



Common Road, Wincanton, Somerset, BA9

Guide Price: £325,000

Freehold

Common Road Wincanton, Somerset, BA9

 3  1  2  1,148 sq ft

Semi-Detached House with No Onward Chain

Spacious Plot with Potential to Extend (STPP)

Two Reception Rooms

Attached Workshop, Store and WC

Within Walking Distance of Wincanton Town Centre

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ABOUT THE PROPERTY

An excellent opportunity to acquire this traditional three-bedroom semi-detached home, occupying a generous plot with considerable potential for extension and further improvement, subject to the necessary planning consents. Dating from the mid-20th century, the property retains many character features, including original doors, picture rails and fireplaces, while offering well-proportioned accommodation arranged over two floors. The property is situated within walking distance of Wincanton High Street and local amenities which makes this an ideal home for those seeking spacious accommodation and convenience.





GROUND FLOOR

The property is accessed via a tiled entrance porch, with the original front door leading through to the spacious hallway. There is ample room for coats and shoes, with stairs rising to the first floor and a side-facing window providing natural light. The dining room is positioned to the front of the property and is a generous reception space, featuring a bay window overlooking the front garden, an attractive fireplace and original-style picture rails. Adjacent, the living room enjoys an outlook over the rear garden and features a gas fire and shelving. The kitchen is situated at the rear of the house and is fitted with a range of wall and base units with wooden trims and granite-effect worktops. There is a Beko electric cooker with four-ring hob, oven and grill, together with a stainless-steel sink and drainer and space for a washing machine and fridge. A useful pantry provides additional storage, while the original rear door leads through to the adjoining outhouse. The outhouse provides additional space, with UPVC doors to both the front and rear gardens, access to a workshop with lighting and electricity, separate store, WC and open loft-style storage above.

FIRST FLOOR

The first-floor landing provides access to all three bedrooms and the family bathroom, together with an airing cupboard and loft access. The loft is partially boarded and provides further storage. The principal bedroom is a spacious double room positioned to the rear of the property, enjoying views across the rear garden. Bedroom two is another well-proportioned double bedroom to the front, while bedroom three is a single room also positioned to overlook the front garden and benefits from a large over-stairs storage cupboard. The family bathroom has been recently updated with a walk-in shower, vanity basin with storage beneath and high-level WC. An obscured rear-facing window provides natural light.



OUTSIDE

The property is approached via a pathway and through a picket-fenced gate, leading into the generously proportioned front garden and creating an attractive approach to the property. A large area of lawn sits to the left side of the path, framed by established planted borders and an apple tree, while the right features further mature planting, rose bushes and a gravelled area beneath the bay window. To the side of the property is a useful paved area with space for a shed and greenhouse, providing a generous area of land offering excellent potential for extension or further development, subject to the necessary planning consents. To the rear, a paved patio provides an area for outdoor seating and dining, bordered by a low-level stone wall and pathway to the side. A further section is laid with artificial lawn, incorporating a paved seating area and sunshade, with an established planted border running along the rear boundary. The combination of generous gardens, useful outbuildings and area of land to the side gives the property considerable scope for those looking to create a larger family home or further enhance the existing accommodation, subject to planning.

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 away.

What3Words///charted.generated.wire



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: B
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	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

VIEWING

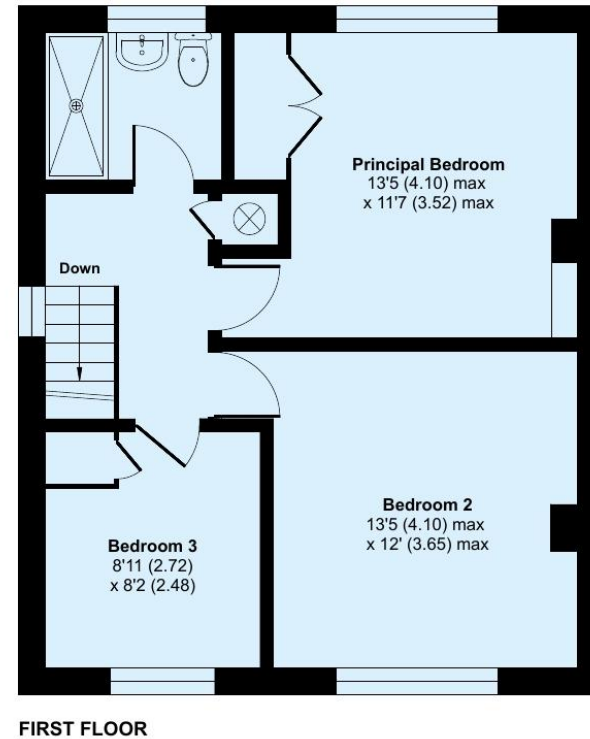
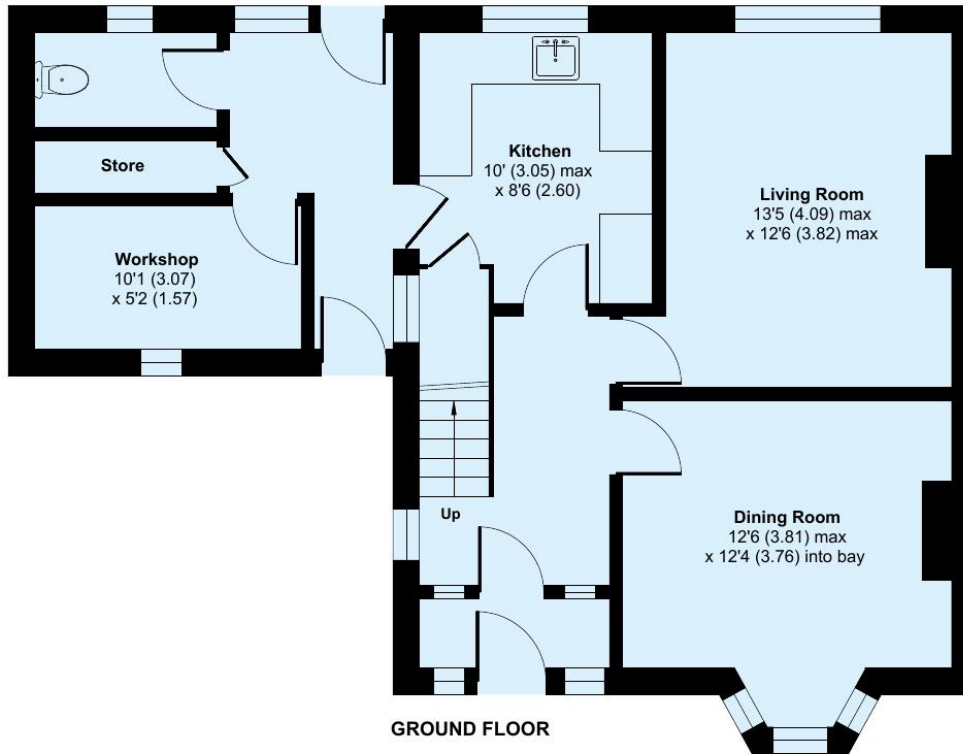
Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com



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Approximate Area = 1148 sq ft / 106.6 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). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1513264





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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.