



Queens Grove, Pen Selwood, Wincanton, Somerset, BA9

Offers in the region of: £525,000

Freehold

# Queens Grove

## Pen Selwood, Wincanton, Somerset, BA9

 4  2  1  1,523 sq ft

Spacious Detached Property

Modern Kitchen/Dining Room

Principal Bedroom with Ensuite

Garage and Driveway Parking

Village Location with Beautiful Countryside Views

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### ABOUT THE PROPERTY

This beautifully presented four-bedroom detached home sits within the sought-after village of Pen Selwood, offering spacious and flexible living alongside far-reaching rural views. Thoughtfully updated throughout, the property combines contemporary finishes with practical features, making it an ideal family home.





## GROUND FLOOR

The home is entered via a double-glazed front door framed by glazed side panels, opening into a generous hallway with fitted understairs cupboards and drawers and space for coats and shoes. Laminate wood-effect flooring flows throughout much of the ground floor, adding both style and practicality. Just off the hallway is a useful study, ideal as a home office, enjoying a side aspect window. Set beside, a cloakroom with a stylish white suite comprising of low-level WC, hand basin and obscured window. The sitting room is a welcoming space, enjoying a large front-facing window and a feature Jetmaster open fire with oak surround and slate hearth – perfect for cosy evenings. At the heart of the home, the kitchen/dining room is a bright, open space with sleek white gloss cabinetry, granite work surfaces and a stainless-steel Belfast sink with drainer. Integrated appliances include Lamona double oven and microwave, Lamona four-ring electric hob, dishwasher and fridge. Double glazed doors open directly onto the rear patio. A separate utility room, accessed via the kitchen, provides additional storage and appliance space, with doors to both the garden and the attached garage.



## FIRST FLOOR

The galleried landing is light and airy, with a front facing window and built-in airing cupboard. The principal bedroom is a generously sized retreat, complete with a modern en-suite featuring a double-length shower cubical with digital rainfall shower and separate handheld attachment, hand basin, low level WC, heated towel rail and obscured window. There are three further bedrooms – all well-sized with the rear rooms benefitting from far reaching countryside views. A newly fitted, three-piece suite shower room serves the first floor, with a stylish double-length shower cubicle, wall-mounted wash basin and WC. Additional features include a heated towel rail, useful built-in storage cupboard and an obscured window to the rear.

## OUTSIDE

At the front, the property is set behind a lawn area and generous driveway providing parking for several vehicles with wooden side gates offering garden access from either side of the house. The attached, single garage is fitted with an electric roller door, light and power, and houses the oil-fired central heating boiler. The rear garden offers excellent privacy and has been designed with entertaining in mind. A raised patio steps down to a lawn and decking area, complimented by a timber shed and outside bar for practical and social use.

## LOCATION

Pen Selwood is a highly desirable village on the Somerset/Dorset/Wiltshire borders and provides access to many footpaths. The nearby towns of Wincanton, Gillingham and Mere all offer most of your everyday amenities, including doctors' surgeries, dentists and opticians as well as a choice of supermarkets and a selection of well-known and independent retailers. The fashionable town of Bruton is 10 minutes' drive and has a good range of shops for its size and a range of public houses and restaurants including the Michelin star restaurant 'Osip' and the award winning 'At the Chapel'. Further local attractions include the National Trust Stourhead House and gardens. Bruton & Gillingham have a mainline railway station serving London Paddington, London Waterloo and the West Country. Communications by road are excellent, with the A303, linking to the M3, and the A350 both a short distance away. There is a good selection of both private and state schools including Kings Bruton, Sexeys School, Bourton Primary and Gillingham Schools.

**What3Words///prominent.airfields.inches**



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** Somerset

**Services:** Oil Fired 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		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

## VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

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

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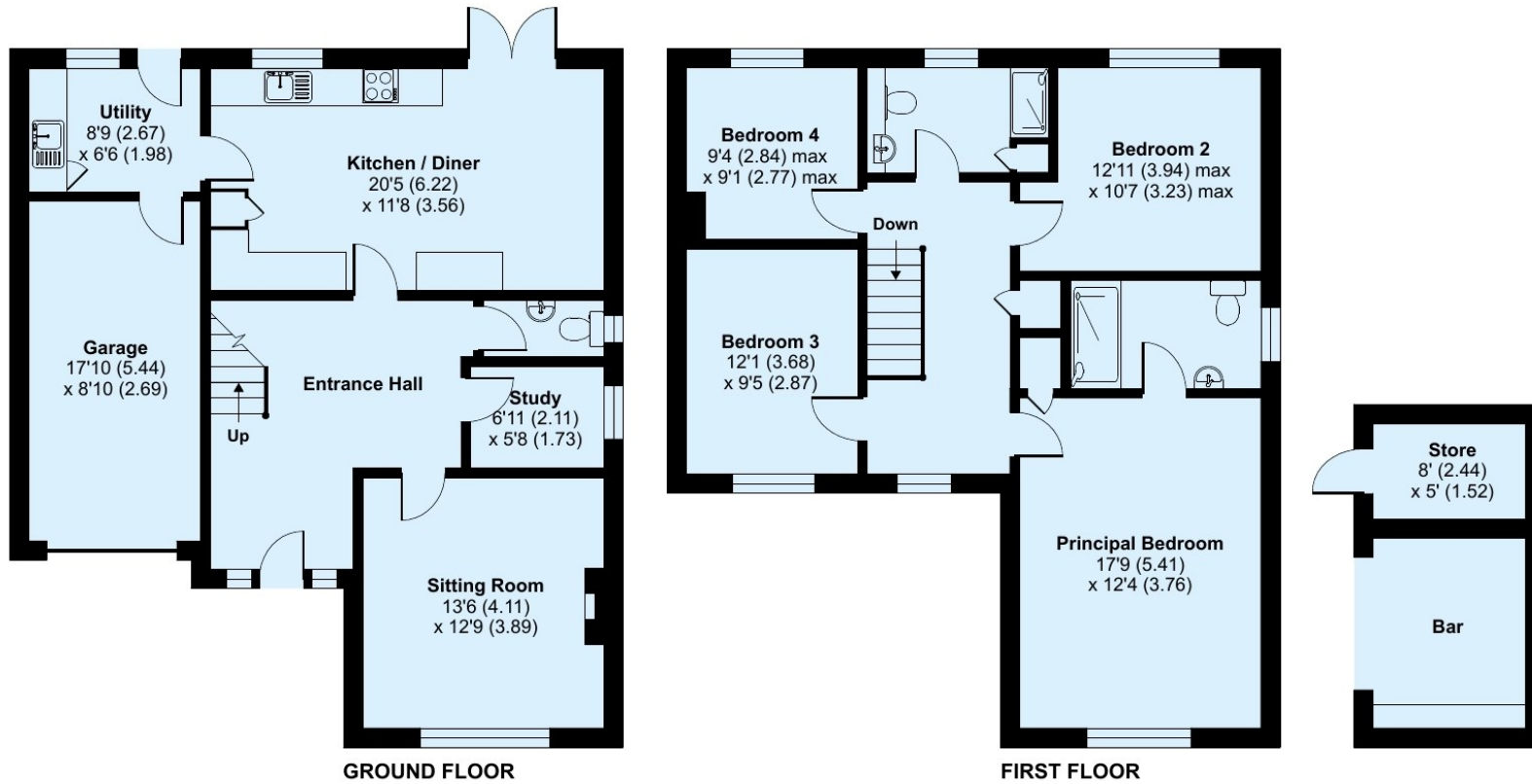
Approximate Area = 1523 sq ft / 141.4 sq m

Garage = 160 sq ft / 14.9 sq m

Store = 40 sq ft / 3.7 sq m

Total = 1723 sq ft / 160 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). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 925039





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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.