



HAMBLEDON

ESTATE AGENTS

2 LEIGH FARM COTTAGES WINCANTON BA9 8LE



£315,000

- ◆ DELIGHTFUL PERIOD COTTAGE IN A COURTYARD SETTING
 - ◆ DECEPTIVELY SPACIOUS LIVING ACCOMMODATION
 - ◆ LARGE SITTING/DINING ROOM ◆ INGLENOOK FIREPLACE
- ◆ STYLISH FITTED KITCHEN ◆ MODERN BATH/SHOWER ROOM
- ◆ THREE GENEROUS BEDROOMS ◆ OUTSIDE SEATING AREA
 - ◆ PARKING FOR UP TO TWO CARS

2 Leigh Farm Cottages, Leigh Common, Wincanton, Somerset, BA9 8LE

A charming and deceptively spacious three bedroom period cottage tucked away down a private lane within an attractive courtyard style development. Ideally positioned, the property offers convenient access to the A303, is within walking distance of a popular public house, and lies just a short drive from the sought-after towns of Bruton and Wincanton.

A stable door opens into the generous sitting/dining room, featuring oak flooring and painted ceiling beams. The impressive inglenook fireplace, complete with an inset wood-burning stove and bressumer beam, forms a striking focal point and creates a warm, inviting atmosphere. Along the rear wall, there is discreet built-in storage comprising three concealed cupboards interspersed with illuminated display alcoves. The dining area comfortably accommodates a large table, making it ideal for both everyday living and entertaining. Additional features include useful understairs storage, an electric heater, double-glazed window to the front aspect, and a door leading through to the kitchen.

The kitchen has been thoughtfully refitted in recent years with a range of stylish wall, base and drawer units complemented by generous work surfaces. There is space for an electric oven, tall fridge/freezer, and plumbing for a washing machine. Further features include a single drainer sink with chrome mixer tap, integrated slimline dishwasher, metro style tiled splashbacks, extractor fan, exposed beams, vinyl plank flooring, and a deep tiled windowsill beneath a double-glazed front facing window.

Upstairs, the landing provides access to an airing cupboard housing the hot water tank, and a hatch leading to the loft space. The principal bedroom is particularly spacious and full of character, featuring heavy exposed beams and a Velux window and electric panel radiator. The second bedroom is a generous double, also with exposed beams, an electric panel heater and Velux window, while the third bedroom is a large single with exposed beams. All first floor doors are traditional latch-and-brace style. The well appointed bath/shower room is of a good size and comprises a large low profile shower cubicle, bath with chrome mixer tap, WC and wash hand basin unit, exposed beam, and vinyl flooring.

Outside, the property benefits from a paved seating area to the front, ideal for enjoying morning coffee or relaxing with a glass of wine on summer evenings. There is parking for one large vehicle or two smaller cars, with potential to create additional space by reducing the seating area if required.

In summary, this charming home is ideally suited to those wishing to downsize, seeking a second home, or simply looking for a character cottage in a lovely setting, with excellent road links and easy access to the surrounding countryside and nearby town amenities.

LOCATION: Leigh Common is a small hamlet situated within a short drive of Bruton & Wincanton. 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. There is a mainline rail station at Gillingham (2 hours to Waterloo).

SERVICES: Shared metered mains water, electricity, sewerage treatment plant shared with neighbouring properties, and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: B

TENURE: Freehold

ANNUAL VERGE MAINTENANCE: £25 approximately.

VIEWING: Strictly by appointment through the agents.

Important notice: Hambleton 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		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



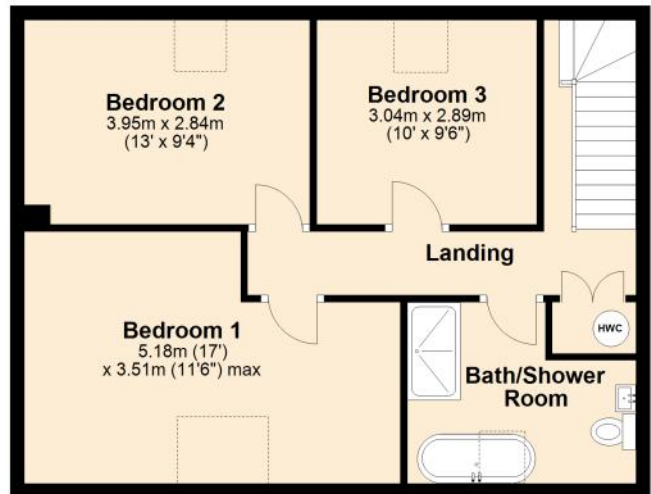
Ground Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 109.2 sq. metres (1175.7 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.

