



HAMBLETON
ESTATE AGENTS

**21 BRAMBLE WAY
WINCANTON
BA9 9HA**



£475,000

21 Bramble Way, Wincanton, Somerset, BA9 9HA

Tucked away in a secluded spot, this charming four-bedroom bungalow with plenty of parking is designed for both comfort and connection. Surrounded by a wrap-around garden, the home feels light and bright throughout, with generous living spaces that flow easily from one to another.

At the heart of the bungalow sits a welcoming dining area, where a large window frames views of the garden — the perfect backdrop for family meals or relaxed mornings with coffee. The spacious living room with gas fireplace, opens through French doors into a private section of the garden, creating a lovely indoor-outdoor feel. A second set of French doors in the master bedroom offers the same easy access, making the most of the enclosed garden's atmosphere.

The kitchen is both practical and inviting, fitted with a classic range cooker, plenty of wall and floor mounted wooden cupboards, and room for a breakfast table. It's a space that encourages gathering while still leaving room to cook and create.

Thoughtfully designed, the sleeping areas can be separated from the main accommodation by a connecting door — offering privacy and a sense of retreat when needed. The sleeping accommodation is thoughtfully arranged, with a master bedroom featuring its own ensuite shower room and direct access to the garden. Three further bedrooms provide plenty of flexibility for family and guests, all served by a well-appointed family bathroom.

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, antique shops, 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

SITTING ROOM: 17' x 16'4" A light and airy room with feature gas fireplace, double glazed French doors opening to the garden.

KITCHEN/BREAKFAST ROOM: 13'8" x 12,6" This is a wonderful family kitchen with space for a table and chairs. Inset 1¼ bowl sink unit with cupboard below, further range of wood fronted wall and base units with working surface over, electric Range Master, extractor, space and plumbing for dishwasher, double glazed windows overlooking the rear garden, radiator, tiled floor,

UTILITY ROOM: 8'10" x 5'1" Inset single drainer sink unit with cupboard below, units with working surface over and plumbing for washing machine and drier. Wall mounted boiler.

DINING ROOM: 23'1" (max) x 19'7" (max) Window overlooking rear garden

STUDY 9'4" (max) x 9'1" (max) Double glazed window

SLEEPING ACCOMMODATION:

HALLWAY with airing cupboard housing water tank

BEDROOM 1: 16'10" (max) x 12'9" (max) A spacious master bedroom with fitted cupboards. Double glazed French doors to rear garden and door to:

EN-SUITE SHOWER ROOM: A stylish suite comprising shower cubicle, low level WC, wash hand basin, bidet and heated towel rail.

BEDROOM 2: 13'2" (max) x 9'5" (max) Double glazed window

BEDROOM 3: 11'8" x 9'5" Double glazed window.

BEDROOM 4: 9'2" x 7'5" Built-in cupboard and double glazed window overlooking the rear garden.

BATHROOM: Modern suite comprising panelled bath with mixer taps and shower attachment, low level WC, wash hand basic and heated towel rail.

OUTSIDE

All around, the gardens wrap gently around the bungalow, providing different corners to enjoy throughout the day — from morning sunshine to evening shade. There are sunny spots for morning coffee, shady corners to unwind with a book, and plenty of room for children or pets to explore. The enclosed rear section, accessible through French doors from both the living room and master bedroom, creates a private retreat that's perfect for relaxed summer evenings, barbecues, or simply soaking up the peace and greenery. The other sections of the garden offer a second dining terrace and a secluded vegetable garden, complete with raised beds and plenty of room for a greenhouse.

DOUBLE GARAGE: Double garage with remote electric door, light and power.

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

COUNCIL TAX BAND: E

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

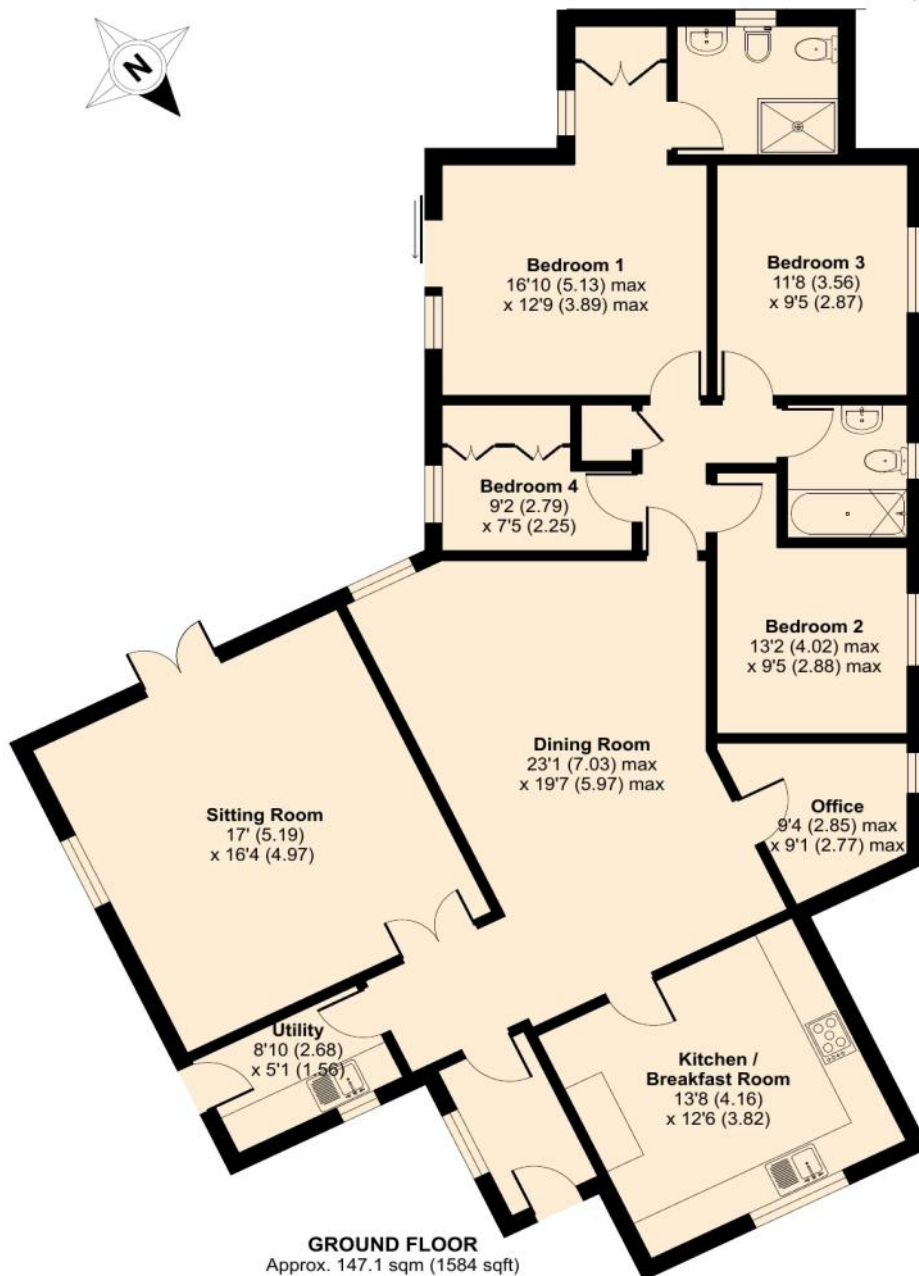
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bramble Way, Somerset, BA9

Approximate Area = 1584 sq ft / 147.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hambleton Estate Agents. REF: 1330620





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