



HAMBLEDON
ESTATE AGENTS

**77 CALE WAY
WINCANTON
BA9 9BS**



£265,000

- ◆ **THREE BEDROOM SEMI-DETACHED HOUSE**
- ◆ **SITUATED ON A MATURE DEVELOPMENT** ◆ **REFITTED KITCHEN**
- ◆ **REDESIGNED BATHROOM WITH WALK-IN SHOWER**
- ◆ **EXTENDED GARAGE PROVIDING VERSATILE INSULATED WORKSHOP**
- ◆ **ELEVATED POSITION WITH VIEWS** ◆ **AMPLE PARKING**

77 Cale Way, Wincanton, Somerset, BA9 9BS

A well maintained three-bedroom semi-detached home that has been carefully updated over the years, providing comfortable accommodation in a sought-after, mature development.

The kitchen has been refitted with contrasting wall and base units topped with quartz work surfaces, along with a range cooker and integrated dishwasher, providing a stylish yet practical space for everyday use. The bathroom has also been completely redesigned, featuring a contemporary walk-in shower, modern WC, and a floor-standing vanity unit.

The property also benefits from an extended garage to provide a workshop that could serve a variety of purposes, including home working, studio or extra storage.

Set in an elevated position, the house enjoys pleasant views, while the long driveway offers plenty of parking.

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 sports 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, Cale Park with children's play area, skatepark, café, and pretty River Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION IN DETAIL

Double glazed front door to:

ENTRANCE HALL: A bright and welcoming hallway with radiator, understairs cupboard, double glazed window to front aspect and stairs to first floor.

SITTING/DINING ROOM: 16'11" x 10'9" A Spacious room that stretches the full width of the property. Two radiators, double glazed window to front aspect, door to rear garden and opening to:

KITCHEN: 11'3" x 8'2" A modern fitted kitchen comprising 1¼ bowl set into a quartz work surface and drainer with cupboard below. Further range of handleless wall, base and deep pan units with quartz work surface over, Rangemaster Professional cooker with a modern angled hob extractor over, plinth heater, integrated slimline dishwasher and fridge/freezer, smooth plastered ceiling with downlighters, double glazed window to front aspect, tiled floor and door to driveway.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Hatch to loft and airing cupboard housing hot water

tank and wall mounted gas boiler.

BEDROOM 1: 11'1" x 9' Radiator and double glazed window overlooking the rear garden.

BEDROOM 2: 11'1" x 7'7" Radiator and double glazed window overlooking the rear garden

BEDROOM 3: 11'5" (narrowing to 8'8") x 7'2" Radiator, overstairs cupboard and double glazed window to front aspect with far reaching views.

BATHROOM: Redesigned and fitted with a stylish suite comprising large walk-in shower, low level WC, wash basin vanity unit, heated towel rail, tiled floor, smooth plastered ceiling and double glazed window to front aspect.

OUTSIDE

The property is situated in an elevated position and set back from the road providing a long driveway and good size front garden being mainly laid to lawn. Side gate with side path leading to:

REAR GARDEN: Mainly laid to lawn enclosed by fencing. Twin electric socket.

GARAGE/WORKSHOP: The garage has been extended to provide a useful workshop. The original garage (17'3 x 8'4") has a pitched roof with velux style window providing natural light and loft boarding ideal for storage. An opening at the rear of the garage leads to the Workshop 19'1" x 8'4". This has a number of potential uses being well insulated and benefitting from a fibreglass roof, light, power and double glazed window.

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

TENURE: Freehold

COUNCIL TAX BAND: C

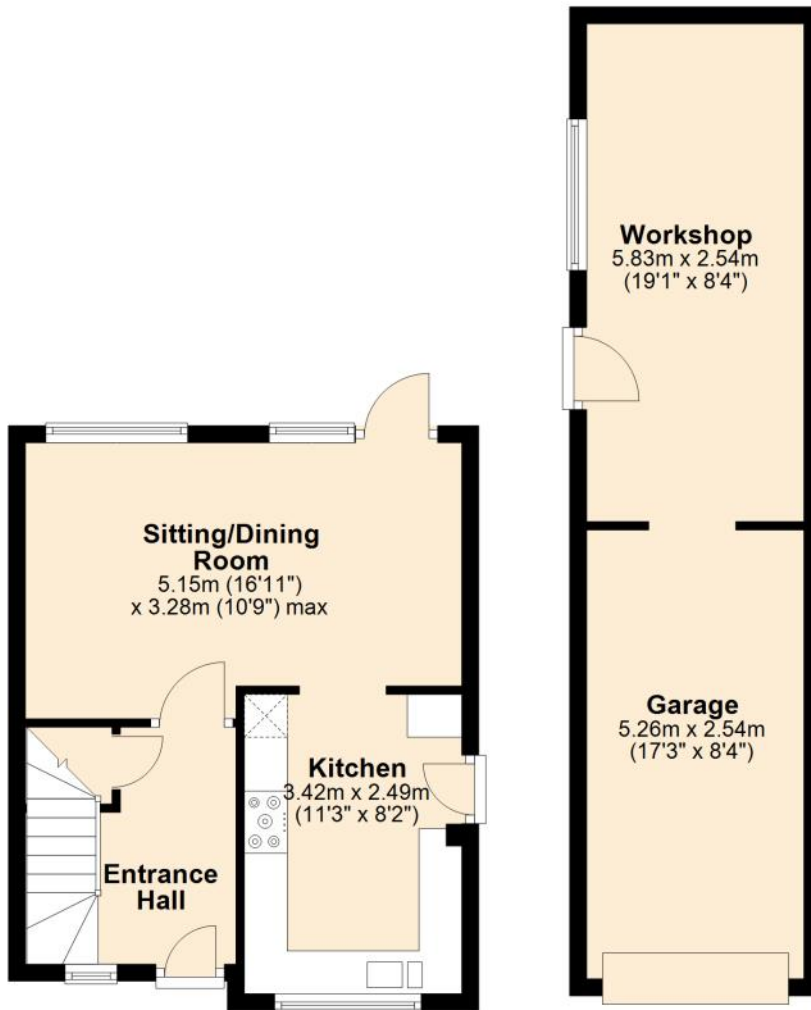
VIEWING: Strictly by appointment through the agents.

IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



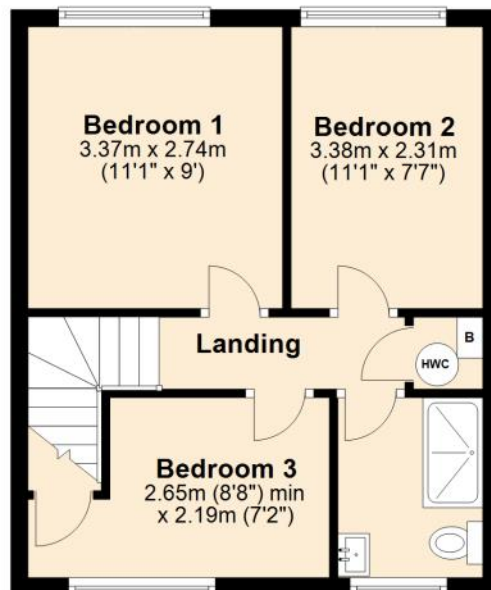
Ground Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)



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