



HAMBLEDON

ESTATE AGENTS

10 SILVER STREET WINCANTON BA9 9AW



£220,000

- ◆ **ATTRACTIVE PERIOD HOUSE FULL OF CHARM & CHARACTER**
- ◆ **COSY LIVING ROOM WITH OAK FLOORING** ◆ **GAS CENTRAL HEATING**
 - ◆ **BESPOKE FITTED KITCHEN WITH BUTLER SINK**
- ◆ **USEFUL DOWNSTAIRS STUDY/HOBBY ROOM** ◆ **COURTYARD GARDEN**
 - ◆ **3 BEDROOMS INCLUDING CHARACTERFUL ATTIC BEDROOM**
 - ◆ **ARTFUL THEME THROUGHOUT** ◆ **INSULATED SUMMER HOUSE**

10 Silver Street, Wincanton, Somerset, BA9 9AW.

An attractive end terrace period house situated within a short walk of local amenities. This charming property is brimming with character and full of delightful features.

The front door with coloured glazed panels floods the hallway with a warm ambient light. To your left you are welcomed into a cosy living room with solid oak flooring and picture rail. The kitchen is a particular feature with an exposed brick and stone chimney breast as its centrepiece housing the cooker and hob. Bespoke solid wood units and a Butler sink perfectly enhances the period theme of this characterful room. Off the kitchen there is a small room with a number of potential uses including home office or hobby room. A door opens to a rear porch/utility room which gives access to the rear garden. Moving to the first floor, there is a family bathroom and two bedrooms. Off the landing a staircase rises to an attic bedroom with exposed timbers and useful eaves storage. Venturing outside, there is a small courtyard style garden providing a pleasant seating area to 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, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults with a wood-fired pizza 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

Storm porch to front door with coloured glass panels to:

ENTRANCE HALL: A welcoming entrance with dado rail, picture rail, two wall light points and consumer unit.

SITTING ROOM: 12'5" x 11'5" A delightful room with oak flooring, window to front aspect with shelving below, picture rail, radiator, fitted shelving, coved ceiling and two wall light points.

KITCHEN: 12'11" x 7'9" A bespoke fitted kitchen with Butler sink set into a solid wood work surface, range of wall, base and drawer units with work surface over, feature brick and stone chimney breast incorporating inset ceramic hob with built-in oven below, space and plumbing for slimline dishwasher, plate rack, tiled floor, window to rear aspect, space for tall fridge/freezer, understairs cupboard and opening to:

STUDY/HOBBY ROOM: 8'4" x 6'4" Painted wood panelling to dado height, window to rear aspect, fitted dresser unit with

desk attached and door to:

UTILITY ROOM: Space and plumbing for washing machine and door to rear garden.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Window to rear aspect, painted floorboards, understairs cupboard and stairs to second floor.

BEDROOM 1: 11'7" x 8'7" (to front of open fronted wardrobe) A characterful room with picture rail, radiator, window to front aspect with display shelf below, coved and smooth plastered ceiling, wall to wall shelving and hanging rails.

BEDROOM 2: 11'2" (max) x 7'9" Radiator, window to rear aspect, picture rail and fitted double wardrobe.

BATHROOM: 8'2" x 6'3" Panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, window to front aspect and tiled to splash prone areas.

From the first floor stairs to second floor.

SECOND FLOOR

LANDING: Fitted shelving, exposed timbers and door to:

BEDROOM 3: 12' x 10' A characterful attic bedroom with exposed timbers, radiator, velux window and useful eaves cupboard.

OUTSIDE

REAR GARDEN: A pretty courtyard style garden being paved providing a pleasant seating area enclosed by timber fencing. An insulated Summer House (7'8" x 5'8") with light and power has potential use as a garden office.

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

TENURE: Freehold

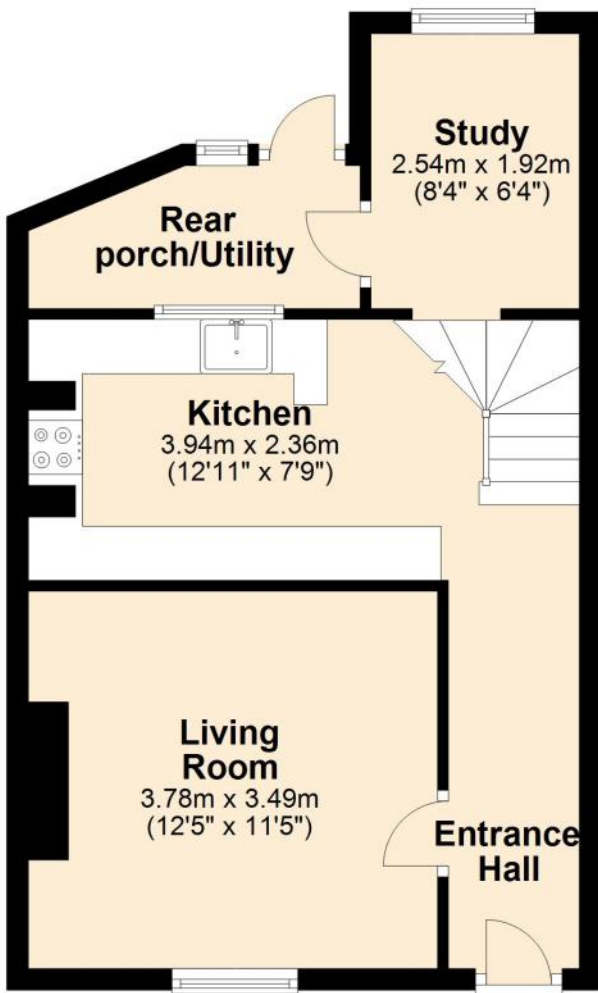
COUNCIL TAX BAND: B

VIEWING: Strictly by appointment through the agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

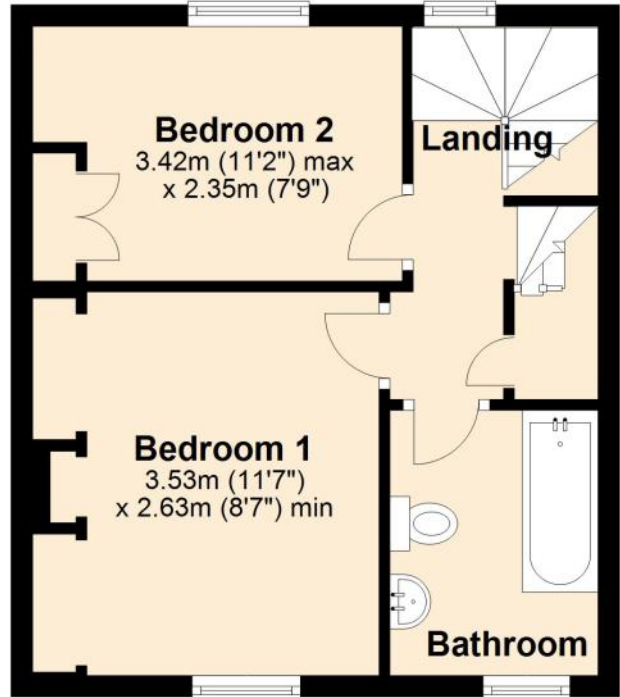
Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Second Floor

Approx. 15.9 sq. metres (171.4 sq. feet)



Total area: approx. 86.9 sq. metres (935.3 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. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

