



HAMBLETON
ESTATE AGENTS

15 EASTFIELD ROAD
WINCANTON
BA9 9LT



Guide Price £350,000

15 Eastfield Road, Wincanton, Somerset, BA9 9LT.

A rare opportunity to purchase a two bedroom detached house situated in a sought after road with far reaching views across the Blackmore Vale. Purchased by the current owner in 2015, the property has been tastefully refurbished over the years to create an individual home with a number of appealing features. There are some areas requiring completion, allowing the new owners to add their personal touch and finish.

The front door opens to an enclosed porch, which leads into a spacious entrance hall. To your left there is the convenience of a downstairs shower room, while to your right double doors open to a vast sitting/dining room featuring an attractive fireplace as its centrepiece. The kitchen is fitted with a range of shaker style base units, ample work surface, integrated dishwasher and eye level oven. Moving upstairs, there are two light and airy double bedrooms and a stylish modern bathroom. Stepping outside, the property is positioned on a generous plot with a long driveway providing off road parking. The front garden enjoys a high degree of seclusion enclosed by mature hedging. The rear garden has a large paved patio ideal for al fresco dining and entertaining. The remainder of the garden is laid to lawn with a timber decked terrace in the far corner topped with a pergola. A former garage provides useful storage or potential workshop.

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

UPVC double glazed front door to:

ENTRANCE PORCH: Tiled floor, double glazed windows to front aspect and glazed door to:

ENTRANCE HALL: Vertical radiator, laminate wood flooring, utility cupboard with space and plumbing for washing machine and understairs cupboard.

SHOWER ROOM: Shower cubicle, low level WC, wash basin unit, heated towel rail, double glazed window to side aspect, extractor and fully tiled walls.

SITTING/DINING ROOM: 32'2" x 15'2" (narrowing to 11'4") A spacious light and airy room which has been extended to provide a large sociable living space. Feature fireplace with inset electric fire, deep wooden mantle and display niches, three

radiators, large bay with sliding double glazed door to front garden, two double glazed windows to side aspect, laminate wood flooring, downlighters and *Dining Area* with French doors opening to the rear garden.

KITCHEN: 11'8" x 8'8" (max) Inset single drainer sink unit with cupboard below, further range of base and drawer units topped with a work surface, built-in electric AEG oven with AEG microwave above, integrated dishwasher, recess for tall fridge/freezer, cupboard housing wall mounted gas boiler, smooth plastered ceiling with downlighters, radiator, electric consumer unit, tiled floor, inset ceramic hob with extractor over, metro style tiling, pull out larder unit and double glazed door to rear garden.

From the entrance hall stairs with half landing to first floor. Hatch to loft.

FIRST FLOOR

BEDROOM 1: 15'4" x 11'6" A light and airy room with far reaching views over the Blackmore Vale, fitted double wardrobe, dual aspect double glazed windows to front and side aspects, velux style window and coved ceiling with downlighters.

BEDROOM 2: 15'4" (narrowing to 12'4") x 8'10" Radiator, dual aspect double glazed windows with far reaching views, built-in cupboard with fitted shelf and coved ceiling with downlighters.

BATHROOM: A modern style suite comprising P shaped shower bath, low level WC, vanity wash basin unit, fully tiled walls and floor, double glazed window to front aspect, electric shower point, heated towel rail and shower over bath with recess for shampoo etc.

OUTSIDE

FRONT GARDEN: The front garden enjoys a high degree of seclusion enclosed by mature hedging.

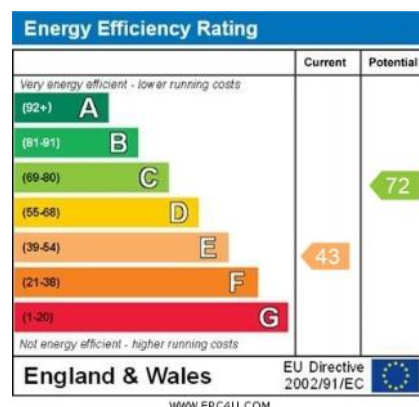
REAR GARDEN: A large paved patio leads to a good size lawned area bordered by mature shrubs and enclosed by timber fencing. In the far corner there is a timber decked terrace topped with a pergola providing the perfect spot to sit and relax after a busy day.

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

TENURE: Freehold

COUNCIL TAX BAND: D

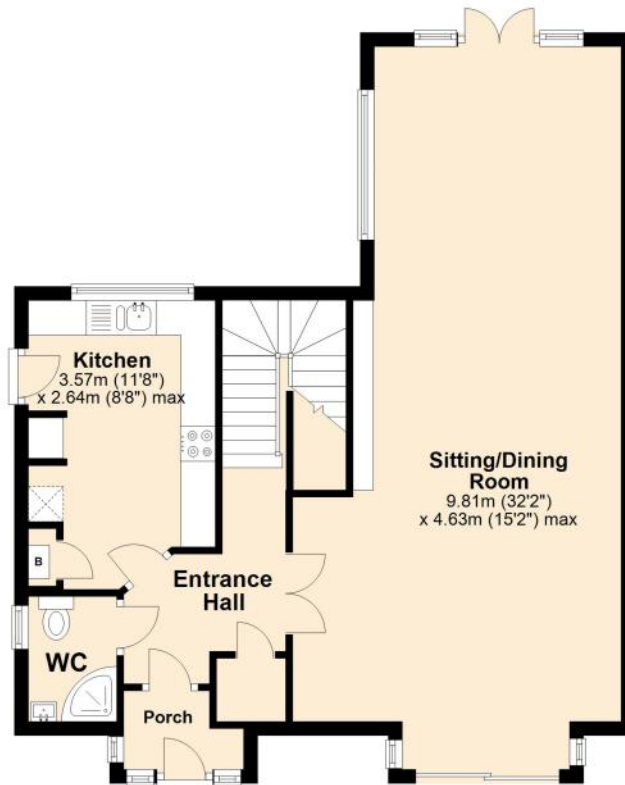
VIEWING: Strictly by appointment through the agents.





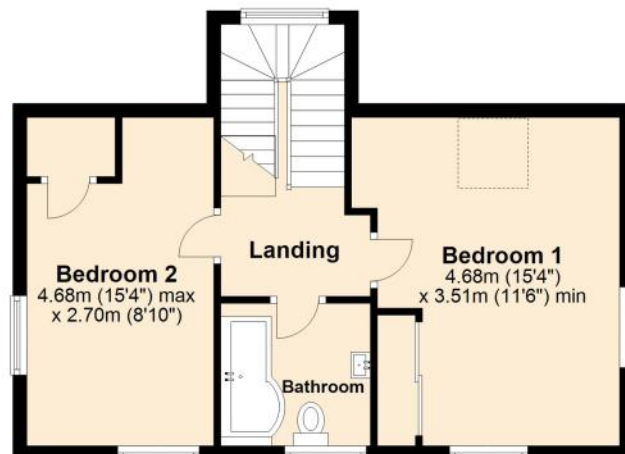
Ground Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 109.2 sq. metres (1175.0 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.

