



HAMBLETON
ESTATE AGENTS

23 BRAMBLE WAY
WINCANTON
BA9 9HA



£500,000

23 Bramble Way, Wincanton, Somerset, BA9 9HA.

A wonderful opportunity to purchase a particularly spacious four bedroom detached bungalow tucked away at the end of a private driveway. This individual and most appealing property has many outstanding features including a large driveway with space for several vehicles including a motorhome, double garage, spacious sitting room with a modern wood burning stove as its centrepiece, fitted kitchen with a range style cooker, useful utility/boot room, separate study and master bedroom with walk-in wardrobe and en-suite shower room. A new gas boiler and all new radiators were fitted in December 2020 and the property benefits from a delightful secluded garden.

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

Storm porch to front and:

ENTRANCE VESTIBULE: Radiator, coved ceiling, double glazed window and door to:

DINING HALL: 17'5" x 12' (approximate measurement due to shape of room) A particularly spacious room being of an interesting irregular shape with two radiators, wall light points, coved ceiling and door to rear garden.

SITTING ROOM: 17' x 16'4" A delightful well proportioned room with a contemporary wood burning stove as it's focal point. Double glazed French doors open to a paved terrace ideal for al fresco dining and entertaining. Two radiators, wall light points, coved ceiling and television aerial point.

KITCHEN/BREAKFAST ROOM: 13'9" x 12'6" A country style kitchen comprising inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, integrated dishwasher, range style cooker, downlighters, radiator, display shelving, and double glazed window to front aspect.

UTILITY ROOM: 8'9" x 5'2" Inset single drainer stainless steel sink unit with cupboard below, space and plumbing for washing machine, wall mounted gas boiler, double glazed window, coved ceiling, electric trip switches and door to driveway.

STUDY: 6'8" x 6'4" Irregular shaped room with radiator, coved ceiling and double glazed window.

From the dining hall door to:

INNER HALLWAY: Coved ceiling with hatch to loft, cupboard housing hot water tank and shelf for linen.

BEDROOM 1: 12'9" x 11'8" Radiator, coved ceiling, double glazed window overlooking the rear garden and door to walk-in wardrobe with double glazed window and door to:

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

BEDROOM 2: 11'8" x 9'5" Radiator, coved ceiling and double glazed window.

BEDROOM 3: 9'9" x 9'4" Radiator, coved ceiling, built-in wardrobe and double glazed window.

BEDROOM 4: 9'5" x 9'2" (narrowing 6'5") Radiator, coved ceiling and double glazed window overlooking the rear garden.

BATHROOM: Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled to splash prone areas, coved ceiling and double glazed window.

OUTSIDE

FRONT GARDEN: Double gates provide access to a large block paved driveway with space for several vehicles, and then leads to a detached double garage (19' x 17'5"). An area of loose stones is punctuated with shrubs that extends to a pathway giving access to the rear garden.

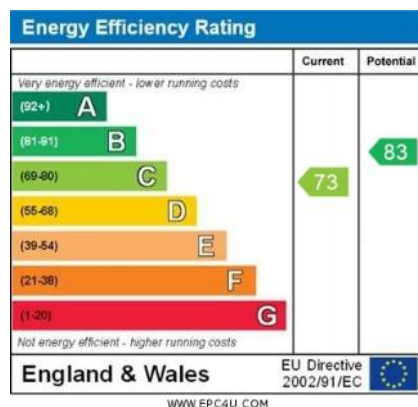
REAR GARDEN: A large paved terrace fronted by a low wall leads to a lawned area with well stocked shrub and flower borders also a vegetable patch which is enclosed. Shed, light and personal door to garage. From the drive a gate gives access to an additional parcel of land being mainly laid to lawn with a hollow.

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. 147.5 sq. metres (1588.1 sq. feet)



Total area: approx. 147.5 sq. metres (1588.1 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.

