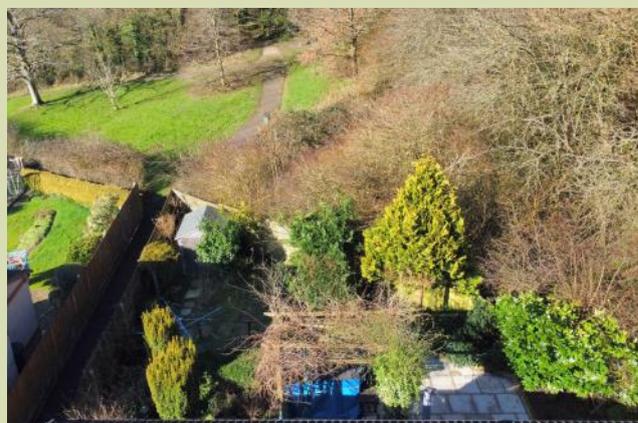
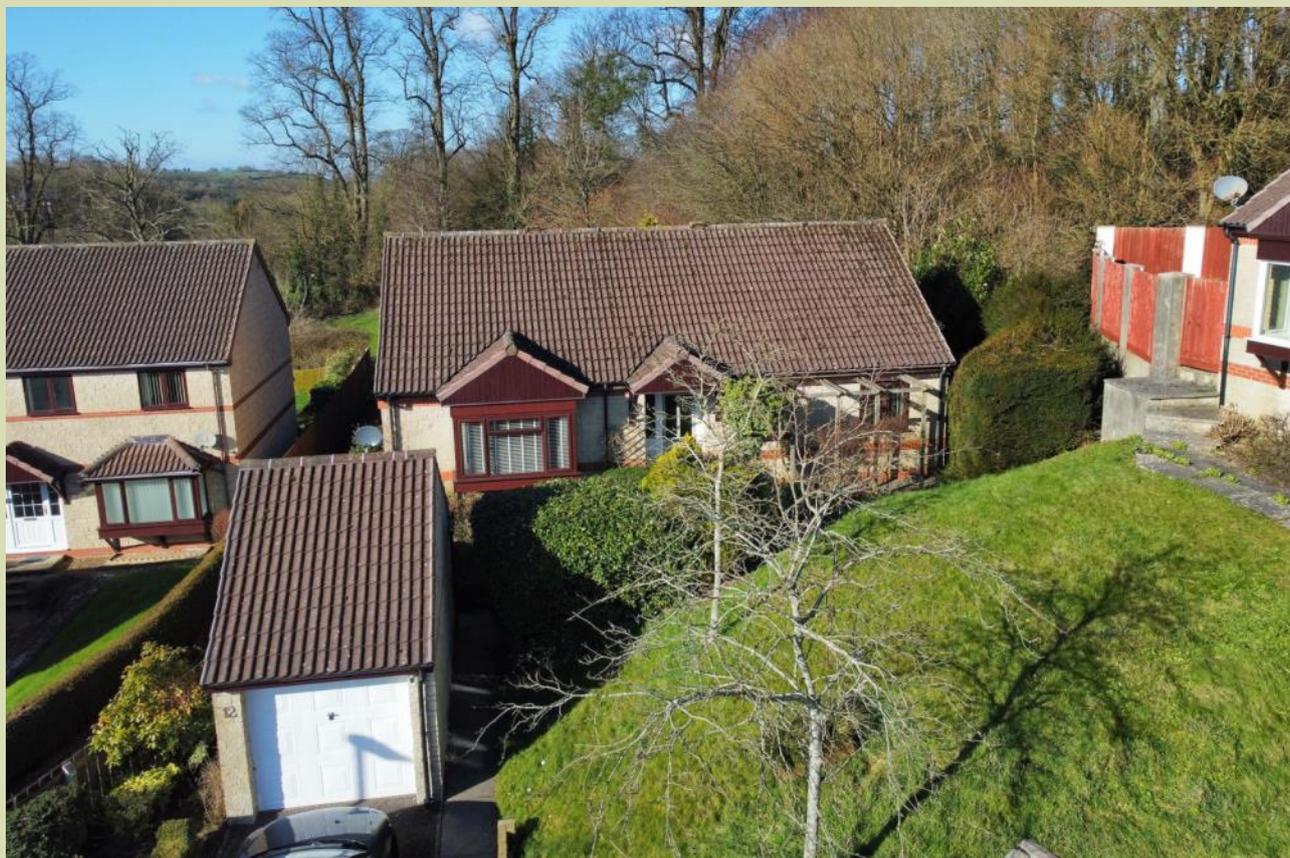




HAMBLETON  
ESTATE AGENTS

12 LES ROSIERS GROVE  
WINCANTON  
BA9 9NT



£362,500

# 12 Les Rosiers Grove, Wincanton, Somerset, BA9 9NT.

An exceptional three bedroom detached bungalow situated in a desirable location within easy reach of the town centre amenities. This impressive property has been tastefully refurbished over the past three years to a very high standard. The sitting room is a particular feature being of a generous size with a large box bay window with deep display window sill. From the sitting room double doors open to a large kitchen/diner ideal for everyday family life and entertaining. French doors from the dining area open to a private paved terrace perfect for al fresco dining.

There are three bedrooms with the master bedroom enjoying the benefit of a stylish en-suite shower room. Completing the accommodation is a modern family bathroom.

Venturing outside, there is parking in front of the garage with additional parking to one side. The front garden is mainly laid to lawn and a pathway with a few steps leads to the front door. The mature rear garden is landscaped with a paved terrace enjoying a wooded outlook.

**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

Storm porch with courtesy light to:

**ENTRANCE HALL:** A spacious hallway with cloaks cupboard with hanging rail and shelf, fitted cupboard with shelving, coved and smooth plastered ceiling, hatch to loft and radiator.

**SITTING ROOM:** 16'9" x 12'5" A delightful room featuring a box bay double glazed window to front aspect, two vertical radiators, coved and smooth plastered ceiling, two wall light points and double doors opening to:

**DINING ROOM:** 11'10" x 8'7" Vertical radiator, coved and smooth plastered ceiling, French doors to rear garden and opening to:

**KITCHEN:** 11'9" x 10' A modern shaker style kitchen

comprising inset 1¼ bowl sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, integrated slimline dishwasher, inset ceramic hob, eye level double oven, two double glazed windows to rear aspect overlooking the garden, integrated fridge/freezer, vertical radiator and cupboard housing wall mounted gas boiler.

**BEDROOM 1:** 11'11" x 10'7" A spacious double bedroom with built-in double wardrobe, radiator, double glazed window to rear aspect, coved and smooth plastered ceiling and door to:

**EN-SUITE SHOWER ROOM:** A stylish suite comprising shower cubicle, fitted bathroom furniture incorporating a semi recess wash basin and low level WC with concealed cistern, heated towel rail, tiled to splash prone areas and smooth plastered ceiling with downlighters and extractor.

**BEDROOM 2:** 10'9" x 8'11" Radiator, double glazed window to front aspect and coved and smooth plastered ceiling.

**BEDROOM 3:** 8'1" x 7'8" Radiator, coved and smooth plastered ceiling and double glazed window to front aspect.

**BATHROOM:** Modern suite comprising panelled bath with shower over, fitted bathroom unit incorporating semi recess wash basin and low level WC with concealed cistern, heated towel rail, double glazed window, smooth plastered ceiling and light with shaver point.

## OUTSIDE

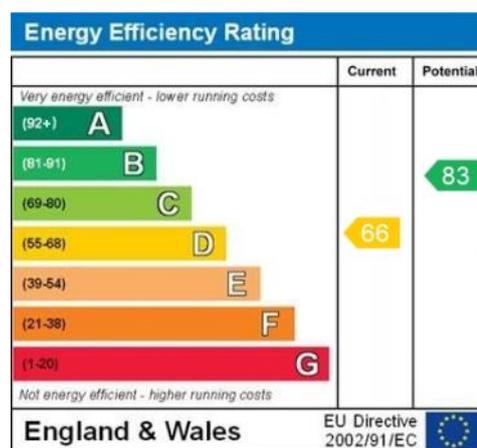
To the front there is a driveway leading to a detached garage (16'11" x 8'4") with light, power and loft storage. There is a gravelled area to the side of the drive providing additional parking. The front garden has an area of lawn and a side path gives access to the rear garden. A mature landscaped garden with a large paved terrace enjoys a wooded rural outlook. The remainder of the garden is landscaped with areas of lawn interspersed with shrubs and trees.

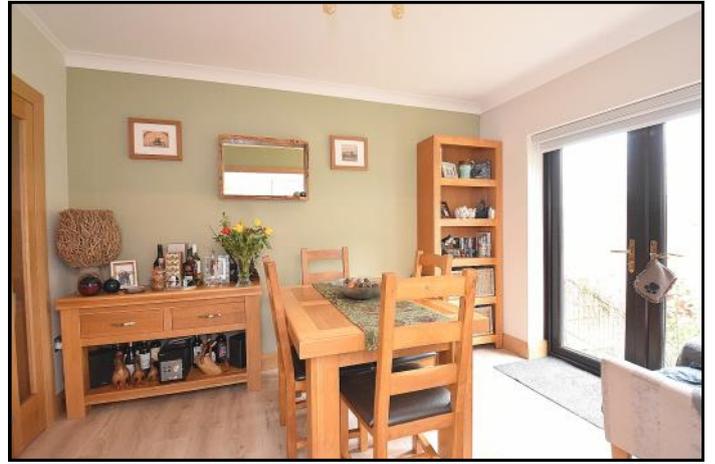
**SERVICES:** Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

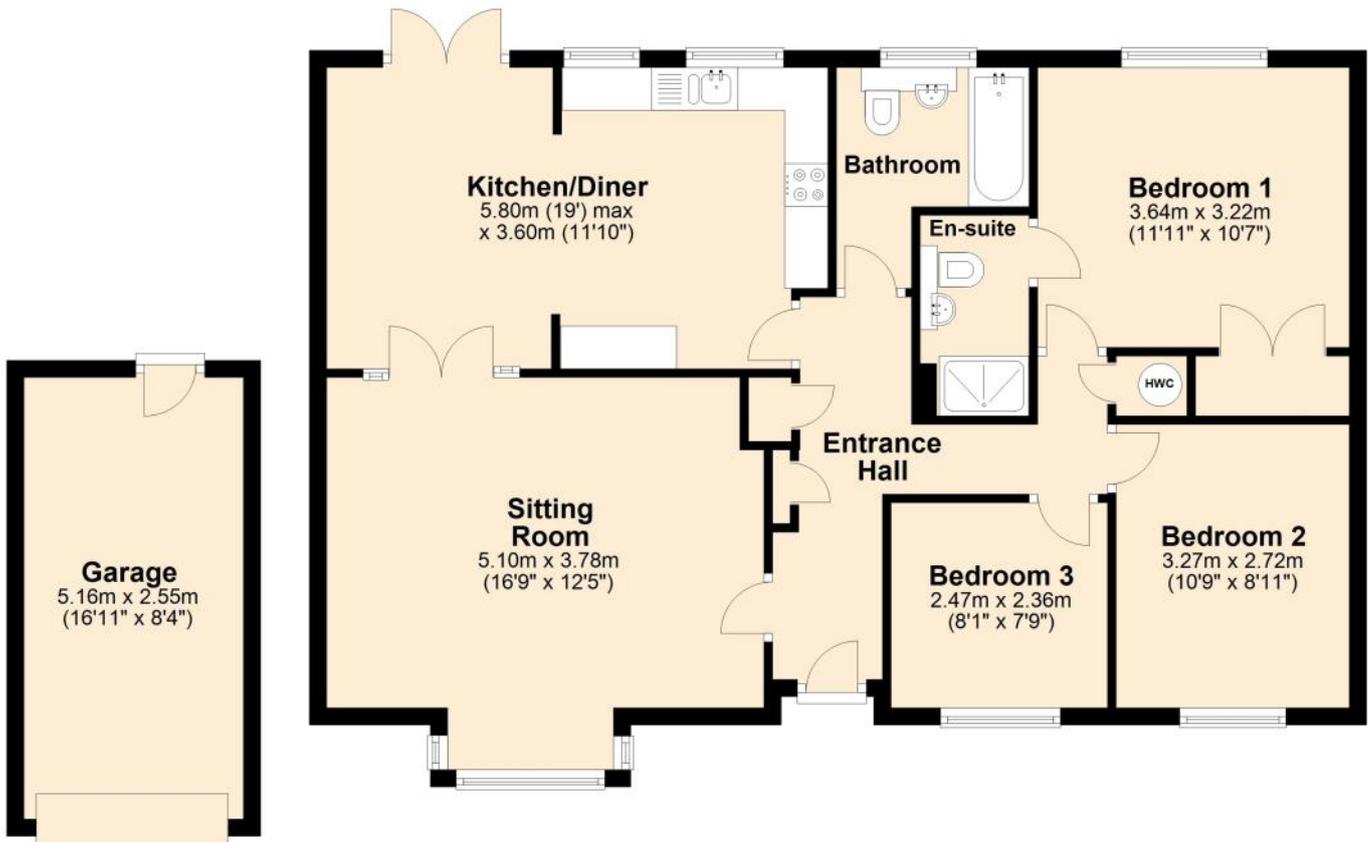
**VIEWING:** Strictly by appointment through the agents.





**Ground Floor**

Approx. 102.5 sq. metres (1102.8 sq. feet)



Total area: approx. 102.5 sq. metres (1102.8 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.

