



HAMBLETON  
ESTATE AGENTS

163 CROCKER WAY  
WINCANTON  
BA9 9FX



£315,000

# 163 Crocker Way, Wincanton, Somerset, BA9 9FX.

A spacious four-bedroom detached home located within the highly sought-after Bovis Homes development. 'The Albany' is an ideal family residence, offering generously proportioned accommodation throughout.

The ground floor features a downstairs study, perfect for home working, a fitted kitchen with integrated appliances, and a separate dining room with double doors opening into the sitting room. The sitting room is bright and airy, benefiting from French doors that lead out to the rear garden.

To the first floor, there are four well-proportioned bedrooms and a family bathroom, with the principal bedroom further enhanced by its own en-suite shower room.

We highly recommend an internal viewing of this excellent family home.

**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

Front door to:

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

**CLOAKROOM:** Pedestal wash hand basin with tiled splashback, WC with concealed cistern, obscured double glazed window, smooth plastered ceiling and radiator.

**SITTING ROOM:** 15'6" x 11'10" A light and airy room with double glazed French doors leading out to the rear garden. Two radiators, smooth plastered ceiling, television aerial point and double doors to:

**DINING ROOM:** 9'6" x 9'1" Radiator, double glazed window to front aspect and smooth plastered ceiling.

**KITCHEN:** 12' x 9'10" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of Shaker style wall, drawer and base units with work surface over, built-in double oven with inset five burner gas hob above, cupboard

housing gas boiler supplying domestic hot water and radiators, integrated dishwasher and fridge/freezer, tiled floor, radiator, smooth plastered ceiling with downlighters, double glazed window to rear aspect and door to rear garden.

**STUDY:** 9'9" (maximum) x 5'8" Double glazed window to front aspect, radiator and smooth plastered ceiling.

From the entrance hall stairs to first floor.

## FIRST FLOOR

**LANDING:** Smooth plastered ceiling with hatch to loft and airing cupboard housing Megaflo hot water tank with shelf over for linen.

**BEDROOM 1:** 11'8" x 9'4" Radiator, built-in single wardrobe, double glazed window to front aspect, smooth plastered ceiling and door to:

**EN-SUITE SHOWER ROOM:** Shower cubicle, low level WC, vanity wash basin unit, tiled floor, smooth plastered ceiling with downlighters and extractor, heated towel rail, tiled to splash prone areas and obscured double glazed window to front aspect.

**BEDROOM 2:** 11'11" x 12'7" (narrowing to 9'3") Radiator, fitted wardrobes, double glazed windows to front aspect and smooth plastered ceiling.

**BEDROOM 3:** 9'8" x 9'7" Radiator, double glazed window to rear aspect and smooth plastered ceiling.

**BEDROOM 4:** 8'11" x 7' Radiator, double glazed window to rear aspect and smooth plastered ceiling.

**BATHROOM:** A stylish bathroom comprising double ended bath with shower, wall hung wash basin, wall hung WC, heated towel rail, tiled floor and smooth plastered ceiling with downlighters and extractor.

## OUTSIDE

**FRONT GARDEN:** A small easy to maintain garden with an area of lawn and shrubbery and side path to:

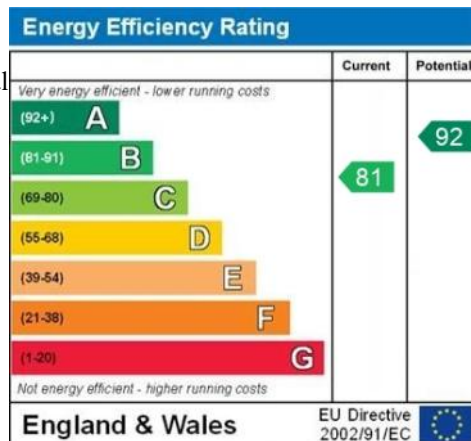
**REAR GARDEN:** A sunny aspect garden being mainly laid to lawn enclosed by a wall and fencing. A gate to the rear of the garden gives access to the garage.

**GARAGE:** The garage is situated nearby in a small block of garages with a parking space in front. Accessible from the rear garden.

**SERVICES:** Mains water, electricity, drainage, gas central heating and telephone

all subject to utility

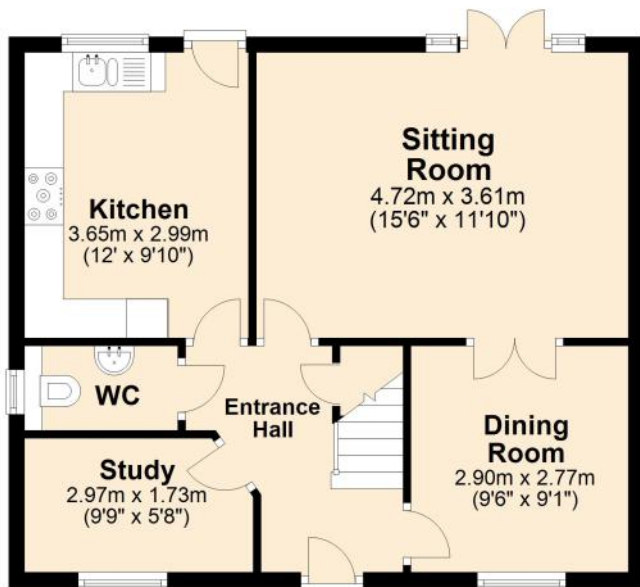
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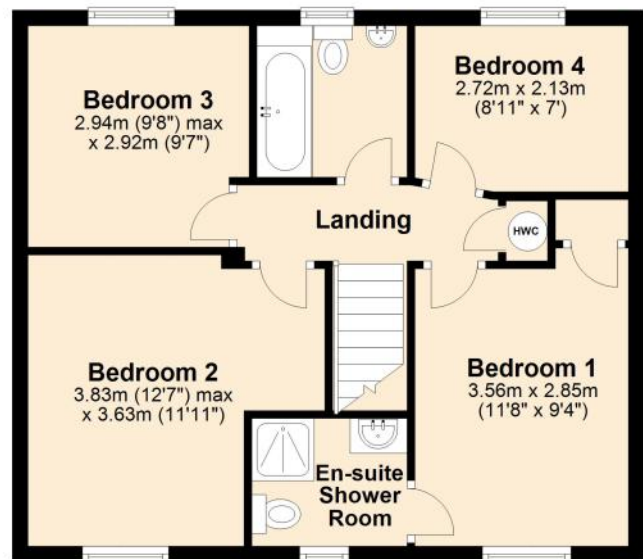
### Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.3 sq. feet)



Total area: approx. 98.4 sq. metres (1059.4 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.

