



HAMBLEDON
ESTATE AGENTS

**10 LES ROSIERS GROVE
WINCANTON
BA9 9NT**



£315,000

- ◆ **DETACHED BUNGALOW WITH PANORAMIC VIEWS**
- ◆ **LIGHT & AIRY SITTING ROOM ◆ SEPARATE DINING AREA**
- ◆ **FITTED KITCHEN ◆ LANDSCAPED GARDEN ◆ FAMILY BATHROOM**
- ◆ **THREE BEDROOMS WITH MASTER EN-SUITE ◆ GARAGE**
- ◆ **NO FORWARD CHAIN**

10 Les Rosiers Grove, Wincanton, Somerset, BA9 9NT

A three bedroom detached bungalow situated in an elevated position with stunning panoramic views over Wincanton and the Blackmore Vale beyond. The property is positioned on a sought after residential development within easy reach of the town centre amenities.

The front door opens to a spacious entrance hall with a useful cupboard ideal for coats and boots. A light and airy sitting room with a box bay window taking full advantage of the views. An opening leads through to the dining room which gives convenient access to the kitchen and outside patio ideal for al fresco dining and entertaining. There are three bedrooms with the master bedroom enjoying the benefit of an en-suite shower room. Completing the accommodation is a family bathroom.

Moving outside, steps lead up to the front door and a side path gives access to the rear garden. This is a particular feature with a large paved patio and landscaped terracing enjoying far reaching views.

This delightful property would benefit from some updating which will add to its appeal and present an excellent opportunity to create a home to your own taste and style. The property is offered for sale with no forward chain.

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

UPVC double glazed front door with side window to:

ENTRANCE HALL: Wood oak effect flooring, cloaks cupboard, radiator, airing cupboard housing hot water tank with shelving over for linen and coved ceiling with hatch to loft.

SITTING ROOM: 16'9" x 12'1" A wonderful light and airy room with a box bay window enjoying stunning views over Wincanton and hill tops beyond. Adams style fireplace with fitted gas fire, two radiators, two wall light points, coved ceiling and opening to:

DINING ROOM: 11'10" x 8'7" Radiator, coved ceiling, sliding patio door to rear garden and door to:

KITCHEN: 10' x 10' Inset single drainer sink unit with

cupboard below, further range of matching wall and base units with a drawer line and work surface over, tall unit with built-in oven and steam oven, space and plumbing for washing machine and dishwasher, downlighters, double glazed window to rear aspect and door to rear garden.

BEDROOM 1: 11'10" (max) x 10'7" Radiator, built-in single wardrobe, fitted double wardrobe, double glazed window to rear aspect, coved ceiling and door to:

EN-SUITE SHOWER ROOM: Large shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, tiled to splash prone areas and tiled floor.

BEDROOM 2: 10'9" x 8'10" Radiator, coved ceiling, built-in wardrobe and double glazed window with far reaching views.

BEDROOM 3: 8'1" x 7'9" Radiator, coved ceiling and double glazed window with far reaching panoramic views.

BATHROOM: Panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, double glazed window, downlighters and extractor.

OUTSIDE

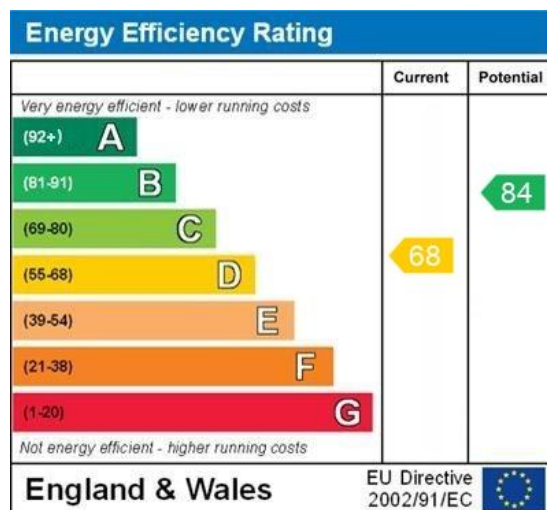
To the front there is an attached single garage with light and power. The garden is mainly laid to lawn with steps to one side leading to the front door. A side path gives access to the rear garden which has been terraced to take advantage of the views. There is a large paved patio ideal for outside dining and entertaining.

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

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: Strictly by appointment through the agents.

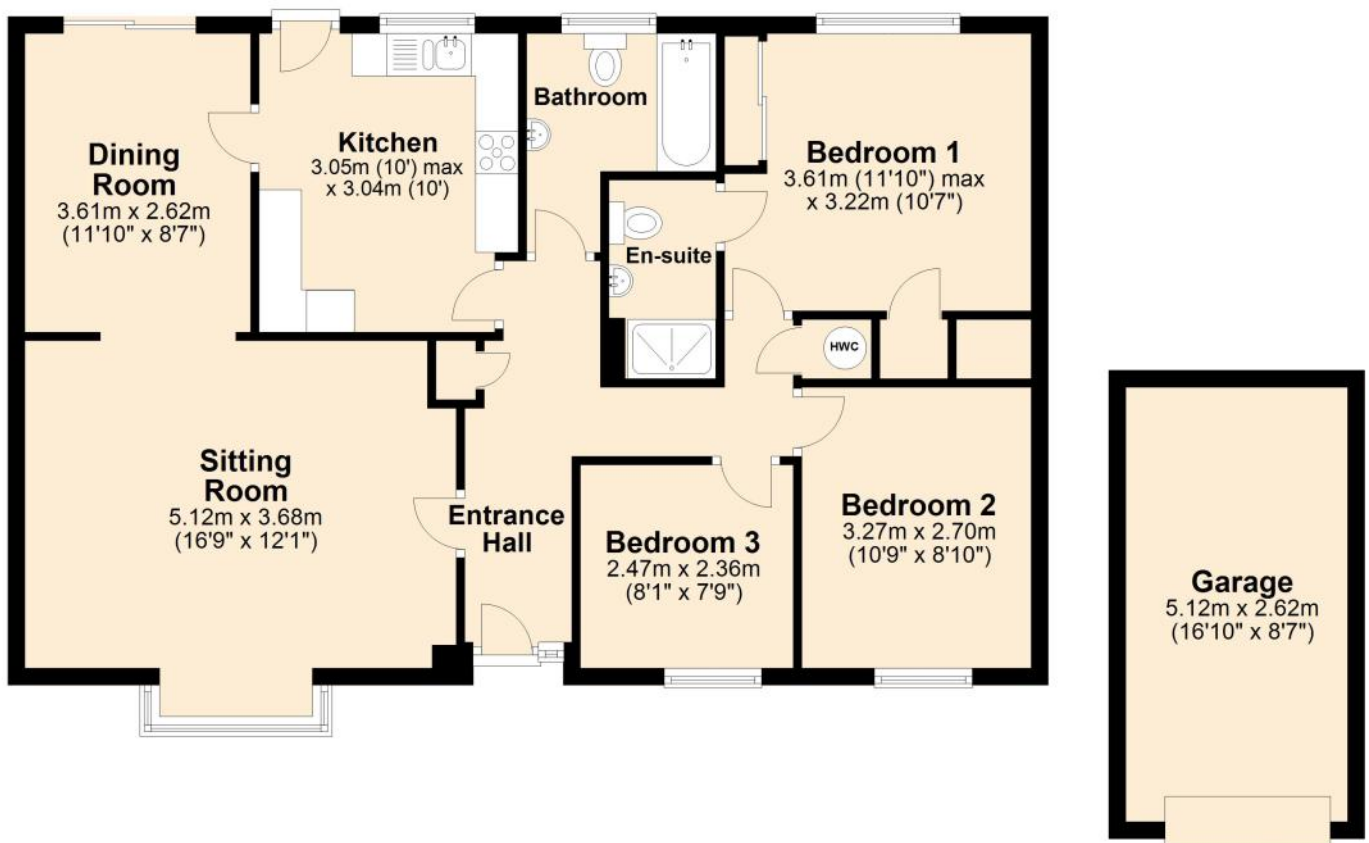


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Ground Floor

Approx. 102.2 sq. metres (1099.8 sq. feet)



Total area: approx. 102.2 sq. metres (1099.8 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.

