



HAMBLETON  
ESTATE AGENTS

84 ATKINS HILL  
WINCANTON  
BA9 9GA



£390,000

# 84 Atkins Hill, Wincanton, Somerset, BA9 9GA.

An exceptional four bedroom detached house presented in 'show home' condition with delightful views to the rear over countryside. The property is situated on the edge of a popular development within a short walk of a secondary school and Wincanton leisure centre. This wonderful home enjoys a spacious light and airy sitting room with French doors opening onto a paved patio being the perfect spot for a morning coffee. There is a separate dining room which has a number of potential uses including a home office/play room or TV lounge. The kitchen is a particular feature with integrated appliances and space for a good size table. Completing the ground floor is a utility room, cloakroom and entrance hall with a useful understairs cupboard. Moving upstairs, there is a family bathroom, four bedrooms with the principle room benefitting from a stylish en-suite shower room. Outside, there is an easy to maintain front garden with a driveway to one side leading to a single garage. The attractive rear garden is mainly laid to lawn with mature shrub borders and pleasant seating areas.

**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.

## ACCOMMODATION.

**ENTRANCE HALL:** The front door opens to a welcoming entrance hall with polished floor tiles, radiator, smooth plastered ceiling with smoke detector and understairs cupboard.

**CLOAKROOM:** Low level WC, pedestal wash hand basin with tiled splashback, radiator, tiled floor and smooth plastered ceiling with extractor.

**SITTING ROOM:** 19'6" x 12'6" A spacious light and airy room with an attractive fireplace as the focal point. Two radiators, smooth plastered ceiling, double glazed window with shutters to front aspect and sliding patio door gives access to the rear garden.

**DINING ROOM:** 12'7" x 10'7" (max) Radiator, smooth plastered ceiling and double glazed window with shutters to front aspect.

**KITCHEN/BREAKFAST ROOM:** 13'6" x 13'3" A stylish fitted kitchen comprising inset 1¼ bowl single drainer sink unit with cupboard below, further range of matching wall, drawer and base units with working surface over, integrated dishwasher and fridge/freezer, inset five burner gas hob with canopy extractor over, water softener, under unit lighting, eye level built-in double oven, larder unit, polished tiled floor, radiator, smooth plastered ceiling with downlighters, double glazed window overlooking the rear garden and door to:

**UTILITY ROOM:** 6'6" x 5'8" Inset single drainer stainless steel sink unit with cupboard below, further wall unit, space and plumbing for washing machine, cupboard housing gas boiler, radiator, polished tiled floor, smooth plastered ceiling with extractor and double glazed door to rear garden.

From the entrance hall stairs to first floor.

## FIRST FLOOR

**LANDING:** Smooth plastered ceiling with hatch to loft, smoke detector, airing cupboard housing hot water tank and shelf for linen.

**BEDROOM 1:** 11'9" x 10'10" Double glazed window to front aspect, two built-in wardrobes with hanging rail and shelf, radiator, smooth plastered ceiling and door to:

**EN-SUITE SHOWER ROOM:** Corner shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, smooth plastered ceiling with downlighters and extractor, electric shaver point and double glazed window.

**BEDROOM 2:** 13'5" x 8'5" Two double glazed windows to front aspect, built-in double wardrobe with hanging rail and shelf, radiator and smooth plastered ceiling.

**BEDROOM 3:** 10'10" x 9'7" Radiator, smooth plastered ceiling and double glazed window with countryside views.

**BEDROOM 4:** 7'8" x 7'2" Radiator, smooth plastered ceiling and double glazed window with countryside views.

**BATHROOM:** Panelled double ended bath with mixer tap and mains shower over bath, tiled to splash prone areas, pedestal wash hand basin, low level WC, heated towel rail, double glazed window and smooth plastered ceiling with extractor.

## OUTSIDE

**FRONT GARDEN:** The front garden is laid to lawn and fronted by a mature hedge. A driveway provides off road parking and leads to a single garage.

**REAR GARDEN:** An attractive garden being mainly laid to lawn with a mature shrub border and pleasant seating areas all enclosed by a wall and timber fencing.

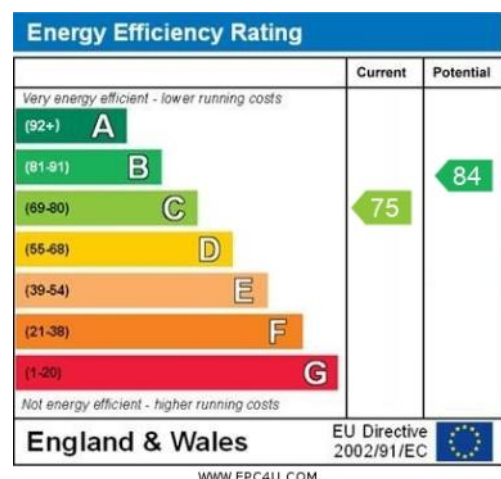
**GARAGE:** 16'10" x 9' Single garage with light and power.

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

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

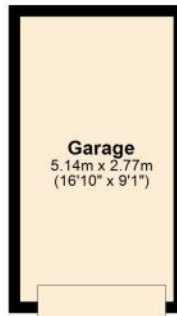
**VIEWING:** Strictly by appointment through the agents.



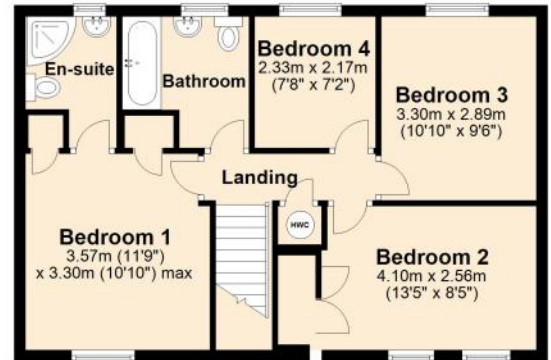




**Ground Floor**  
Approx. 86.0 sq. metres (926.2 sq. feet)



**First Floor**  
Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 141.3 sq. metres (1521.2 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.

