



HAMBLETON

ESTATE AGENTS

2 GRANTS CLOSE WINCANTON BA9 9NS



£395,000

2 Grants Close, Wincanton, Somerset, BA9 9NS.

An exceptional four bedroom detached house situated on a small sought after development within easy reach of local amenities.

Upon entering this impressive home, you are welcomed by a spacious entrance hall, complete with a conveniently positioned cloakroom to the left. To the right, the spacious sitting room is filled with natural light, featuring a charming bay window with fitted shutters adding both style and privacy.

The modern kitchen is equipped with a sleek range of handleless units, ceramic sink, and a high-level built-in oven and microwave. An opening leads to the utility area, which offers practical space for a washing machine and tumble dryer. Adjacent to the kitchen, a separate dining room provides flexibility for everyday dining or entertaining, and offers the potential to create a large open-plan kitchen/diner (subject to building regulations). An excellent addition to the property is the delightful conservatory, offering wonderful views of the rear garden and the distant countryside beyond - an ideal space for relaxation.

Upstairs, the property offers four well-proportioned bedrooms and a family bathroom. The master bedroom enjoys the added luxury of an en-suite shower room.

Externally, the front of the property has been thoughtfully enhanced with a widened and resurfaced driveway, providing additional off-road parking. The rear garden is a true highlight, enjoying far-reaching views over Wincanton and the surrounding countryside. Tastefully landscaped and terraced for low-maintenance living, it features areas of artificial grass, a resin patio and pathway, and a charming pergola-covered seating area - perfect for outdoor enjoyment year-round.

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op, Morrisons and Lidl supermarket, butcher, bakery, fruit and veg and whole foods shop, Post Office, library, cafes, eateries, 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 to composite double glazed front door to:

ENTRANCE HALL: Radiator, coved ceiling, telephone point, understairs cupboard and smoke detector.

CLOAKROOM: Low level WC, wash hand basin with tiled splashback, coved ceiling and double glazed window to front aspect.

SITTING ROOM: 13'9" x 11'6" A light and airy room with a double glazed bay window with shutters to front aspect, radiator, double glazed windows to side aspect, coved ceiling and wall light points.

DINING ROOM: 10'7" x 8'10' Radiator, coved ceiling and double glazed French door giving access to the conservatory.

KITCHEN: 11'10" x 9'4" A modern stylish kitchen comprising 1½ bowl ceramic sink with cupboard below, further range of sleek handleless wall, drawer and base units with work surface over, inset ceramic hob, space and plumbing for dishwasher, radiator, built-in oven and microwave, coved and smooth plastered ceiling with downlighters,

opening to utility area with inset single drainer stainless steel sink unit with cupboard below, space and plumbing for washing machine and tumble dryer, double glazed window to side aspect and wall mounted Worcester gas boiler.

CONSERVATORY: 19'3" x 7'8" A wonderful addition to the property enjoying an outlook over the garden and far reaching views beyond. Two electric radiators, wall light point, power point, UPVC double glazed windows and doors giving access to the rear garden.

From the hallway stairs to first floor.

FIRST FLOOR

LANDING: Linen/storage cupboard with shelf, hatch to loft and smoke detector.

BEDROOM 1: 13'9" x 9'3" A light and airy master bedroom with dual aspect double glazed windows with shutters to side and front aspects, built-in double wardrobes with hanging rail and shelf, radiator and door to:

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

BEDROOM 2: 10'5" x 9' Radiator, built-in double wardrobe with hanging rail and shelf and double glazed window overlooking the rear garden.

BEDROOM 3: 9'6" x 9'3" Built-in double wardrobe with hanging rail and shelf, radiator and double glazed window overlooking the rear garden.

BEDROOM 4: 15'6" (maximum) x 7' Built-in single wardrobe with hanging rail and shelf, radiator and double glazed window to front aspect.

BATHROOM: Panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, radiator and tiled to splash prone areas.

GARAGE: 16'2" x 8'1" Single integral garage with a remote controlled electric door. A personal door gives access to the garden.

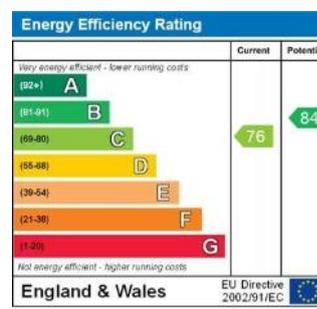
SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: E

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

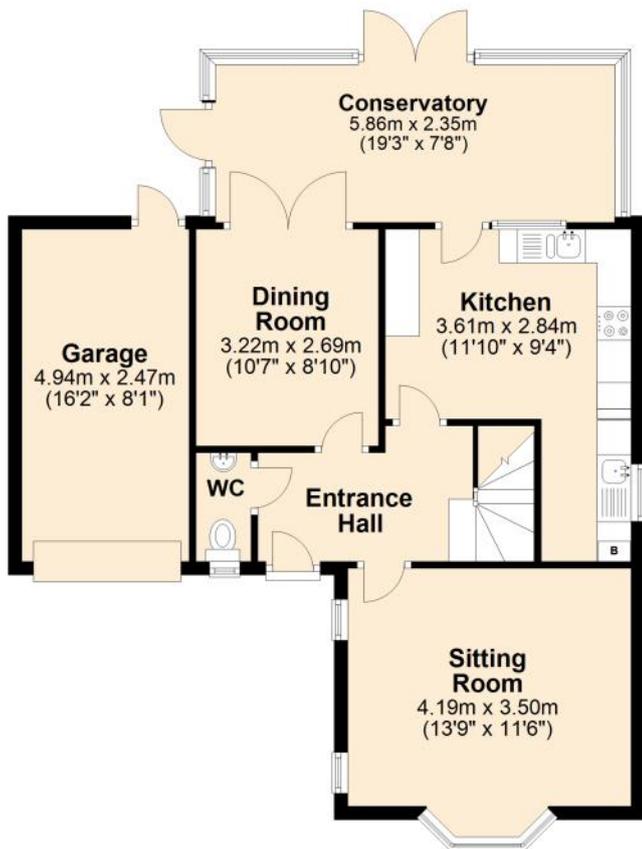
IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





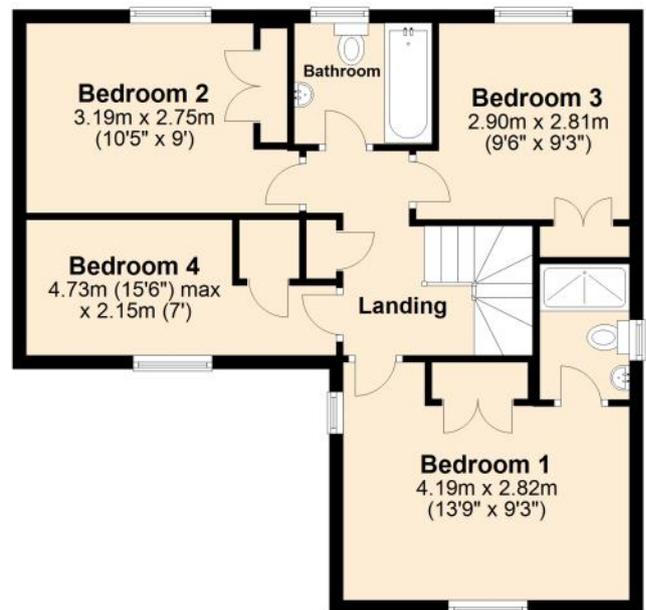
Ground Floor

Approx. 72.7 sq. metres (782.5 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Total area: approx. 131.8 sq. metres (1418.7 sq. feet)





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