



King Alfreds Drive, Wincanton, Somerset, BA9

Guide Price: £425,000

Freehold

King Alfreds Drive Wincanton, Somerset, BA9

 4  1  1  1,310 sq ft

Modern End-Of-Terrace Property

Kitchen/Dining Room

Underfloor Heating Throughout Ground Floor

Garage and Two Allocated Parking Spaces

Cul-De-Sac Location

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ABOUT THE PROPERTY

A modern four-bedroom end-of-terrace home, built in 2022 from Cotswold Stone and benefitting from the remainder of its 10-year LABC warranty, occupying a pleasant cul-de-sac position within a popular residential area of Wincanton. Offering spacious and energy-efficient accommodation, the property further benefits from a garage, two allocated parking spaces, an enclosed rear garden and underfloor heating throughout the ground floor.





GROUND FLOOR

A spacious entrance hall creates an inviting first impression, featuring grey wood-effect flooring, an alarm system and useful cloakroom fitted with a WC, basin, heated towel rail and understairs cupboard. The kitchen/dining room is a bright dual-aspect space, designed with both practicality and entertaining in mind. Fitted with contemporary gloss cabinetry and complementary worktops, the kitchen incorporates a range of integrated NEFF appliances including an eye-level double oven, four-ring electric hob with extractor above, dishwasher and fridge/freezer. A 1½ bowl sink with drainer sits beneath a side-facing window, while ample space is provided for a family dining table. Entered from the kitchen, the utility room offers additional storage, a sink with drainer, appliance space for a washing machine and tumble dryer, and a glazed door providing access to the rear garden. The living room is a generously proportioned dual-aspect reception space, enjoying windows to the front and French doors opening onto the rear patio, creating an excellent connection between the indoor and outdoor living areas.



FIRST FLOOR

The landing benefits from a rear-facing window, a large storage cupboard and loft access, with carpeting continuing throughout the first floor. The property offers four well-proportioned bedrooms, including three doubles and a single. The principal bedroom overlooks the front aspect, as do bedrooms two and three, while bedroom four is positioned to the rear and provides an ideal home office or single bedroom. The family bathroom has been stylishly appointed and benefits from underfloor heating, a bath, walk-in shower with rainfall and handheld attachments, vanity basin, WC, heated towel rail and attractive marble-effect wall and floor tiling. A remotely operated Velux window with integrated rain sensor completes the room.

OUTSIDE

To the front, the property enjoys an attractive approach with an area of lawned garden, established planting and a paved pathway leading to the entrance beneath a storm porch. The rear garden is enclosed and designed for ease of maintenance, with a patio adjoining the house providing an ideal space for outdoor dining and entertaining, while the remainder is laid to lawn. Outside lighting and a water tap adds practicality, and a paved pathway to the side provides gated access to the front. A gravelled area at the side of the property offers discreet bin storage. The property further benefits from a garage with power, and two allocated parking spaces.

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, Underfloor Heating, Alarm System, 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		110 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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VIEWING

Strictly by appointment with the agents at KingsLand Property.

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Email:

sales@kingslandproperty.com

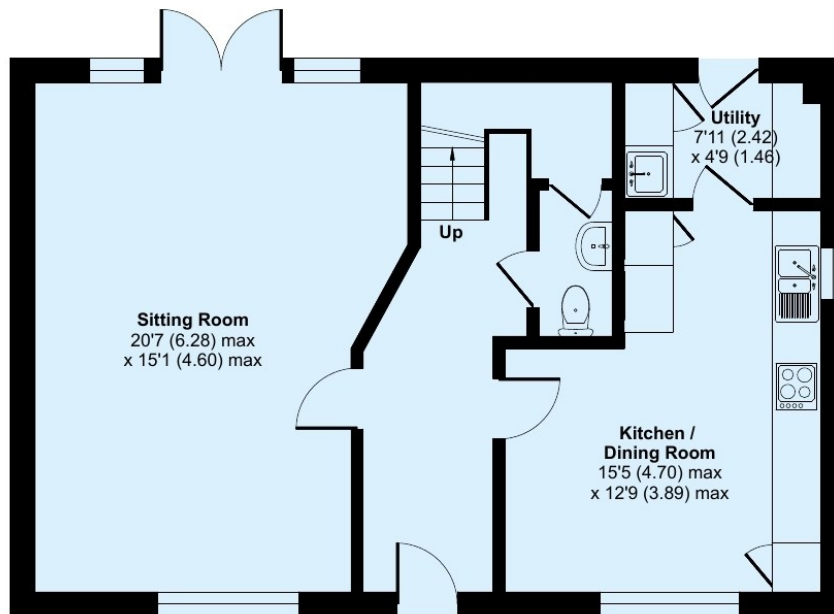
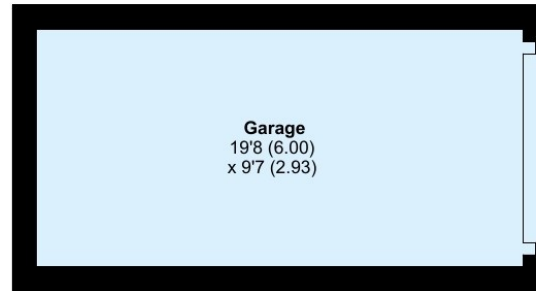
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Approximate Area = 1310 sq ft / 121.7 sq m

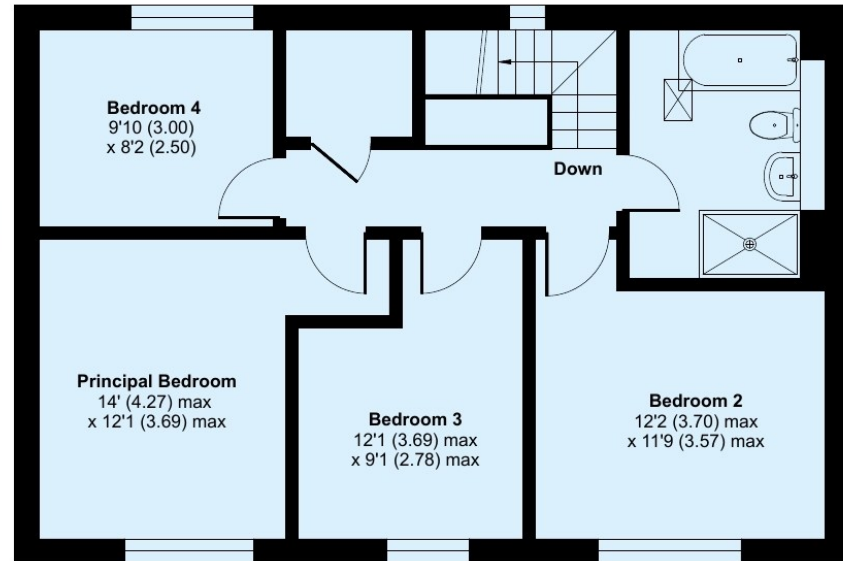
Garage = 189 sq ft / 17.5 sq m

Total = 1499 sq ft / 139.2 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: 1471752





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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.