



HAMBLEDON
ESTATE AGENTS

**THE HAVEN
WINCANTON
BA9 9BT**



£350,000

- ◆ **FOUR BEDROOM CHALET BUNGALOW**
- ◆ **CONVENIENT LOCATION** ◆ **LARGE SITTING/DINING ROOM**
- ◆ **DOWNSTAIRS BATHROOM & SHOWER ROOM**
- ◆ **FITTED KITCHEN** ◆ **FIRST FLOOR BEDROOM**
- ◆ **STUDY** ◆ **GARAGE** ◆ **NO FORWARD CHAIN**
- ◆ **EASY TO MAINTAIN GARDEN**

The Haven, West Hill, Wincanton, Somerset, BA9 9BT

A wonderful opportunity to purchase this deceptively spacious four bedroom chalet bungalow, offered to the market with no forward chain. This impressive and highly versatile home is located on a popular residential road, conveniently positioned close to a range of local amenities including a secondary school, sports centre, recreation ground and a local convenience store.

The front door opens into a welcoming entrance hall with a shower room located to the left. Straight ahead, an inner hallway provides access to the remainder of the ground floor accommodation. The generously proportioned sitting/dining room is a particular highlight, featuring an attractive fireplace and triple-aspect windows providing plenty of natural light. French doors open onto a private paved terrace, ideal for alfresco dining and entertaining.

The kitchen is well equipped with a good range of fitted units, incorporating a built-in eye-level double oven and ample work surface space. All three ground floor bedrooms are comfortable doubles, with the principal bedroom benefiting from a large bay window. A family bathroom completes the ground floor.

To the first floor, there is a large, characterful attic bedroom along with a separate study, both offering useful attic storage.

Outside, the gardens are of a manageable size. The front garden is attractively planted with a variety of shrubs and plants, providing colour and interest throughout the spring and summer months. A side pathway leads to the rear garden, which has been landscaped for easy maintenance and is ideal for pots and tubs — creating a perfect space to relax or entertain. From here, there is a personal door to the garage, as well as a gate leading to a block-paved driveway and parking area.

In summary, this versatile home provides excellent accommodation for families and those seeking predominantly ground floor living, while still offering flexible upstairs space ideal for guests or visiting family members.

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.

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

COUNCIL TAX BAND: D

TENURE: Freehold

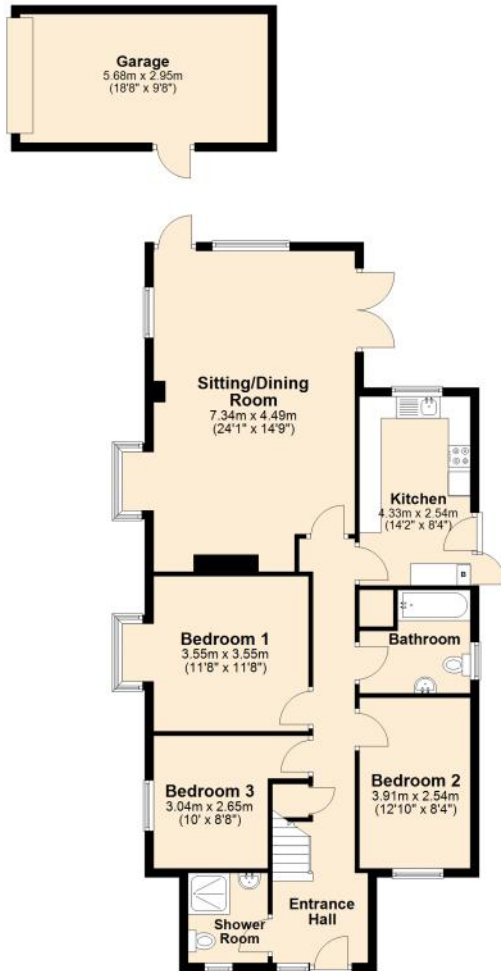
VIEWING: Strictly by appointment through the agents.

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.





Ground Floor
Approx. 121.1 sq. metres (1303.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

First Floor
Approx. 27.4 sq. metres (293.3 sq. feet)



Total area: approx. 148.5 sq. metres (1598.3 sq. feet)





HAMBLETON

ESTATE AGENTS



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.

