



HAMBLETON  
ESTATE AGENTS

4 EASTFIELD ROAD  
WINCANTON  
BA9 9LT



£490,000

# 4 Eastfield Road, Wincanton, Somerset, BA9 9LT.

A substantial four bedroom detached house with a two storey extension creating an additional reception room and feature first floor conservatory with panoramic views across the Blackmore Vale.

An enclosed entrance porch leads to a spacious hallway with useful understairs storage. To your left there is the convenience of a downstairs cloakroom and to your right there is a particularly spacious sitting room with large windows allowing plenty of natural light to fill the room. A wide opening leads to a versatile reception room with double doors double doors giving access to the garden. The kitchen is fitted with a good number of units and enjoys an outlook over the rear garden. Completing the ground floor accommodation is a utility/boot room with a door opening to a large single garage.

Moving upstairs, there is a family bath/shower room and four spacious bedrooms, three of which have built-in double wardrobes. From the master bedroom a sliding double glazed door opens to an impressive first floor conservatory which was built by the owners to take full advantage of the outstanding views. There is separate access to the conservatory from an external spiral staircase.

The owners purchased the property from new in the early 1980's and later stamped their own mark on the house with an extension providing a spacious and individual family home. The property is offered for sale with no forward chain and would benefit from updating.

**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

UPVC double glazed front door to entrance porch with archway to:

ENTRANCE HALL: Radiator, understairs and storage cupboard.

CLOAKROOM: Low level WC, wash basin and extractor.

SITTING ROOM: 20'4" x 16'8" (narrowing to 13'11") A spacious light and airy room with a fireplace as its focal point. Two radiators, two double glazed windows to front aspect, double glazed window to rear aspect, wall light points and opening to:

DINING ROOM: 19'10" x 8'4" Two radiators, wall light points, double glazed windows to front and rear aspects and sliding double glazed doors to a paved patio ideal for al fresco dining.

KITCHEN: 15'5" x 8'5" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of wall and base units with work surface over, radiator, double glazed window to rear aspect and door to:

UTILITY ROOM: 7'11" x 7'6" Inset single drainer stainless steel sink unit with cupboard below, larder unit, double glazed window to rear aspect, door to outside and internal door to double garage.

From the entrance hall stairs to first floor.

## FIRST FLOOR

LANDING: Double airing cupboard housing hot water tank and shelving for linen, radiator and hatch to loft.

BEDROOM 1: 14'11" (narrowing to 11'9") x 10'2" Radiator, two double glazed windows to front aspect and sliding double glazed door to:

FIRST FLOOR CONSERVATORY: 20' x 8'6" This was built to take advantage of the stunning views, two radiators, double glazed windows, tiled floor and door to outer spiral staircase to ground floor.

BEDROOM 2: 12'8" (to front of wardrobe) x 9'9" Radiator, double glazed window to rear aspect and built-in double wardrobe.

BEDROOM 3: 11'10" (to front of wardrobe) x 11'1" Radiator, double glazed window to rear aspect, built-in wardrobes and door to eves storage.

BEDROOM 4: 10'5" (max) x 6'9" (to front of wardrobe) Radiator, double glazed window to rear aspect and built-in double wardrobe.

BATH/SHOWER ROOM: Panelled bath, shower cubicle, wash hand basin, low level WC, radiator and double glazed window to front aspect.

## OUTSIDE

To the front of the property there is a double width driveway leading to a large single garage. The garden is mainly laid to lawn with a flower border. A gate opens to a large sunny aspect paved patio ideal for alfresco dining and entertaining. The rear garden is of a good size with an area of lawn and large raised bed providing a blank canvas to landscape the garden.

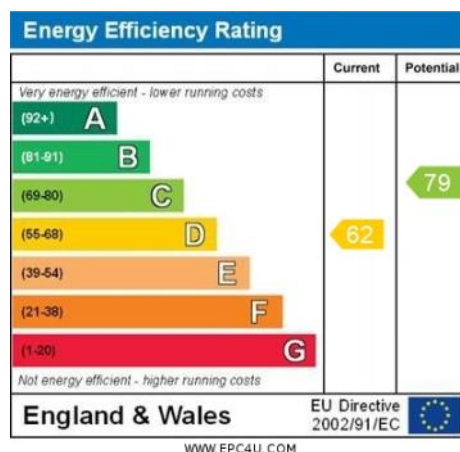
GARAGE: (16'10" x 11'2") A large single garage with electric door, light, power and gas boiler.

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.



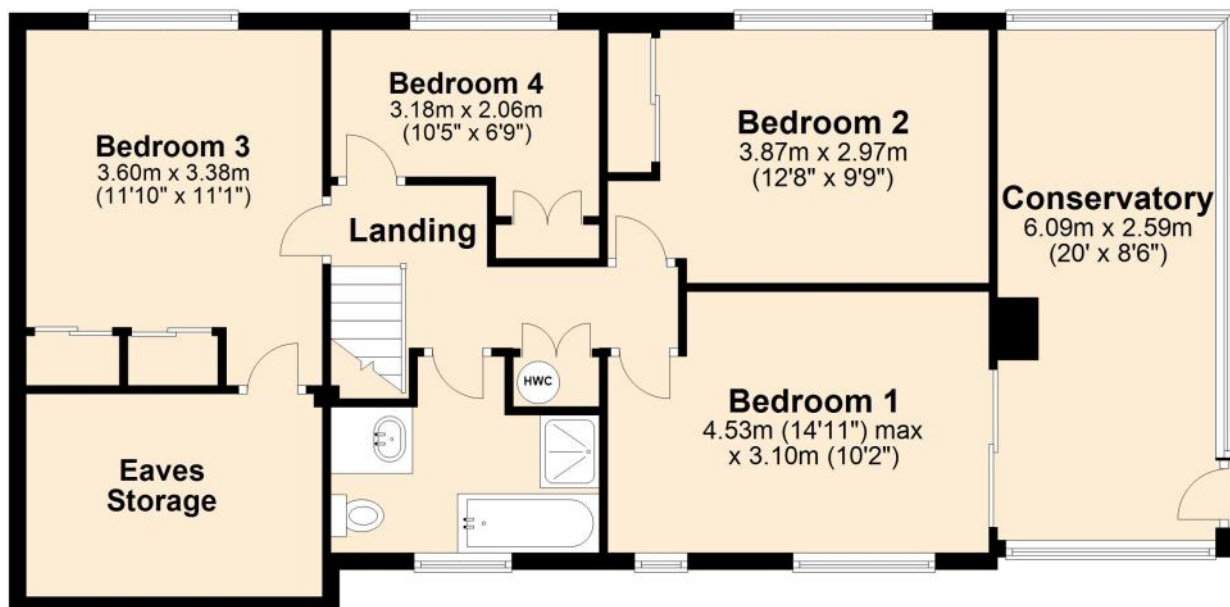
## Ground Floor

Approx. 95.1 sq. metres (1023.3 sq. feet)



## First Floor

Approx. 80.3 sq. metres (864.0 sq. feet)



Total area: approx. 175.3 sq. metres (1887.3 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 mis-statement 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.

