



HAMBLEDON  
ESTATE AGENTS

KINGSMAUR  
WINCANTON  
BA9 9DE



£575,000

# Kingsmaur, Dancing Lane, Wincanton, Somerset, BA9 9DE.

Behind the modest exterior of this exceptional home lies a beautifully extended and tastefully updated property offering spacious and flexible accommodation, all set within generous and well-tended gardens.

The majority of the accommodation is thoughtfully arranged on the ground floor, making it ideal for a wide range of buyers, while the addition of a first-floor bedroom and bathroom provides the perfect room for guests or older children. For those seeking even more space, the large loft offers excellent potential for conversion, subject to the necessary consents.

Upon entering, you are greeted by a welcoming hallway with a useful cloaks cupboard. The impressive sitting room features two sets of French doors opening out to a rear and side terrace, offering lovely views of the mature garden.

The generously sized kitchen is both practical and attractive, fitted with a range of classic Shaker-style units and equipped with a six-burner gas hob, integrated appliances, and eye-level double oven. There is ample space for a dining table, creating a sociable heart to the home. A separate utility room, conveniently located off the kitchen, provides additional storage and access to the side of the property.

The flexible layout continues with four further ground-floor rooms, which the current owners have adapted to suit their needs – currently arranged as bedrooms, a study, and a formal dining room – offering versatility for families, home working, or those seeking hobby or guest space. A modern ground floor shower room adds further convenience.

Upstairs, the accommodation comprises a light and airy double bedroom with views over the garden and a well-appointed bathroom. A door on this level gives access to a generous loft area, ideal for storage or future development (subject to regulations).

Outside, the garden is a real highlight – a haven for families, gardeners, and outdoor enthusiasts alike. A paved terrace provides the perfect space for summer dining, leading onto a large lawn, vegetable plots, and an abundance of soft fruits, including strawberries, raspberries, gooseberries, blackberries, and rhubarb.

To the front of the property, there is ample off-road parking and a detached garage/workshop.

In summary, this is a unique and deceptively spacious home that must be viewed to be fully appreciated. With its generous gardens, adaptable living space, and further potential, it offers an ideal blend of comfort, practicality, and opportunity in a sought after and well-established setting.

**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

Storm porch to UPVC double glazed front door with arched glazed insert.

**ENTRANCE HALL:** A spacious hallway with radiator, coved and smooth plastered ceiling, understairs recess, wall light point and vinyl plank flooring.

**SITTING ROOM:** 25' x 13'5" A delightful room with double glazed French doors to the rear and side opening to a large paved terrace, coved and smooth plastered ceiling, two radiators, fitted units and display shelving.

**DINING ROOM/BEDROOM 3:** 12'7" x 12'5" A light and airy room with dual aspect double glazed windows to front and side aspects, coved and smooth plastered ceiling and radiator.

**BEDROOM 1:** 12'5" x 11'5" Radiator, coved and smooth plastered ceiling, fitted wardrobes with hanging rail and shelving and double glazed window to front aspect.

**BEDROOM 2:** 12'5" x 11'4" Radiator, coved and smooth plastered ceiling and double glazed window to rear aspect overlooking the rear garden.

**STUDY:** 9'4" (max) x 8'8" Radiator, double glazed window to side aspect, coved and smooth plastered ceiling and fitted wardrobe with dressing table/desk attached.

**KITCHEN/BREAKFAST ROOM:** 14'7" x 13' Inset ceramic sink with cupboard below, further range of matching shaker style wall, drawer and base units with work surface over, inset six burner gas hob, eye level double oven, large larder, integrated dishwasher and two undercounter integrated fridges, vinyl plank flooring, display alcove, dual aspect double glazed windows with a delightful outlook over the rear garden.

**UTILITY ROOM:** 7'7" x 6'8" Inset single drainer sink unit with cupboard below, further matching wall units, wood block work surface, tall double storage cupboard, space for tall fridge/freezer, vinyl plank flooring, smooth plastered ceiling, space and plumbing for washing machine and double glazed door to side path.

**SHOWER ROOM:** A stylish suite with large shower cubicle, vanity wash basin unit, low level WC, heated towel rail, fully tiled walls, coved and smooth plastered ceiling with extractor and two double glazed windows to front aspect.

From the entrance hall stairs to first floor.

## FIRST FLOOR

**BEDROOM 4:** 14'11" x 10'4" A characterful room with sloping ceiling and a delightful view over the rear garden. Radiator, double glazed window to rear aspect, velux window and door to walk-in wardrobe with a door giving easy access to a large loft with potential to convert into additional accommodation subject to building regulations. The loft houses the hot water tank and gas boiler.

**BATHROOM:** Panelled bath with shower over, close coupled WC, vanity wash basin unit, heated towel rail and velux style window.

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

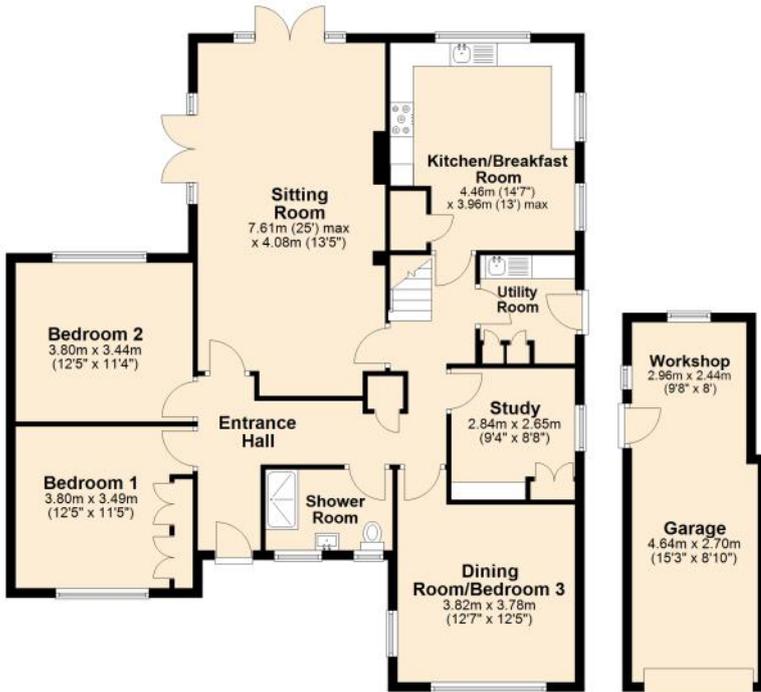
**COUNCIL TAX BAND:** E

**TENURE:** Freehold

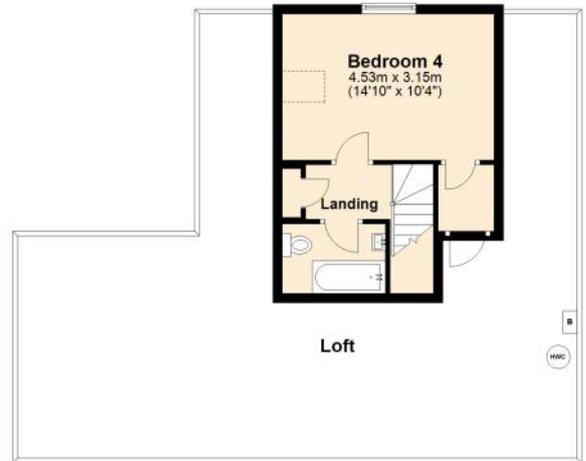
**VIEWING:** Strictly by appointment through the agents.



**Ground Floor**  
Approx. 146.7 sq. metres (1579.1 sq. feet)



**First Floor**  
Approx. 25.6 sq. metres (275.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	71	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		www.epc4u.com	

Total area: approx. 172.3 sq. metres (1854.3 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.

