



Silver Street

Wincanton • Somerset • BA9 9AN


Property & Land Agents



Stylish Open Plan Kitchen/Breakfast Room



■ DESCRIPTION

Magnificent five bedroom period town house situated in a convenient position within a short walk of the town centre. This beautifully presented home has been sympathetically refurbished over the years providing an outstanding family home with versatile living accommodation. There are many features including feature fireplaces with wood burning stoves, sash windows with a mixture of original and plantation shutters, Victorian style radiators, stunning kitchen/breakfast/family room, secure off road parking for several vehicles and a large attached outbuilding with many uses.

■ ACCOMMODATION

Front door to entrance vestibule and door to:

- **ENTRANCE HALL** A spacious hallway with engineered oak flooring, understairs cupboard, fitted storage cupboard and alcove with Victorian style radiator.
- **SITTING ROOM** Attractive fireplace with wood burning stove, Victorian style radiator, sash window with plantation shutters, fireside alcoves, picture rail and two wall light points.
- **LIVING ROOM** Fireplace with wood burning stove, and sash window with original shutters.
- **DINING ROOM** This is a wonderful space for entertaining with open access to the kitchen/breakfast room. Tiled floor, and window to side aspect.
- **KITCHEN/BREAKFAST ROOM** This is a fabulous room providing the social hub of the house with vaulted ceilings and triple-section bi-folding door giving direct access to a paved terrace and rear garden. Range of modern cream and oak shaker style wall and base units topped with granite working surface, inset 1 1/4 bowl stainless steel sink unit set into a granite drainer, eye level double oven, integrated dishwasher, island unit with breakfast bar, wine cooler and power/usb socket, vertical radiator, window to side aspect, step up to seating area and door to side lobby/utility room.





■ **UTILITY ROOM** Space and plumbing for washing machine and tumble dryer and door to driveway.

■ **CLOAKROOM** Low level WC, wash hand basin with tiled splashback.

From the entrance hall stairs to first floor landing, and double glazed window to side aspect.

■ **BEDROOM 1** Attractive fireplace, Victorian style radiator, sash window with plantation shutters and range of fitted wardrobes.

■ **BEDROOM 2** Feature fireplace, Victorian style radiator, wall light point and sash window with plantation shutters.

■ **BEDROOM 5** Victorian style radiator and sash window with plantation shutters.

■ **BATHROOM** A stylish period style suite feature with a free standing roll top bath, twin wash hand basins set into a granite surface, high flush WC, downlighters, Victorian style radiator, double glazed window with plantation shutters and Amtico flooring.

■ **SHOWER ROOM** Insignia shower cabin featuring rain-shower and body jets, vanity wash hand basin, WC, radiator with heated towel rail attached, fully tiled walls and Amtico flooring.

From the landing stairs to second floor landing, with downlighters and smoke detector.



FEATURES

- Exceptional Victorian Town House
- Entrance Hall
- Sitting Room
- Living and Dining Room
- Fantastic Kitchen/Breakfast Room
- 4 Double Bedrooms & 1 Single
- Secure Parking for Several Vehicles
- Attractive Sunny Rear Garden
- Useful Outbuilding



KingsLand Property & Land Agents • The Tythings Commercial Centre • Southgate Road • Wincanton • Somerset • BA9 9RZ

T: 01963 34455 • E: sales@kingslandproperty.com • W: kingslandproperty.com



SECOND FLOOR

■ **BEDROOM 3** Exposed timber and window with plantation shutters, Victorian style radiator, loft hatch, exposed timber and window with plantation shutters.

■ **BEDROOM 4** Victorian style radiator, exposed timber and window with plantation shutters.

■ **SHOWER ROOM** Large shower cubicle, wash hand basin, low level WC, heated towel rail and downlighters.

OUTSIDE

Solid double timber gates give access to a long and wide driveway providing secure parking for several vehicles. Side gate to:

■ **REAR GARDEN** A raised paved terrace leads to a good size lawned area enclosed by timber fencing, and two useful sheds. To the side of the house there is a paved area ideal for dining and entertaining.

■ **ATTACHED OUTHOUSE** This is a useful storage room with potential for a multitude of uses. Light and power, windows to side aspect, gas central heating boiler.

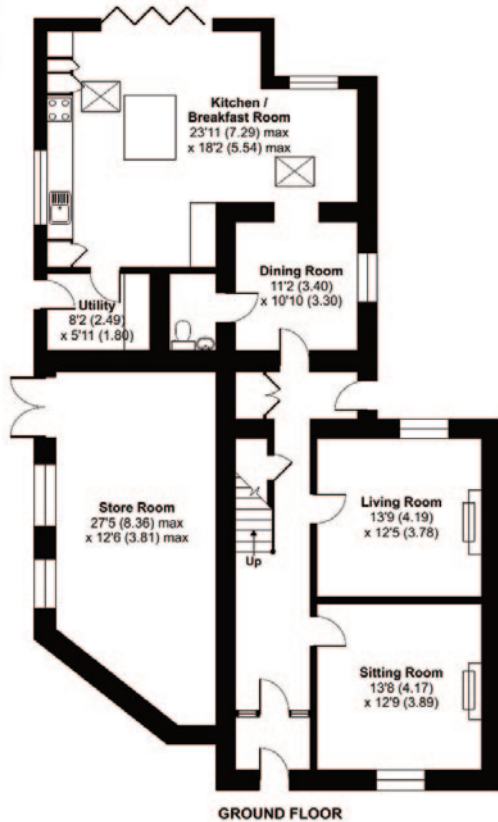
■ **LOCATION** Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much-improved A303 which links with the M3 is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.



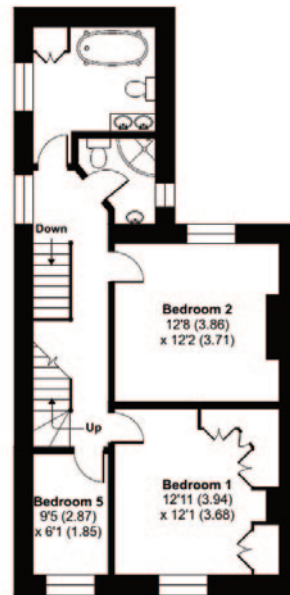
Silver Street

Wincanton • Somerset • BA9 9AN

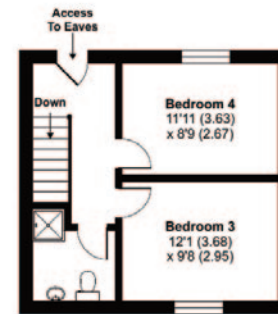
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



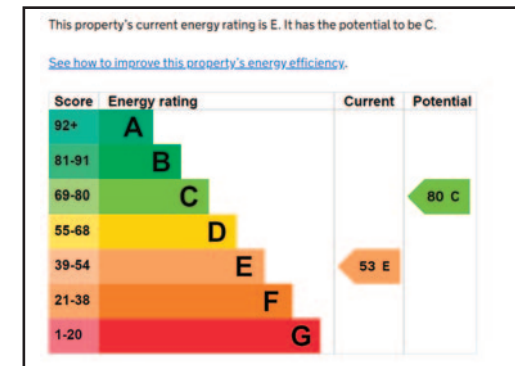
SECOND FLOOR

Silver Street, Wincanton, BA9

Approximate Area = 2135 sq ft / 198.3 sq m
 Store Room = 307 sq ft / 28.5 sq m
 Total = 2442 sq ft / 226.8 sq m
 For identification only - Not to scale

FOR CLARIFICATION

We wish to inform you 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 are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ric-becom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 998928





Ample Parking and a Good Sized Sunny Rear Garden



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

■ **CAUTION** NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

■ **COUNCIL TAX BAND** E

■ **TENURE** Freehold

■ **VIEWING** Strictly by appointment through the agents.



**Silver Street, Wincanton
Somerset, BA9 9AN**



KingsLand Property & Land Agents • The Tythings Commercial Centre • Southgate Road • Wincanton • Somerset • BA9 9RZ

T: 01963 34455 • E: sales@kingslandproperty.com • W: kingslandproperty.com