	G		
		77 C	90 B

VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

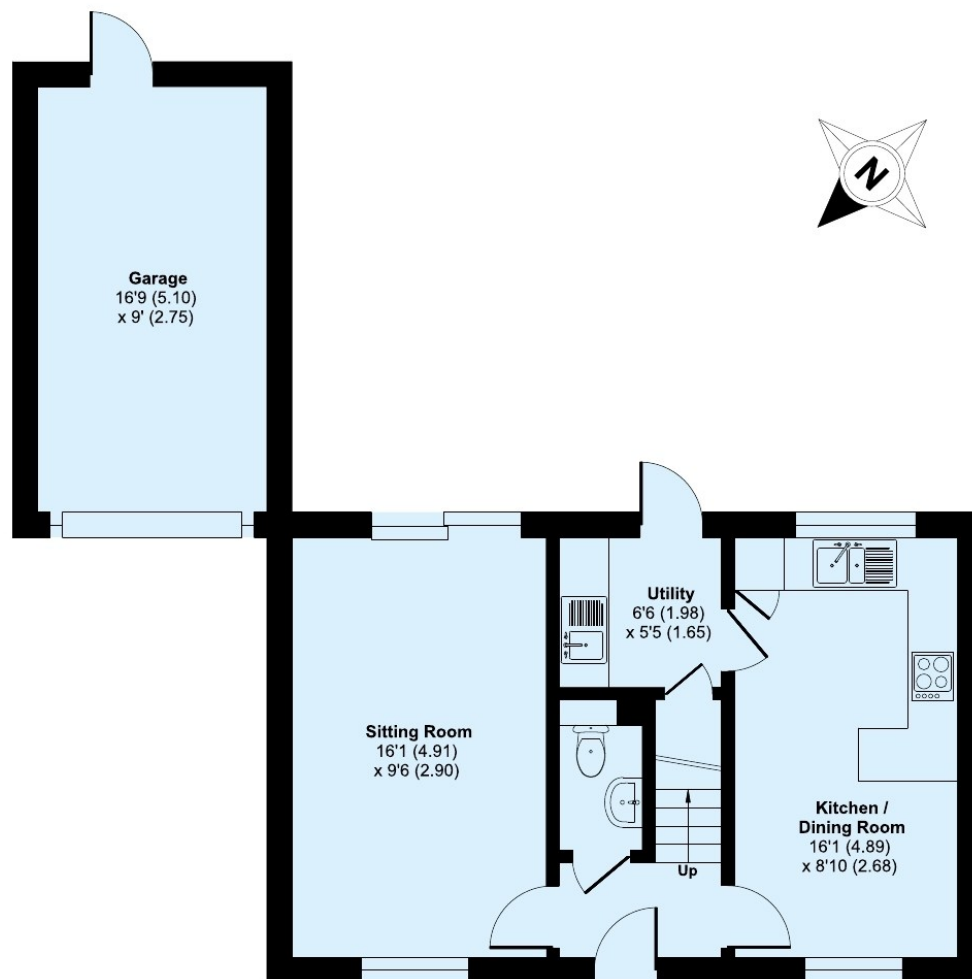
Atkins Hill, Wincanton, BA9

Approximate Area = 866 sq ft / 80.4 sq m

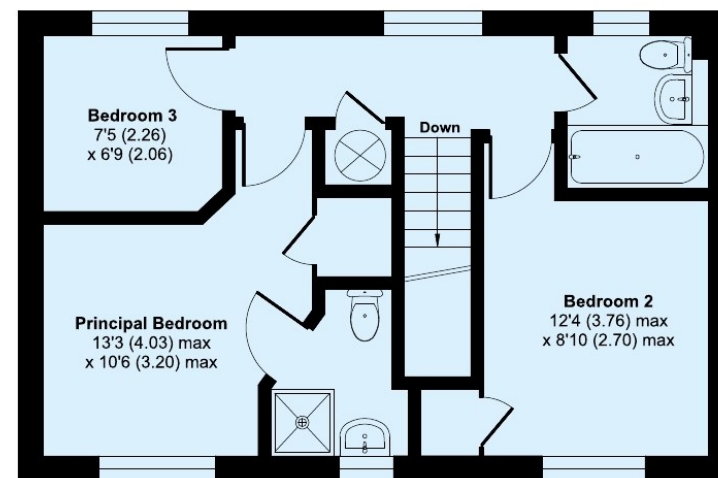
Garage = 151 sq ft / 14 sq m

Total = 1017 sq ft / 94.4 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: 1473119





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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.