



Lancelot Drive, Wincanton, Somerset, BA9

Guide Price: £320,000

Freehold

Lancelot Drive

Wincanton, Somerset, BA9

 3  2  1  998 sq ft

Detached Three-Bedroom Property

Kitchen/Dining Room With Integrated Appliances

Principal Bedroom With Ensuite

Well-Maintained Garden

Driveway Parking, EV Charging Point and Garage

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ABOUT THE PROPERTY

This impressive, detached home is presented in exceptional decorative order throughout, offering well-balanced accommodation with three bedrooms, two bathrooms and bright living spaces. The property is complemented by a south-facing frontage, a useful garage and driveway parking with an EV charging point, together with a well-maintained garden to the side and rear.





GROUND FLOOR

The welcoming entrance hall features contemporary grey wood-effect flooring and provides space for coats and shoes, with stairs rising to the first floor. A Hive digital thermostat allows remote heating control, with dual controls in the principal bedroom. Set off the hall is a useful utility room incorporating a WC and basin, space for a washing machine and tumble dryer, and a storage cupboard. The spacious dual-aspect living room is a bright and inviting space, with a south-facing bay window overlooking the front and two further side facing windows. The kitchen/dining room forms the hub of the home and is equally well suited to everyday living and entertaining. The dining area sits to the front of the room, with a front-facing window, ample space for a dining suite and pendant lighting overhead. The kitchen is fitted with grey-gloss cabinetry and wood-effect worktops, with integrated appliances including a fridge/ freezer, eye-level double oven, dishwasher and four ring induction hob with extractor. A ceramic sink with drainer and extendable swan-neck tap sits beneath the side-facing window, complemented by white splashback tiling for a bright and contemporary finish. The room enjoys dual-aspect windows and French doors with inset blinds, creating a light and sociable space with access to the garden.



FIRST FLOOR

Upstairs, the landing benefits from a front-facing window and loft access. The principal bedroom is currently arranged as a dressing room but offers excellent flexibility as a generous double bedroom, with a bay window to the front and high-level side window. The room is served by an en-suite shower room fitted with a corner shower, vanity basin, WC and heated towel rail. Bedroom two is a further double bedroom with dual-aspect windows overlooking the front and side, while bedroom three is a single bedroom positioned to the rear. A modern bathroom completes the accommodation, comprising a bath with shower over, WC, basin and heated towel rail.

OUTSIDE

The property is approached via steps, with the south facing frontage flanked by pebbled areas and attractive flower borders. To the side of the property, the driveway provides parking for two vehicles and an EV charging point and leads to the garage which benefits from power and lighting. From the driveway, a side gate provides access through to the rear garden. The garden extends across the side and rear of the property, with a patio running alongside the house, offering an excellent area for outdoor dining and seating. Beyond, the garden is laid mainly to lawn and bordered by planted beds, creating a pleasant and tranquil outdoor space. A paved pathway leads to a wooden shed at the rear, while outside electrics add further practicality.

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.

Management Company: Lambert Smith Hampton Residential Ltd.

Management Charge: approx. £269 per annum.

What3Words:///booklets.dusters.inflation



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: D
Local Authority: Somerset

Services: Gas Central Heating, Mains Water, Mains Drainage, EV Charging Point, 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		96 A
81-91	B	85 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

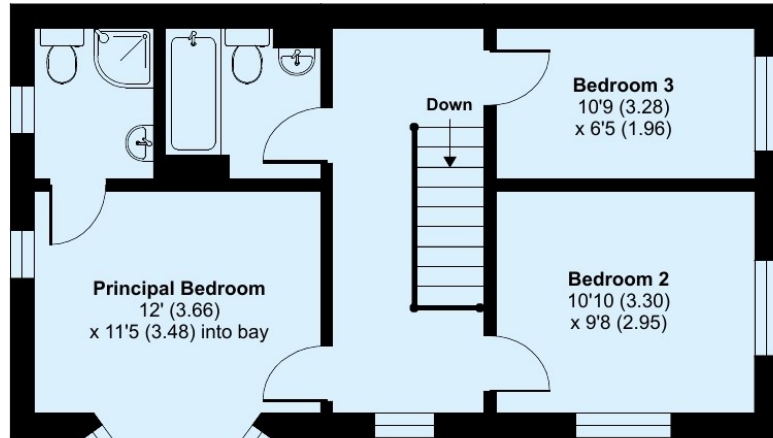
Lancelot Drive, Wincanton, BA9

Approximate Area = 998 sq ft / 92.7 sq m

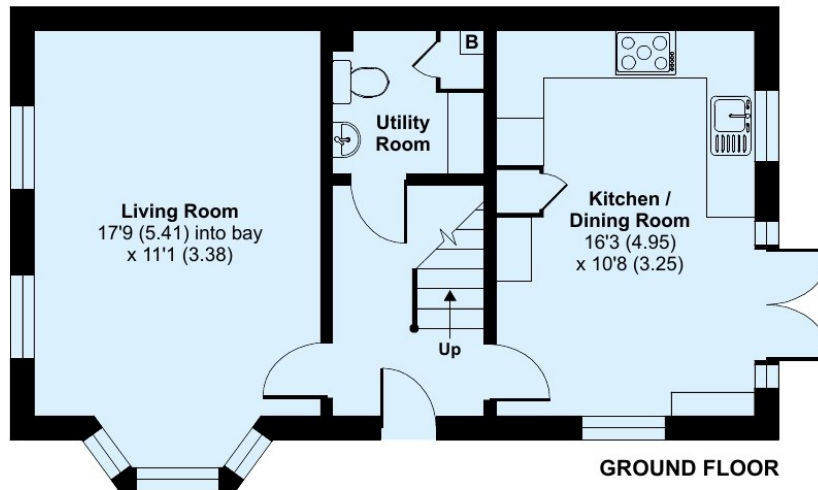
Garage = 208 sq ft / 19.3 sq m

Total = 1206 sq ft / 112 sq m

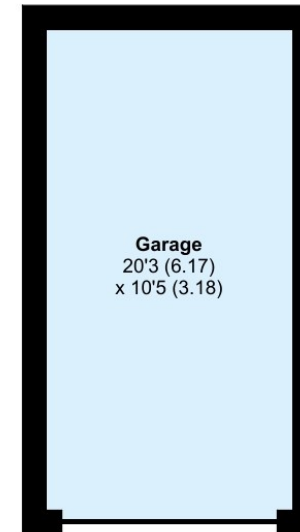
For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1495444

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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.