



HAMBLETON
ESTATE AGENTS

61 ATKINS HILL
WINCANTON
BA9 9FZ



£350,000

61 Atkins Hill, Wincanton, Somerset, BA9 9FZ.

An exceptional four bedroom detached house presented in 'show home' condition throughout. This particular design was named 'The Ellias' and proved to be very popular with families and those wishing to downsize from a larger property.

This impressive home enjoys a spacious light and airy sitting room with French doors opening onto a paved patio being ideal for alfresco dining. There is a separate dining room which has a number of potential uses including a home office/play room or TV lounge. The kitchen is a particular feature with integrated appliances and space for a good size table. Completing the ground floor is a utility room, cloakroom and entrance hall with a useful understairs cupboard.

Moving upstairs, there is a family bathroom and four bedrooms, with the principle bedroom benefitting from a stylish en-suite shower room.

Outside, there is a small easy to maintain front garden, and an attractive rear garden being mainly laid to lawn with mature shrub and flower borders all enclosed by fencing and a high wall. There is also a patio and gravelled seating area being the perfect spot to sit and relax after a busy day.

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, cafes, eateries and a leisure centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive), and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION IN DETAIL:

Front door to:

ENTRANCE HALL: Radiator, smooth plastered ceiling with smoke detector and understairs cupboard.

CLOAKROOM: Low level WC, pedestal wash hand basin with tiled splashback, radiator and smooth plastered ceiling with extractor.

SITTING ROOM: 19'7" x 12'8" A spacious room with an attractive mock fireplace as the focal point fitted with an electric wood burner fire. Two radiators, smooth plastered ceiling, double glazed window to front aspect and patio door giving access to the rear garden.

DINING ROOM: 12'8" x 10'7" (max) Radiator, smooth plastered ceiling and dual aspect double glazed windows to front

and side aspects.

KITCHEN/BREAKFAST ROOM: 13'7" x 13'7" A stylish fitted kitchen comprising inset 1¼ bowl single drainer sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, integrated dishwasher, integrated fridge/freezer, inset five burner gas hob with canopy extractor over, eye level built-in double oven, larder unit, radiator, smooth plastered ceiling with downlighters, double glazed window overlooking the rear garden and door to:

UTILITY ROOM: 6'2" x 5'9" Space and plumbing for washing machine, cupboard housing gas boiler, radiator, smooth plastered ceiling with extractor and double glazed door to rear garden.

FIRST FLOOR

LANDING: Smooth plastered ceiling with hatch to loft, smoke detector, airing cupboard housing hot water tank and shelf for linen.

BEDROOM 1: 11'7" x 10'11" Double glazed window to front aspect with hill top views. Two built-in wardrobes with hanging rail and shelf, radiator, smooth plastered ceiling and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, smooth plastered ceiling with extractor, electric shaver point and double glazed window.

BEDROOM 2: 13'7" (to front of wardrobe) x 8'5" Two double glazed windows to front aspect with an outlook over the green and hilltops, radiator, wall to wall mirror fronted wardrobe and smooth plastered ceiling.

BEDROOM 3: 10'11" x 9'4" Radiator, smooth plastered ceiling and double glazed window overlooking the rear garden.

BEDROOM 4: 7'10" x 7'2" Radiator, smooth plastered ceiling and double glazed window overlooking the rear garden.

BATHROOM: Bath with shower over, tiled to splash prone areas, pedestal wash hand basin, low level WC, heated towel rail, double glazed window and smooth plastered ceiling with extractor.

GARAGE & PARKING: The garage and parking are situated just a 'stones throw' away. The garage is positioned under a coach house with parking in front of the garage.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

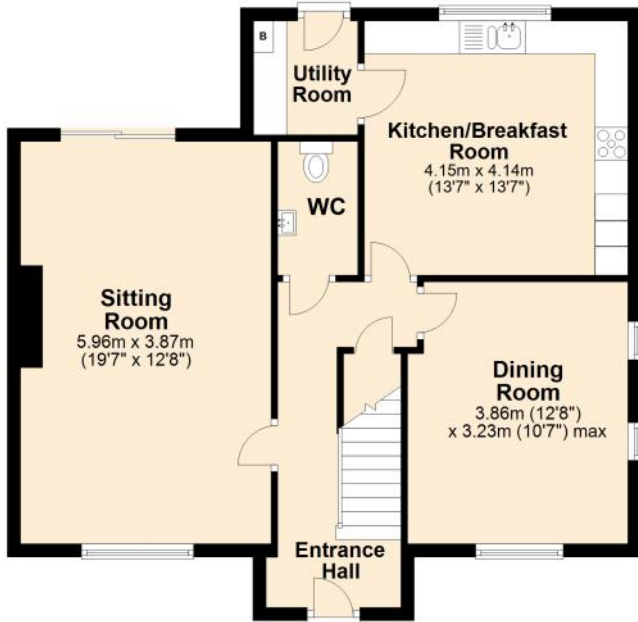
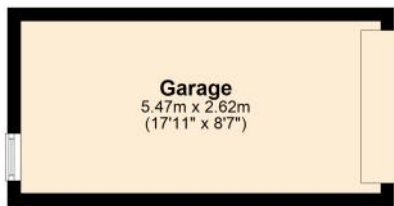
COUNCIL TAX BAND: E

TENURE: Freehold



Ground Floor

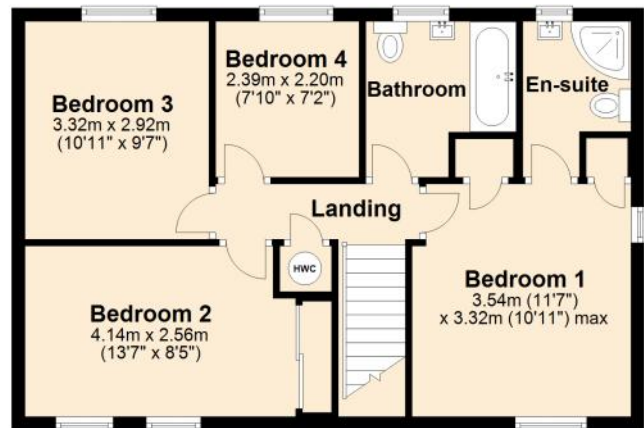
Approx. 86.3 sq. metres (928.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

First Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 141.5 sq. metres (1523.6 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

