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ESTATE AGENTS

**BRIARS HOUSE
WINCANTON
BA9 9HA**



OIEO £400,000

Briars House, 11 Bramble Way, Wincanton, Somerset, BA9 9HA.

A most attractive individual detached house tucked away in a cul-de-sac on a small sought after development.

Upon entering the property you are welcomed into a spacious hallway featuring a turning staircase and useful recess ideal for boots and coats. To your left there is a downstairs study ideal for homeworking, and a cloakroom with toilet and sink. To your right a large sitting/dining room beckons enjoying a dual aspect with windows to the front and rear aspects. The kitchen is a particular feature with a sociable layout and fitted with an excellent range of modern stylish units including an eye level NEFF oven with a slide and hide door, double glazed French doors open to a spacious 'P' shaped conservatory providing a pleasant space to sit and relax with an outlook over the rear garden. Completing the ground floor there is the convenience of a utility/boot room.

Moving upstairs, there is a modern family shower room and four double bedrooms with the master bedroom benefitting from two built-in double wardrobes and en-suite shower room.

Venturing outside, a gravel driveway provides off road parking and leads to a single garage. The front garden has been landscaped for easy maintenance and features a mature weeping pear tree. A side path provides access to an attractive easy to maintain rear garden with a large patio perfect for al fresco dining and entertaining.

In summary, this delightful home offers comfort, style and practicality with gas central heating, double glazed windows and generously proportioned rooms. We highly recommend an internal viewing of this impressive property.

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, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults with a wood-fired pizza and a leisure 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 and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION GROUND FLOOR

UPVC double glazed front door to:

ENTRANCE HALL: A spacious hallway featuring a turning staircase, coved and smooth plastered ceiling with smoke detector and recess ideal for coats and boots.

CLOAKROOM: Low level WC, wash basin with tiled splashback, coved and smooth plastered ceiling, radiator and double glazed window

SITTING/DINING ROOM: 23'2" x 11' (narrowing to 10'9") A light and airy room with double glazed windows to front and rear aspects, coved and smooth plastered ceiling, room temperature control, two radiators and door to:

KITCHEN/BREAKFAST ROOM: 20'8" x 10'7" Inset 1¼ bowl ceramic sink with cupboard below, further range of modern matching wall, drawer and base units with work surface over, integrated NEFF dishwasher, tall unit with built-in NEFF electric oven with slide and hide door and built-in microwave oven, induction hob, integrated

fridge, larder unit, understairs cupboard, water softener and filtered drinking water, radiator, coved and smooth plastered ceiling with downlighters, under unit lighting and door to:

UTILITY/BOOT ROOM: 6'2" x 5' Inset single drainer stainless steel sink unit with cupboard below, space and plumbing for washing machine and tumble dryer, wall mounted Baxi 800 boiler, extractor, coved and smooth plastered ceiling and double glazed door to the garden.

CONSERVATORY: 18' x 9'(max) A lovely addition to the property being an attractive 'P' shape with exposed brickwork, double glazed windows and double glazed French doors leading onto the rear garden.

STUDY: 9'9" x 5'6" (max) Radiator, double glazed window to front aspect, fitted study furniture and smooth plastered ceiling.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Radiator, airing cupboard with fitted shelving and electric heater, wall light point and smooth plastered ceiling with smoke detector and hatch to loft which has power and light, loft ladder and part boarded.

BEDROOM 1: 12'9" x 13' (narrowing to 10') A spacious master bedroom with two built-in double wardrobes, radiator, smooth plastered ceiling, double glazed window to front aspect and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, low level WC, pedestal wash hand basin, tiled to splash prone areas, heated towel rail, double glazed window, extractor and smooth plastered ceiling with downlighters.

BEDROOM 2: 11'8" x 10'6" Radiator, double glazed window to front aspect, smooth plastered ceiling and built-in double wardrobe.

BEDROOM 3: 10'6" x 10'1" Radiator, double glazed window to rear aspect, smooth plastered ceiling and built-in double wardrobe.

BEDROOM 4: 13'1" x 7'10" (max) Radiator, double glazed window overlooking the rear garden and smooth plastered ceiling.

SHOWER ROOM: Large walk-in shower, pedestal wash hand basin, low level WC, heated towel rail, double glazed window and smooth plastered ceiling with downlighters and extractor.

OUTSIDE

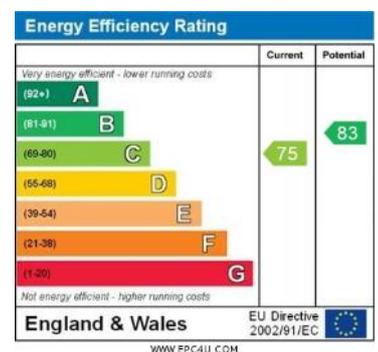
A gravel driveway provides off road parking for two cars and leads to a single garage with door to rear garden, electric car charging point. The front garden has been designed for easy maintenance with artificial lawn with a paved area as its centre piece featuring a weeping pear tree. A side gate leads to an attractive landscaped garden with a large cobbled paved area with a well stocked raised border to one side all enclosed by timber fencing. Water tap and timber shed.

GARAGE: 16'9" x 9'3" Remote controlled garage door, light, power and roof storage.

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

COUNCIL TAX BAND: E

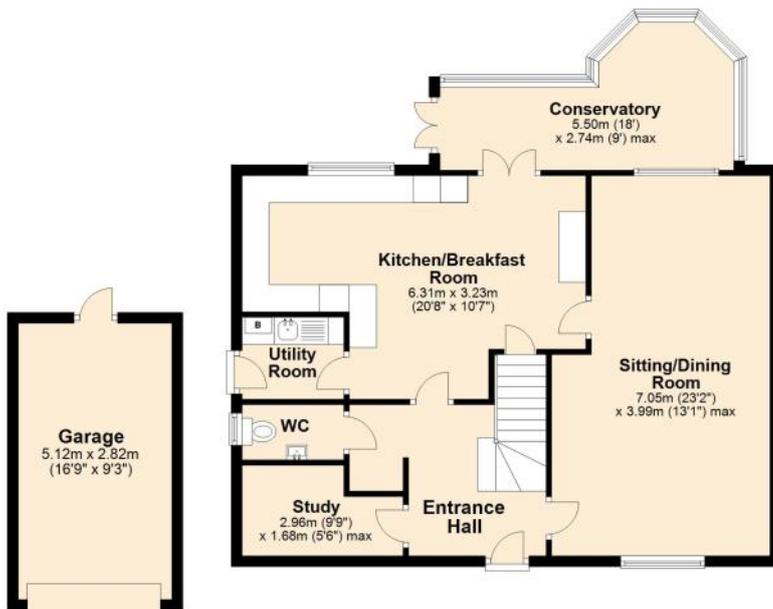
TENURE: Freehold





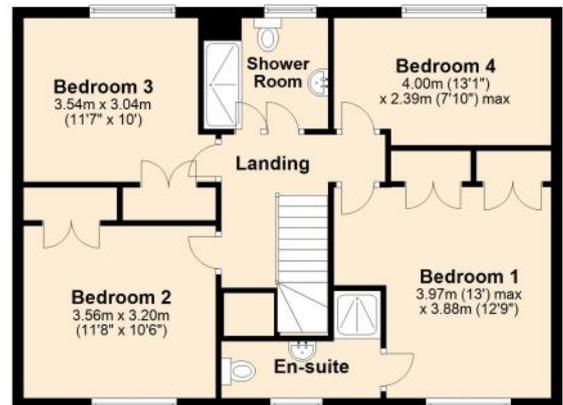
Ground Floor

Approx. 94.0 sq. metres (1012.3 sq. feet)



First Floor

Approx. 68.3 sq. metres (735.5 sq. feet)



Total area: approx. 162.4 sq. metres (1747.8 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 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.

