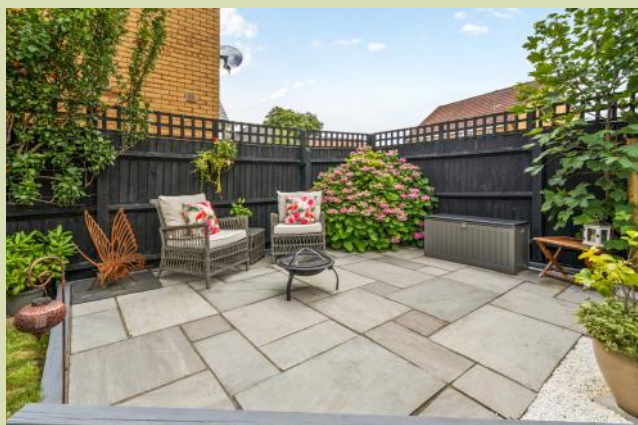




HAMBLETON
ESTATE AGENTS

82 ATKINS HILL
WINCANTON
BA9 9GA



O.I.E.O. £425,000

82 Atkins Hill, Wincanton, Somerset, BA9 9GA.

Set on the edge of a sought-after residential development, this outstanding property offers both style and practicality, just a short stroll from a secondary school and Wincanton Leisure Centre.

Inside, the home opens into a welcoming entrance hall with a useful understairs cupboard. The spacious, light-filled sitting room features French doors that open directly onto a paved patio, creating a seamless connection with the garden, ideal for indoor-outdoor living.

A clever alteration by the current owners has partitioned part of the sitting room into a separate office/study, perfect for those working from home or seeking a quiet space, while still maintaining a generously sized sitting room.

A separate dining room offers flexible use, whether as a formal dining space, playroom, or TV lounge. The heart of the home is the contemporary kitchen, complete with an excellent range of stylish units, integrated appliances, and ample space for a generous dining table, ideal for family meals and entertaining. A utility room and downstairs cloakroom complete the ground floor accommodation.

Upstairs, you will find four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from a sleek en-suite shower room.

Outside, the home continues to impress. A double-width driveway provides off-road parking for two vehicles and leads to an attached single garage. On the opposite side of the property, a second gravel driveway offers additional parking for a third vehicle and includes space for bin storage and a secure cycle store. A locked gate provides convenient access to the rear garden.

The landscaped garden is a standout feature, fully enclosed and tastefully designed to provide distinct zones for relaxation and entertainment. A paved patio adjoins the house, leading to a generous lawn. To the side of the garage, a raised decked terrace offers an inviting setting for alfresco dining, while a further decked area topped with a pergola is currently home to a hot tub. External lighting and a water tap add to the garden's functionality.

Adding to the home's appeal and efficiency are the photovoltaic (PV) solar panels installed on the roof, providing electricity with a Feed-in Tariff (FIT) payment that enhances the property's sustainability and reduces energy costs.

This exceptional property combines modern comfort with excellent versatility and is ready to welcome its next owners.

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, 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.

ACCOMMODATION.

ENTRANCE HALL: The front door opens to a welcoming entrance hall with wood effect flooring, radiator, smooth plastered ceiling with smoke detector and understairs cupboard.

CLOAKROOM: Low level WC, wash hand basin unit, vertical

radiator, extractor and smooth plastered ceiling.

SITTING ROOM: 14'3" x 12'6" A spacious light and airy room with double glazed French doors opening to a paved terrace. Radiator, smooth plastered ceiling and double doors opening to the hallway.

DINING ROOM: 12'7" x 10'7" (max) Radiator, smooth plastered ceiling and double glazed window to front aspect.

STUDY: 12'7" x 5'2" Radiator, wood effect flooring, fitted office furniture with desk, double glazed window to front aspect and smooth plastered ceiling with downlighters.

KITCHEN/BREAKFAST ROOM: 13'6" x 13'3" A stylish fitted kitchen comprising inset 1¼ bowl single drainer sink unit with cupboard below, further range of matching wall, drawer and base units with working surface over, integrated dishwasher and fridge/freezer, inset five burner gas hob with canopy extractor over, water softener, eye level built-in double oven, larder unit, tiled floor, radiator, smooth plastered ceiling with downlighters, double glazed window overlooking the rear garden and door to:

UTILITY ROOM: 6'6" x 5'8" Inset single drainer stainless steel sink unit with cupboard below, space and plumbing for washing machine, cupboard housing gas boiler, radiator, tiled floor, smooth plastered ceiling with extractor and double glazed door to rear garden.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Smooth plastered ceiling with hatch to loft, smoke detector, airing cupboard housing hot water tank and shelf for linen.

BEDROOM 1: 11'9" x 10'10" Double glazed window to front aspect, two built-in wardrobes with hanging rail and shelf, radiator, smooth plastered ceiling and door to:

EN-SUITE SHOWER ROOM: Corner shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, smooth plastered ceiling with downlighters and extractor, electric shaver point and double glazed window.

BEDROOM 2: 12'10" (to front of wardrobe) x 8'5" Two double glazed windows to front aspect with field views, built-in wardrobes with hanging rail and shelving, radiator and smooth plastered ceiling.

BEDROOM 3: 11' x 9'5" Radiator, smooth plastered ceiling and double glazed window overlooking the rear garden.

BEDROOM 4: 7'10" x 7'3" Radiator, smooth plastered ceiling and double glazed window with countryside views.

BATHROOM: Panelled double ended bath with mixer tap and shower attachment, tiled to splash prone areas, pedestal wash hand basin, low level WC, heated towel rail, double glazed window and smooth plastered ceiling with extractor.

Garage

Up and over door to the front. Double glazed door to the rear opening to the garden. Power and light

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

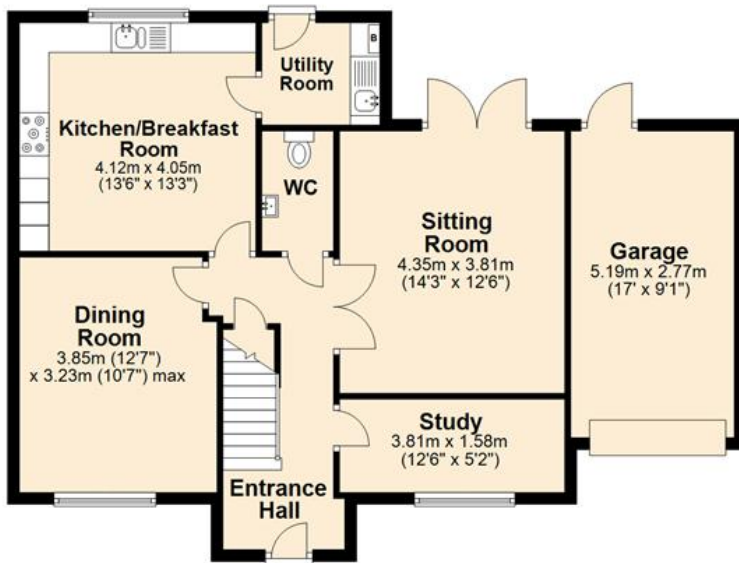
COUNCIL TAX BAND: E

TENURE: Freehold

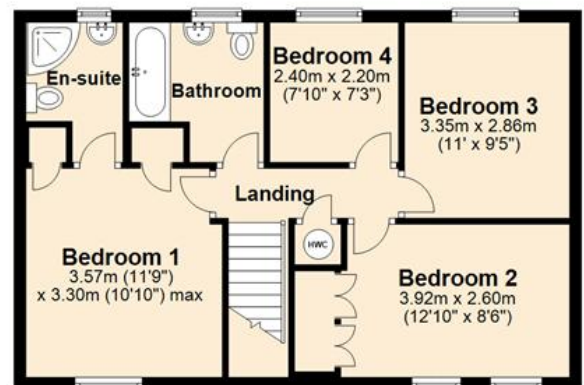
IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



Ground Floor
Approx. 87.7 sq. metres (944.1 sq. feet)



First Floor
Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 143.0 sq. metres (1539.0 sq. feet)





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