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ESTATE AGENTS

**5 BABWELL ROAD
CUCKLINGTON
BA9 9QN**



£295,000

- ◆ **SPECTACULAR VIEWS OVER THE BLACKMORE VALE**
- ◆ **THREE BEDROOM SEMI-DETACHED HOUSE**
- ◆ **SOUGHT AFTER VILLAGE LOCATION**
- ◆ **REQUIRES REFURBISHMENT THROUGHOUT**
- ◆ **TWO RECEPTION ROOMS ◆ PARKING SHORT WALK AWAY**
- ◆ **LARGE GARDEN ◆ NO FORWARD CHAIN**

5 Babwell Road, Cucklington, Wincanton, BA9 9QN.

Enjoying a truly glorious elevated position with outstanding panoramic views across the Blackmore Vale, this three bedroom semi-detached house offers an opportunity to create a wonderful home in the highly sought-after village of Cucklington.

The property is offered for sale requiring updating throughout, presenting an exciting chance for a purchaser to modernise and personalise to their own taste and style, while making the most of its exceptional setting.

The front door opens into a spacious entrance hallway, with the convenience of a downstairs WC located just off. Straight ahead, the generous sitting room features an open fireplace and two south facing windows, flooding the room with natural light while framing the delightful countryside views.

A second reception room provides excellent versatility, ideal as a formal dining room or as a dedicated home office or snug. The kitchen is fitted with a range of units and offers further potential, with scope to extend into the adjoining side lobby (subject to the usual consents), creating a larger kitchen space if desired.

To the first floor, there are three well-proportioned bedrooms and a family bathroom. Two of the bedrooms benefit from stunning panoramic views across the surrounding countryside, making the most of this exceptional position.

Outside, the front garden is mainly laid to lawn with a pathway to one side, bordered by established shrubs and flower beds. Some neighbouring properties have landscaped their front gardens to provide off-road parking, offering potential for a similar arrangement, subject to any necessary permissions. In addition, there is the convenience of a privately owned parking space located just a short walk away, held on a separate title and providing valuable off-street parking.

The rear garden is a particular highlight, enjoying an elevated position that takes full advantage of the spectacular views across the Blackmore Vale. There is excellent potential to create a wonderful terrace for outdoor entertaining, leading to a mature garden interspersed with flower beds and a variety of established plants. The lawn slopes down towards an adjoining field, providing an idyllic spot for a summer house or garden cabin, perfect for relaxing and soaking in the far-reaching views.

This delightful property presents an exceptional opportunity for the next owner to modernise and personalise their home in a truly wonderful rural setting, combining village life with breathtaking countryside scenery.

LOCATION: Cucklington is a very popular village situated on the Somerset/Dorset border. Its close proximity to the towns of Wincanton and Gillingham benefits those looking for a quiet village life with a good range of amenities close at hand. Schooling in the area is well catered for with Port Regis, King's Bruton, Sherborne and Hazelgrove particularly renowned. The surrounding countryside provides extensive walking, riding and cycling opportunities. Communications by road and rail are excellent with a mainline station at Gillingham providing a fast, regular service to London Waterloo and the West Country. Close links to both the A30 and A303 leading to M3 and London.

ACCOMMODATION

Storm porch to UPVC double glazed front door opening to:

ENTRANCE HALL: Understairs recess and stairs to first floor.

SITTING ROOM: 14'1" x 12'3" A light and airy room with two double glazed windows to the rear aspect enjoying views over the garden and countryside beyond. Tiled fireplace, storage heater and exposed floorboards.

DINING ROOM 12'5" x 10'1" Open fireplace with painted timber surround, storage heater, exposed floorboards and double glazed window to front aspect.

KITCHEN: 12'3" x 7'2" Single drainer stainless steel sink unit with cupboard below, further range of wall and base units with work surface over, double glazed window to rear aspect with views over the garden

and countryside beyond, and door to:

SIDE LOBBY: Quarry tiled floor, door to walk in cupboard and UPVC double glazed door to side path.

CLOAKROOM: Low level WC and double glazed window to front aspect.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Storage heater, airing cupboard housing hot water tank and hatch to loft.

BEDROOM 1: 15'6" x 10'1" Painted brick fireplace, dual aspect double glazed windows with stunning panoramic views across the Blackmore Vale. Built-in cupboard and exposed floor boards.

BEDROOM 2: 12'6" x 9'9" Double glazed window to rear aspect with stunning panoramic views across the Blackmore Vale. Built in cupboard and exposed floor boards.

BEDROOM 3: 12'6" x 10'2" Double glazed window to front aspect, concealed fireplace and built in cupboard.

BATHROOM: Freestanding roll top bath, wash hand basin and double glazed window to rear aspect.

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

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: Strictly by appointment through the agents.

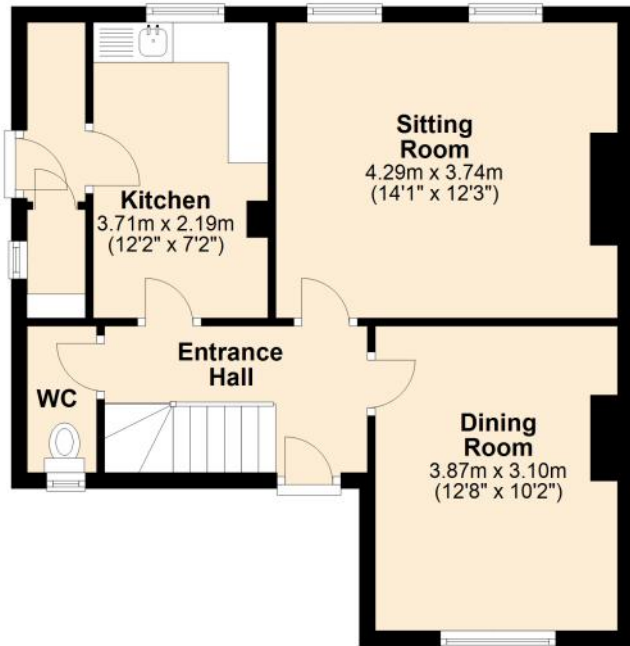
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



Total area: approx. 96.6 sq. metres (1039.7 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 misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

