



HAMBLETON  
ESTATE AGENTS

3 VALE VIEW  
WINCANTON  
BA9 9RB



£325,000

# 3 Vale View, Common Road, Wincanton, Somerset, BA9 9RB.

This semi-detached period stone cottage offers the perfect blend of countryside living with the convenience of being close to local amenities.

The garden is a particular feature with plenty of space for children to play or gardening enthusiasts to enjoy. An attached garage/workshop adds additional appeal for those seeking extra space for hobbies, whilst a large timber cabin is ideal for a home office/studio/gym.

The living accommodation is spread over three floors with the front door opening to a large light and airy kitchen with French doors opening to a paved patio perfect for al fresco dining and entertaining. The kitchen has plenty of space for an island or large table. A characterful sitting/dining room featuring an attractive fireplace.

Moving to the first floor, there is a family bathroom and bedroom enjoying a dual aspect with countryside views, while the second floor has two further bedrooms, each offering delightful rural views.

In summary, this wonderful cottage is perfect for those seeking a home full of charm and character within a no-through road close to local amenities, and excellent road communications.

**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 IN DETAIL

### GROUND FLOOR

UPVC stable door to:

**KITCHEN:** 15'8" x 11'7" A delightful light and airy room with double glazed French doors leading out to a paved patio ideal for al fresco dining. The kitchen has a country rustic feel with a butler sink and a good range of wall, drawer and base units topped with a work surface, space for an island unit or table, tiled floor, space for range style cooker, slimline dishwasher and washing machine, smooth plastered ceiling and double glazed window overlooking the rear garden.

**SITTING/DINING ROOM:** 20'2" x 12'2" (narrowing to 9') This room is full of character featuring an attractive fireplace as its focal point (wood burning stove not in use). Exposed timbers, natural stone wall, window seat, oak flooring, deep display

window sills, understairs alcove, period style radiator, double glazed window to front aspect and stairs to first floor.

From the sitting room stairs to first floor.

### FIRST FLOOR

**LANDING:** Radiator and exposed beam.

**BEDROOM 1:** 12'2" x 11'2" (max) Attractive cast iron fireplace, dual aspect double glazed windows with rural views, exposed floorboards and deep display window sills.

**BATHROOM:** Panelled bath with shower over, low level WC, pedestal wash basin, radiator, exposed ceiling beam and double glazed window with deep display window sill.

From first floor landing stairs to second floor.

### SECOND FLOOR

**LANDING:** Exposed timber and double glazed window to front aspect.

**BEDROOM 2:** 12'5" x 9'8" A characterful room with delightful views over the garden and fields beyond. Radiator and exposed floorboards.

**BEDROOM 3:** 10'1" x 7'3" Radiator, hatch to loft and double glazed window with delightful garden and hill top views.

### OUTSIDE:

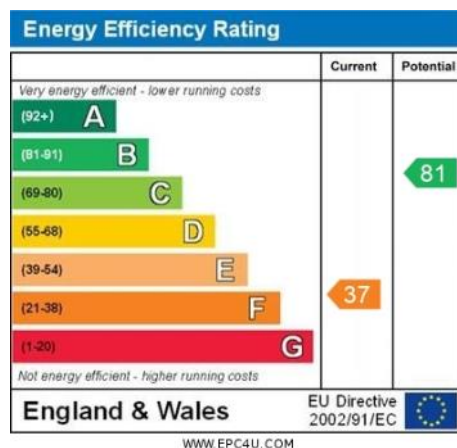
A pathway shared with the neighbouring cottage leads to the rear of the property with a stable door and French doors giving access to the kitchen. The garden is an absolute joy ideal for families and keen gardeners. A large paved patio is the perfect spot to sit and relax after a busy day or entertain family and friends. The majority of the garden is laid to lawn and extends past raised beds all enclosed by mature hedging and fencing. The garden backs onto a field and enjoys an open rural outlook with hill top views in the distance. A timber cabin (16'9" x 10'11") is positioned close to the house and has a number of potential uses. The garage (12'9" x 10') is attached to the side of the property with an up and over door, light and power.

**SERVICES:** Mains water, electricity, private drainage system shared with the neighbouring property, oil fired central heating and telephone all subject to the usual utility regulations.

**COUNCIL TAX BAND:** D

**TENURE:** Freehold

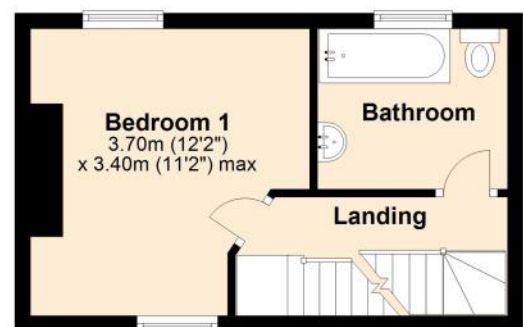
**VIEWING:** Strictly by appointment through the agents.





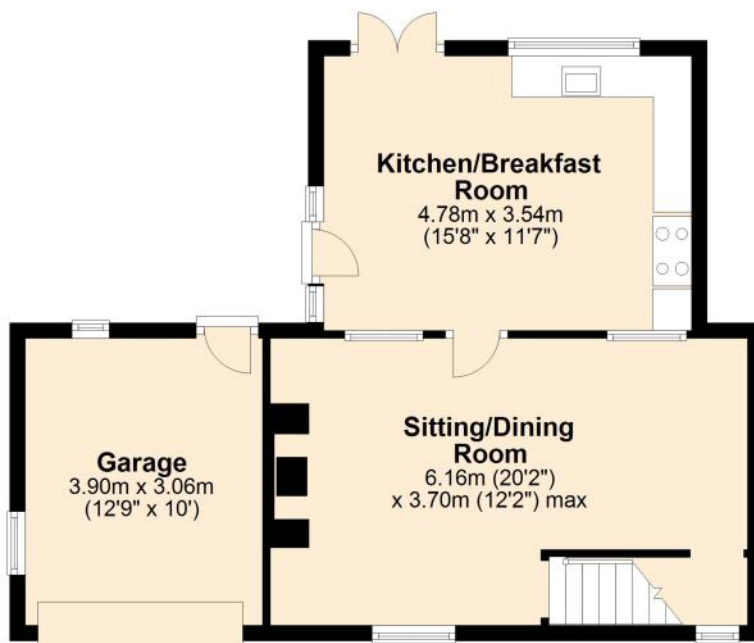
### First Floor

Approx. 22.7 sq. metres (244.4 sq. feet)



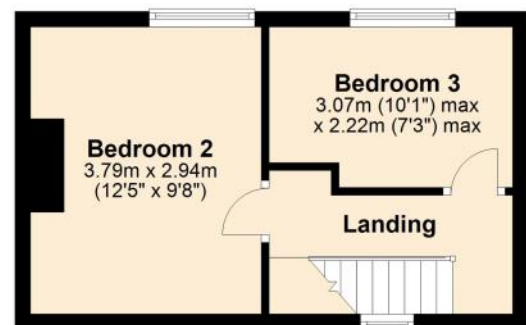
### Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)

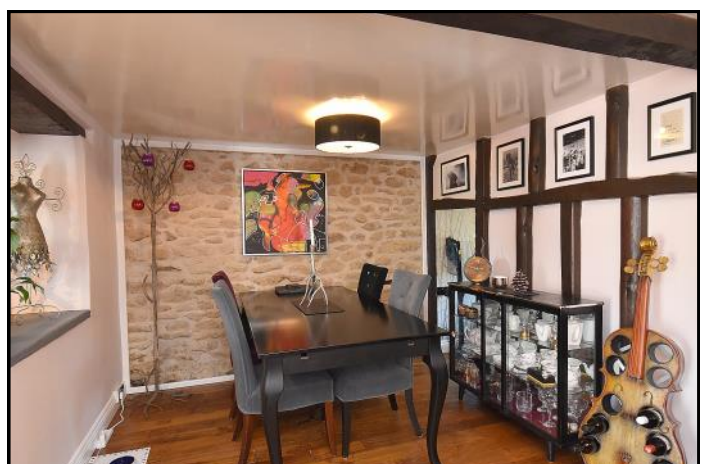


### Second Floor

Approx. 22.9 sq. metres (247.0 sq. feet)



Total area: approx. 97.2 sq. metres (1046.7 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.

