



HAMBLETON
ESTATE AGENTS

**90 ATKINS HILL
WINCANTON
BA9 9GA**



£400,000

- ◆ **FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE**
- ◆ **LIGHT & AIRY SITTING ROOM ◆ FITTED KITCHEN**
- ◆ **SITUATED OUTSIDE THE MAIN DEVELOPMENT**
- ◆ **SEPARATE DINING ROOM ◆ DOWNSTAIRS STUDY ◆ CLOAKROOM**
- ◆ **FAMILY BATHROOM ◆ ENSUITE SHOWER ROOM**
- ◆ **DELIGHTFUL GARDENS WITH HIGH DEGREE OF SECLUSION**

90 Atkins Hill, Wincanton, BA9 9GA

An exceptionally well presented four bedroom detached house situated in a prime position just outside the main body of a popular residential development. This delightful home enjoys a light and airy sitting room with French doors leading out to an attractive secluded garden, double doors open to a separate dining room perfect for family meals and entertaining. The kitchen is fitted with a range of stylish units with integrated appliances. Completing the ground floor is the convenience of a cloakroom and study.

Moving upstairs, there is a family bathroom and four bedrooms with the master bedroom having a built in wardrobe and en-suite shower room.

Outside, the front garden is laid to lawn fronted by a mature hedge providing seclusion. The rear garden is a particular feature with a paved patio, area of lawn and well stocked flower beds providing colour and interest throughout the year. A gate leads to a double garage and generous off road parking.

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

Front door to:

ENTRANCE HALL: Radiator, understairs cupboard and smooth plastered ceiling with smoke detector.

SITTING ROOM: 15'6" x 12' A well proportioned room with French door leading out a paved patio and garden ideal for alfresco dining. Two radiators, smooth plastered ceiling and double doors to:

DINING ROOM: 9'2" x 9'1" Double glazed window to front aspect, radiator and smooth plastered ceiling.

KITCHEN/BREAKFAST ROOM: 12' x 9'9" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of soft close wall, drawer and base units with work top over, integrated dishwasher, washing machine and fridge freezer with defrosting fridge, water softener, built in oven with inset hob above, space for a kitchen table and chairs, smooth plastered ceiling with downlighters, double glazed window to rear aspect and door to garden.

STUDY: 9'8" (max) x 5'7" Built in cupboard, radiator, double glazed window to front aspect and smooth plastered ceiling.

CLOAKROOM: Pedestal wash basin with tiled splashback, close coupled WC, radiator and double glazed window to side aspect.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Smooth plastered ceiling with hatch to loft and airing cupboard housing hot water tank with shelf for linen.

BEDROOM 1: 11'10" x 9'4" Radiator, built in single wardrobe, double glazed window to front aspect, smooth plastered ceiling and door to:

EN-SUITE SHOWER ROOM: A stylish suite comprising shower cubicle, close coupled WC, vanity wash basin unit, heated towel rail, tiled to splash prone areas, smooth plastered ceiling with downlighters and extractor, and double glazed window to front aspect.

BEDROOM 2: 12' x 12'7" (narrowing to 9'2") Radiator, smooth plastered ceiling and dual aspect double glazed windows to front and side aspect.

BEDROOM 3: 9'8" x 9'6" Radiator, smooth plastered ceiling and double glazed window overlooking the rear garden.

BEDROOM 4: 9'x 6'10" Radiator, smooth plastered ceiling and double glazed window overlooking the rear garden.

BATHROOM: Panelled bath with mixer tap and shower attachment, wash hand basin, close coupled WC, heated towel rail, double glazed window and smooth plastered ceiling with downlighter and extractor.

OUTSIDE

The front garden is mainly laid to lawn with a shrub and flower border fronted by a mature hedge providing a high degree of seclusion. The rear garden is a particular feature with well stocked shrub and flower bed borders all enclosed by fencing. The garden enjoys a sunny aspect with a paved terrace, fruit trees, soft fruit bushes, outside tap and greenhouse. A gate at the rear of the garden leads to generous off road parking and a double garage.

DOUBLE GARAGE: 18'5" x 17' Twin up and over door with light and power.

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

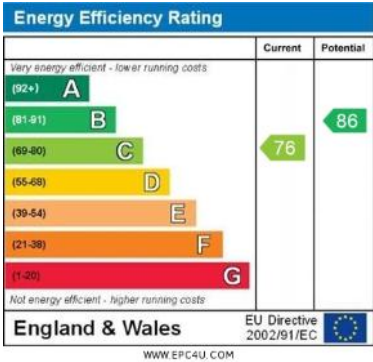
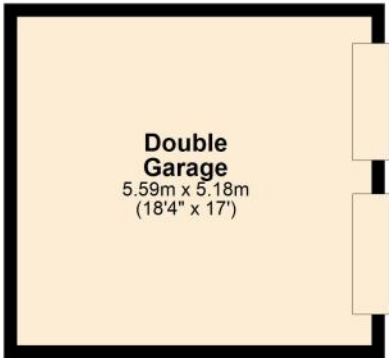
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COUNCIL TAX BAND: E



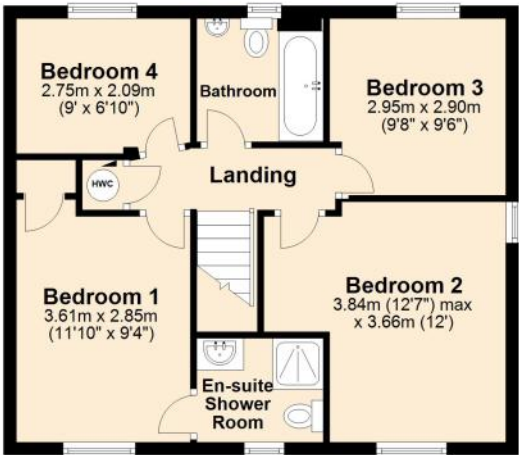
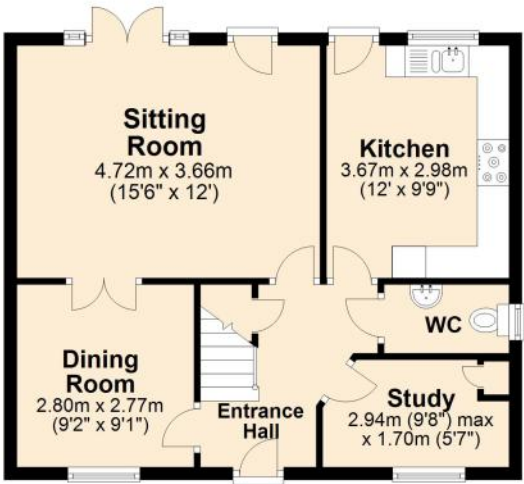
Ground Floor

Approx. 80.5 sq. metres (866.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 119.5 sq. metres (1286.6 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.

