



Zeals Rise, Zeals, Warminster, Wiltshire, BA12

Guide Price: £425,000

Freehold

Zeals Rise

Zeals, Warminster, Wiltshire, BA12

 3  2  1  1,061 sq ft

Detached Bungalow

Sitting Room with Log Burner

South-Facing Conservatory

Sought-After Cul-De-Sac Location

Elevated Position with Far-Reaching Rear Views

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ABOUT THE PROPERTY

Occupying an elevated position within a sought-after cul-de-sac location in the village of Zeals, this detached three-bedroom bungalow enjoys far-reaching views across the Blackmore Vale, together with generous driveway parking, a garage, conservatory and beautifully maintained gardens. The property further benefits from solar panels with battery storage, offering enhanced energy efficiency alongside well-balanced and versatile accommodation.





ACCOMMODATION

The property is entered via a welcoming entrance hall, featuring wood-effect herringbone vinyl flooring, a useful storage cupboard and space for coats and shoes. Positioned off the entrance hall is a shower room fitted with a WC and basin. The kitchen/breakfast room enjoys a bright front-facing aspect and offers ample space for a breakfast table. Fitted with a range of cream cabinetry complemented by wood-effect worktops, the kitchen incorporates a ceramic sink with drainer, eye-level double oven, five-ring gas hob with extractor above and space for a fridge/freezer. The sitting room is a spacious and inviting reception room centred around a log burner, creating an attractive focal point. A large rear-facing window frames the property's elevated outlook, while glazed French doors open into the conservatory. Positioned to make the most of its south-facing aspect, the conservatory enjoys wonderful views across the Blackmore Vale and provides an excellent additional reception space for relaxing or entertaining. Patio doors open directly out to the rear garden, while internal access is provided to the garage, which has been adapted to create a useful utility area with appliance space, sink with drainer, plumbing for a washing machine and space for a tumble dryer.



The entrance hall extends to the rear of the property, providing access to the bedroom accommodation and benefits from an airing cupboard and loft access, with the loft being partially boarded and fitted with lighting and a ladder. The principal bedroom is a spacious double room overlooking the front aspect and benefits from built-in wardrobes. Bedroom two is a further double bedroom positioned to the rear, while bedroom three offers flexibility as either a single bedroom or home office and includes a fitted mirrored wardrobe. Completing the accommodation is the bathroom, fitted with a bath and shower attachment, vanity basin, WC, heated towel rail and a full-height mirrored storage cupboard.

OUTSIDE

To the front, the property is approached via a generous driveway providing parking for multiple vehicles and access to the garage. Established shrubbery and planted borders enhance the frontage, while gated access is available on both sides of the bungalow leading through to the rear garden. A covered porch shelters the front entrance and exterior lighting enhances practicality. The rear garden has been beautifully maintained and is arranged to take full advantage of the property's elevated position and far-reaching outlook. A patio extends across the rear of the bungalow, providing an ideal setting for outdoor dining and entertaining, with a gazebo-covered seating area currently housing a hot tub. Beyond, the garden is laid to lawn and framed by attractive stone-edged planting beds filled with established flowers, shrubs and seasonal colour. A greenhouse, log store and garden shed provide useful storage, while a pathway leads to a rear gate opening onto Tulse Hill, offering convenient access to local countryside walks. The exceptional views beyond the garden provide a wonderful backdrop to this tranquil outdoor space.

LOCATION

Zeals is a popular Wiltshire village situated on the borders of Dorset and Somerset, offering a welcoming community and convenient rural setting. The village benefits from a range of local amenities, including a primary school, village shop and public house, whilst being surrounded by attractive countryside. The nearby towns of Mere, Wincanton, Gillingham and Shaftesbury provide a wider selection of shopping, dining and leisure facilities, while the surrounding area offers excellent opportunities for walking, cycling and outdoor pursuits. Zeals enjoys excellent transport connections, with easy access to the A303 and mainline railway services from nearby Gillingham providing direct links to London.

What3Words///states.tripled.newspaper



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

Local Authority: Wiltshire

Services: Oil Fired Central Heating, Solar Panels with Battery Storage, LPG Gas for Hob, 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	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

sales@kingslandproperty.com

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Approximate Area = 1061 sq ft / 98.5 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1236 sq ft / 114.7 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). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1479375





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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.