

## 29 BLACKMORE CHASE WINCANTON BA9 9SB



O.I.E.O £385,000



**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. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.



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# 29 Blackmore Chase Wincanton, BA9 9SB.

An impressive four bedroom detached house tucked away in a cul de sac on a popular residential development. The property enjoys the benefit of a two storey extension which has created a large kitchen/breakfast room, utility room and large master bedroom with ensuite shower room.

The front door opens to the entrance hall with a cloakroom conveniently positioned to your right. Straight ahead is a large kitchen/breakfast room perfect for everyday family life. The sitting/dining room features an attractive fireplace as its focal point, and double glazed French door open to a delightful garden, ideal for alfresco dining. Completing the ground floor is a large utility/boot room.

Moving upstairs, there is a family bathroom and four bedrooms with master bedroom enjoying the benefit of a built in wardrobe and ensuite shower room.

We highly recommend an internal viewing of this delightful family home.

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

Composite front door to:

ENTRANCE HALL: Tiled floor, radiator and stairs to first floor.

CLOAKROOM: Close coupled WC, wash basin with tiled splashback, double glazed window, radiator and tiled floor.

LIVING/DINING ROOM: 24’3” x 12’10” (narrowing to 7’11”) Feature fireplace with inset gas fire and display shelving, three radiators, coved ceiling, two wall light points, wood flooring, double glazed window to front aspect, double glazed French door to rear garden and door to:

KITCHEN/BREAKFAST ROOM: 18’10” x 12’ (narrowing to 10’) A stylish shaker style kitchen comprising double bowl ceramic sink with cupboard below, further range of matching

wall and base units with a drawer line, solid wood and granite work surface, display cabinet, space for a range style cooker, tiled floor, understairs cupboard, two double glazed windows overlooking the rear garden, smooth plastered ceiling with downlighters and door to:

UTILITY ROOM: 8’11” x 6’7” Inset stainless steel drainer sink unit with cupboard below, further wall and base units with work surface over, radiator, space for washing machine and tumble dryer, double glazed window to front aspect and door to outside.

From the entrance hall stairs to first floor:

## FIRST FLOOR

LANDING: Airing cupboard housing unvented hot water tank and shelf for linen.

BEDROOM 1: 12’ x 10’3” A spacious master bedroom with built in double wardrobe, radiator, double glazed windows to front and rear aspects, smooth plastered ceiling and door to:

EN-SUITE SHOWER ROOM: Large shower cubicle, close coupled WC, fitted bathroom units with wash basin, double glazed window to rear aspect, smooth plastered ceiling with downlighters, heated towel rail, extractor and hatch to loft.

BEDROOM 2: 12’5” x 9’ Radiator, built in mirror fronted wardrobes and double glazed windows to front aspect.

BEDROOM 3: 9’5” x 9’ Radiator and double glazed window to rear aspect.

BEDROOM 4: 8’9” x 6’9” Radiator and double glazed window to front aspect.

BATHROOM: A modern suite with large panelled bath with mixer tap and shower over, vanity wash basin unit, close coupled WC, feature tiling around bath and double glazed window to rear aspect.

## OUTSIDE:

There is generous off road parking with a driveway leading to a detached garage (18’7” x 8’7”) with up and over door and light and power. A side path leads through to rear garden. A paved patio extended to a good size area of lawn enclosed by timber fencing. This is a wonderful garden for entertaining friends and family and includes a timber outbuilding with fitted bar.

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

COUNCIL TAX BAND: D

TENURE: Freehold

