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Churchfields House, Wincanton, Somerset, BA9

Guide Price: £175,000

Leasehold with Share of the Freehold

Churchfields House
Wincanton, Somerset, BA9

2 | 1 | 1 | 653 sq ft

Spacious First-Floor Apartment

Two Double Bedrooms

Fully Fitted Modern Kitchen

Beautiful Original Sash Windows Throughout

Resident Parking With Access To EV Charging Points

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ABOUT THE PROPERTY

Set within Churchfields House, formerly Wincanton Police Station, this attractive first-floor apartment forms part of a renovated development completed in 2023. Offering two double bedrooms and a generous open-plan kitchen/dining/living room, the apartment provides bright, contemporary accommodation while retaining the character of the original building through its attractive sash windows. Situated in the heart of Wincanton town centre, the property also benefits from resident parking and access to an EV charging point.











ACCOMMODATION

The apartment is accessed via a communal entrance, with stairs rising to the first-floor landing where the apartment's front door is located. Upon entering the property, there is a useful storage and plant cupboard, together with a digital intercom system, while grey carpeting continues throughout the apartment. The open-plan kitchen/dining/living room provides a particularly bright and spacious area, with two front-facing sash windows and a further side-facing sash window allowing plenty of natural light. There is ample room for both a comfortable seating arrangement and dining table, making this a versatile space for everyday living and entertaining. The kitchen is fitted with contemporary grey matt cabinetry, complemented by white marble-effect worktops and a tiled splashback. Integrated appliances include a fridge/freezer, dishwasher, combined washer/dryer and oven, with a four-ring electric hob and extractor above. A grey composite sink with drainer completes the kitchen.

The principal bedroom is a light and spacious double room, benefiting from two side-facing obscured sash windows. Bedroom two is also a double, with two side-facing sash windows providing natural light. The bathroom is fitted with a bath and shower over, incorporating both rainfall and handheld attachments. There is also a WC and vanity basin with a mirrored wall cabinet above, while wood-effect laminate flooring and a heated towel rail complete the room.

OUTSIDE & PARKING

Residents benefit from communal parking, together with access to an EV charging point. The apartment is conveniently positioned in Wincanton town centre, placing a range of local amenities within easy reach.

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: Churchfields House Management Ltd

Annual Ground Rent: £0

Annual Service Charge: approx. £1,294.30

What3Words///spreads.firelight.haggle

ADDITIONAL INFORMATION

Tenure: Leasehold with Share of the Freehold. Term of 999 years from and including 24th June 2023 (approx. 996 years remaining)

Council Tax Band: B

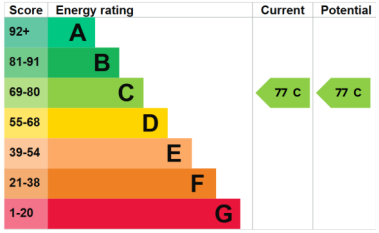
Local Authority: Somerset

Services: Gas Central Heating, Video Intercom 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.



VIEWING

Strictly by appointment with the agents at KingsLand Property.

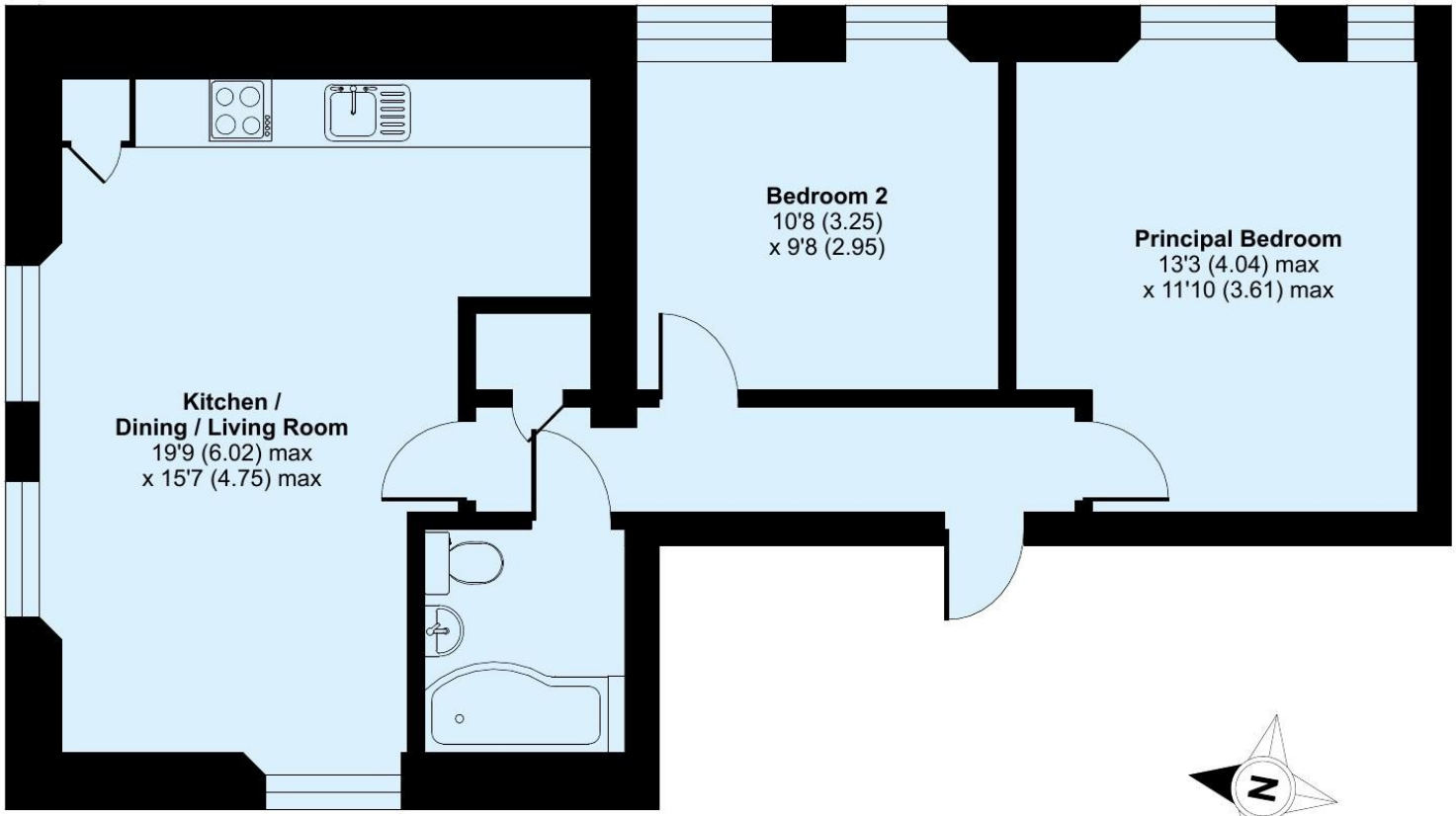
Tel: 01963 34455

Email: sales@kingslandproperty.com

Churchfields House, Churchfield, Wincanton, BA9

Approximate Area = 653 sq ft / 60.7 sq m

For identification only - Not to scale



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: 1304900

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KingsLand
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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.