



HAMBLETON
ESTATE AGENTS

54 SOUTHGATE DRIVE
WINCANTON
BA9 9ET



£445,000

54 Southgate Drive, Wincanton, Somerset, BA9.

This substantial five bedroom detached home is offered for sale for the first time since it was purchased new in 1987. Thoughtfully extended and improved over the years, it now presents as a spacious and versatile family home.

Upon entering, you are welcomed by a spacious entrance hall, with a cloakroom conveniently located to the right. To the left is a bright and airy sitting room, featuring a large bay window and an attractive fireplace. An archway seamlessly connects to the dining room, which benefits from double glazed French doors opening onto a paved terrace, ideal for al fresco dining.

At the heart of the home is a generously sized kitchen, offering extensive work surfaces and a stylish peninsula, both practical and perfect for family living.

Upstairs, you will find five well proportioned bedrooms, a family bathroom, and an additional shower off the landing. The principal bedroom boasts fitted wardrobes and an impressive en-suite shower room with a large walk-in shower.

Outside, the property features a double-width resin driveway and a neat front lawn. The rear garden enjoys a sunny aspect and has been lovingly landscaped, providing the perfect haven to unwind or host family and friends.

In Summary, this is a rare opportunity to purchase a much loved, thoughtfully extended family home in a sought-after location. With five bedrooms, generous living spaces and attractive garden this property offers the perfect blend of comfort, practicality, and style.

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

GROUND FLOOR

Storm porch with double glazed front door to:

ENTRANCE HALL: A spacious hallway with radiator, coved ceiling and stairs to first floor.

CLOAKROOM: A modern suite comprising low level WC, wash hand basin with tiled splashback, tiled floor, double glazed window and radiator.

SITTING ROOM: 17'5" (into bay) x 11'7" A delightful room with a large double glazed bay window to front aspect, radiator, attractive fireplace with fitted gas fire, dado rail, coved ceiling and archway to:

DINING ROOM: 10'10" x 9'8" Radiator, coved ceiling, double glazed French doors opening to the rear garden, dado rail and door to:

KITCHEN/BREAKFAST ROOM: 18' x 11'7" Inset 1¼ bowl single drainer sink unit with cupboard below, further range of modern gloss fronted wall, drawer and base units with work surface over, breakfast bar, tall unit with built-in oven, inset ceramic hob, radiator, wall mounted gas boiler, double glazed windows to rear aspect, smooth

plastered ceiling with downlighters, fitted unit with recess for large fridge/freezer, integrated slimline dishwasher, space and plumbing for washing machine, door to garden and door to garage.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Airing cupboard housing hot water tank, slatted shelving for linen and hatch to loft.

BEDROOM 1: 11' x 10'1" Radiator, double glazed window to front aspect, coved ceiling, triple mirror fronted wardrobe with hanging rails and shelving and door to:

EN-SUITE SHOWER ROOM: A large luxurious suite comprising large walk-in shower, vanity wash basin unit with storage cupboards and drawers, low level WC, electric underfloor heating, heated towel rail, double glazed window to front aspect, smooth plastered ceiling with downlighters and fully tiled walls.

BEDROOM 2: 11'2" x 8'9" Radiator and double glazed window to rear aspect.

BEDROOM 3: 14'2" (narrowing to 10'2") x 7'8" Radiator and double glazed window to front aspect.

BEDROOM 4: 8'9" x 8'1" Radiator and double glazed window to rear aspect.

BEDROOM 5: 8'10" x 7'7" Radiator, hatch to loft and double glazed window to rear aspect.

BATHROOM: Panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, extractor and fully tiled walls.

SHOWER ROOM: Shower cubicle, radiator and double glazed window to side aspect.

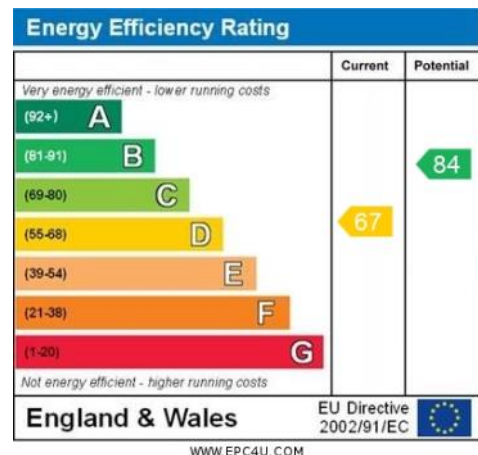
GARAGE: 18'3" x 7'8" Electric roller door, water tap, light, power and door to kitchen.

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

COUNCIL TAX BAND: D

TENURE: Freehold

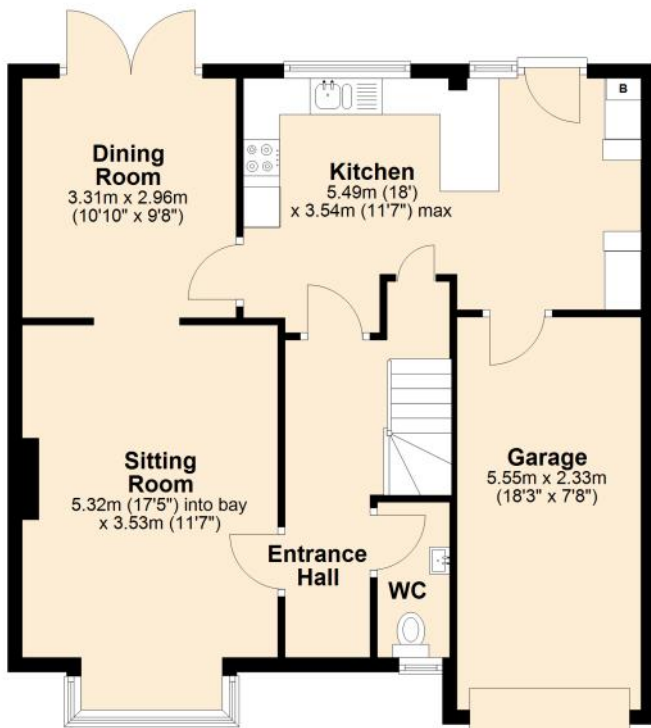
VIEWING: Strictly by appointment through the agents.





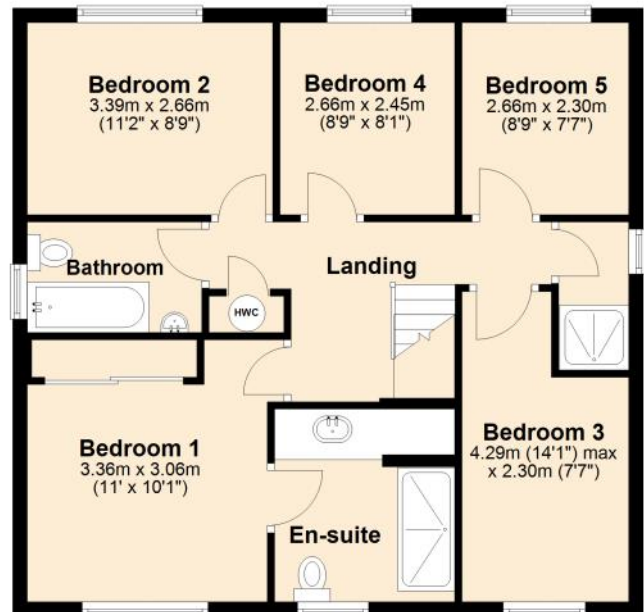
Ground Floor

Approx. 71.7 sq. metres (771.6 sq. feet)



First Floor

Approx. 66.5 sq. metres (716.0 sq. feet)



Total area: approx. 138.2 sq. metres (1487.7 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.

