



HAMBLETON
ESTATE AGENTS

WEST LODGE, WEST HILL
WINCANTON
BA9 9BZ



£595,000

West Lodge, West Hill, Wincanton, BA9 9BZ

A wonderful opportunity to purchase an individually designed detached house, situated on a favoured residential road with easy access to local amenities. This impressive property is presented in exceptional throughout and offers a range of desirable features.

Double gates open onto a block paved driveway with ample parking, leading to an integral double garage. Steps rise to a veranda style porch, fronted by a balustrade, giving the front elevation a distinctive and welcoming appearance.

The front door opens into a spacious and inviting reception hall. To your right is an expansive sitting room, featuring a contemporary wood burning stove as its focal point. Four double-glazed French doors allow access to both the front and rear of the property, ensuring natural light throughout the room.

The generously sized kitchen is fitted with an impressive range of wall and base units, complemented by a Corian work surface. There is ample space for a large dining table, making it the ideal space for both everyday family living and entertaining. Double doors open to the dining room, which the current owners have transformed into a cosy snug, a perfect room to unwind and relax after a busy day. The ground floor is completed by a cloakroom and a useful utility/boot room.

Upstairs, the property boasts four double bedrooms, including a spacious master bedroom with a stylish en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property enjoys an attractive, landscaped front garden with access to the front door via a path or steps from the driveway. To the rear, there is a large veranda-style overhang that provides a pleasant seating area, ideal for alfresco dining and family gatherings.

Overall, this impressive family home is sure to appeal to those seeking space, comfort, and style in a highly sought-after location.

ACCOMMODATION GROUND FLOOR

Large veranda with porch leading to:

ENTRANCE HALL: Radiator, obscure double glazed window to front aspect, understairs cupboard, tiled effect flooring and stairs to first floor.

CLOAKROOM: A modern stylish suite comprising table top wash basin unit, low level water cistern with concealed cistern, double glazed window to rear aspect, coved ceiling and radiator.

SITTING ROOM: 23'10" x 19'3" A particularly spacious room with a contemporary Morso wood burning stove, bamboo plank flooring, four radiators, four double glazed French doors giving access to the rear garden and front veranda, wall light points, coved and smooth plastered ceiling.

KITCHEN/BREAKFAST ROOM: 15'6" x 13'4" A stylish shaker style kitchen with an extensive range of wall, base and drawer units with corian work surface incorporating the sink and drainer. Tower unit with Siemens built-in double oven, inset five burner Siemens gas hob, integrated dishwasher and fridge, built-in microwave, cooker hood, display shelving, tiled slate flooring, double glazed window and door to rear garden, vertical radiator, coved and smooth plastered ceiling with downlighters and cupboard housing gas boiler.

DINING ROOM/SNUG: 13'5" x 11' Radiator, coved ceiling and double glazed window to front aspect.

UTILITY ROOM: Space and plumbing for washing machine, work surface, UPVC double glazed door to rear garden, coved ceiling, storage unit and shelving.

From the hallway stairs to first floor.

FIRST FLOOR

LANDING: Linen cupboard, UPVC double glazed window overlooking rear garden, radiator, fitted storage cupboard and with hanging rail, smooth plastered ceiling with downlighters and hatch to loft.

BEDROOM 1: 19'4" x 15'7" (narrowing to 9'9") A dual aspect room with views over the rear and front gardens, built-in double wardrobe, two radiators and door to:

EN-SUITE SHOWER ROOM: A modern stylish suite comprising large shower cubicle, fitted bathroom units incorporating semi recess wash basin and low level WC with concealed cistern, heated towel rail, double glazed window to front aspect and smooth plastered ceiling with downlighters.

BEDROOM 2: 12'4" (max) x 8'10" Radiator, UPVC double glazed window to front aspect, fitted wardrobe with sliding doors and smooth plastered ceiling.

BEDROOM 3: 10'10 x 8'9" Radiator, UPVC double glazed window to front aspect and smooth plastered ceiling.

BEDROOM 4: 9'1 x 8'8" UPVC double glazed window with views over rear garden, built-in double wardrobe and smooth plastered ceiling with downlighters.

BATHROOM: A modern suite with wood effect panelled bath with shower over, Velux window, vanity wash basin unit, low level WC, heated towel rail and smooth plastered ceiling with downlighters.

OUTSIDE

Double gates open to a block brick driveway providing off road parking for several cars and access to a double garage.

FRONT GARDEN: An attractive landscaped garden interspersed with mature shrubs. A pathway gives access to a porch and veranda with timber decking. Side pathway to:

REAR GARDEN: A delightful garden with a large paved patio being partly covered by a veranda style canopy. The majority of the garden is laid to lawn with mature shrub and flower beds and borders, all enclosed by fencing.

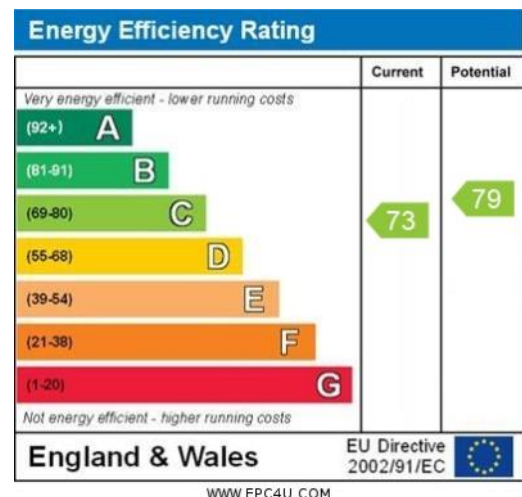
DOUBLE GARAGE: 18'10" x 17' with electric up and over door, light, power and water tap.

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

COUNCIL TAX BAND: F

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.





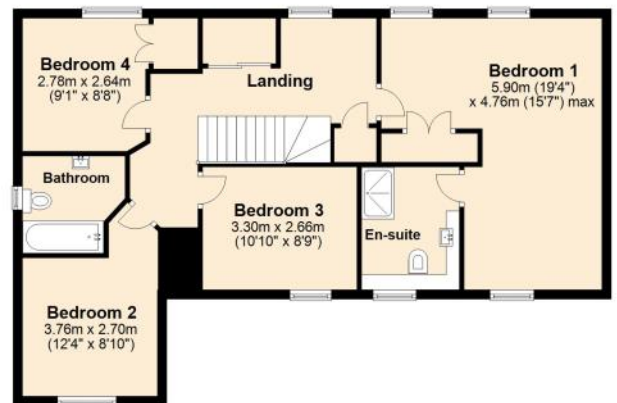
Ground Floor

Approx. 129.5 sq. metres (1394.4 sq. feet)



First Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



Total area: approx. 209.5 sq. metres (2254.7 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.

