



**HAMBLETON**  
ESTATE AGENTS

**8 FIRE HOUSE MEWS  
WINCANTON  
BA9 9EH**



**£250,000**

- ◆ ENTRANCE HALL ◆ SITTING/DINING ROOM ◆ DOWNSTAIRS STUDY
- ◆ FITTED KITCHEN ◆ CLOAKROOM ◆ 3 DOUBLE BEDROOMS
- ◆ EN-SUITE SHOWER ROOM ◆ BATHROOM ◆ GARDENS
- ◆ ALLOCATED PARKING ◆ GCH ◆ DOUBLE GLAZING

# 8 Fire House Mews, Wincanton, BA9 9EH.

8 Fire House Mews is a generously proportioned three bedroom, two bathroom end town house situated within a cul-de-sac on a small modern development. Offering a private garden and allocated parking, this attractive home is being sold chain free, making for a smooth and efficient purchase.

The accommodation has been thoughtfully designed to offer both practicality and flexibility, with a layout well suited to modern family life. On the ground floor, you will find a welcoming entrance hall with a cloakroom to your left. Straight ahead there is a bright and spacious sitting/dining room with French doors opening onto the private rear garden, a separate front-facing kitchen fitted with a range of wall and base units, and a versatile room off the sitting room perfect as a home office, playroom, or snug.

Upstairs, a spacious landing with a handy built-in storage cupboard leads to three well-proportioned double bedrooms. The principal bedroom, located at the front of the property, features a built-in double wardrobe and an en-suite shower room. Two further double bedrooms are positioned at the rear and share the family bathroom.

This light-filled and well-maintained home offers generous living space across both floors, making it ideal for first-time buyers, downsizers, or investors seeking a home close to local amenities and transport links.

**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, cafes, eateries and sports 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, Cale Park with children's play area, skatepark, café, and pretty River Cale which runs through to the countryside behind Loxton House.

## ACCOMMODATION IN DETAIL:

Canopy storm porch to front door:

**ENTRANCE HALL:** Radiator, storage cupboard housing wall mounted gas boiler and coved ceiling with smoke detector.

**CLOAKROOM:** A white suite comprising low level WC, pedestal wash hand basin, radiator, obscure double glazed window and coved ceiling.

**SITTING/DINING ROOM:** 19'6" x 12'1" (excluding large recess). A light and airy room with double doors leading out onto the rear garden. Two radiators, understairs cupboard, double glazed windows to side and rear aspects and doors to study hallway and kitchen.

**KITCHEN:** 12'8" x 9'2" (max) Fitted kitchen comprising inset single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with working surface over, built-in Belling double electric oven with inset four burner hob above, space for washing machine, double glazed window to front aspect, radiator and coved ceiling with downlighters.

**STUDY:** 6'7" x 6'6" Radiator, double glazed window to rear aspect and coved ceiling.

From the hallway stairs to first floor.

## FIRST FLOOR

**LANDING:** Hatch to loft, smoke alarm and linen cupboard.

**BEDROOM 1:** 12'1" x 9'2" Radiator, double glazed window to front aspect, built in double wardrobe with hanging rail and shelf, door to:

**EN-SUITE SHOWER ROOM:** A white suite comprising shower cubicle, low level WC, pedestal wash hand basin, obscured double glazed window, downlighters, heated towel rail, light with shaver socket and extractor.

**BEDROOM 2:** 10'2" x 9'9" Radiator and double glazed window to rear aspect.

**BEDROOM 3:** 9'9" x 9'1" Radiator, double glazed window to rear aspect and built in double wardrobe with hanging rail and shelf.

**BATHROOM:** A white suite comprising bath with shower over, tiled to splash prone areas, pedestal wash hand basin, low level WC, heated towel rail, window to side aspect, downlighters and extractor.

## OUTSIDE

**FRONT GARDEN:** Laid to lawn and stones ideal for tubs. Side access to:

**REAR GARDEN:** An easy to maintain garden with areas of paving, lawn and timber decking providing a pleasant seating area.

**PARKING:** Allocated parking nearby.

**DIRECTIONS:** From our office in Wincanton proceed down the High Street and onto the one way system. Keep to the left and as you exit the one way system turn left into Moor Lane and first right into Fire House Mews. Number 8 will be found straight ahead on the far right.

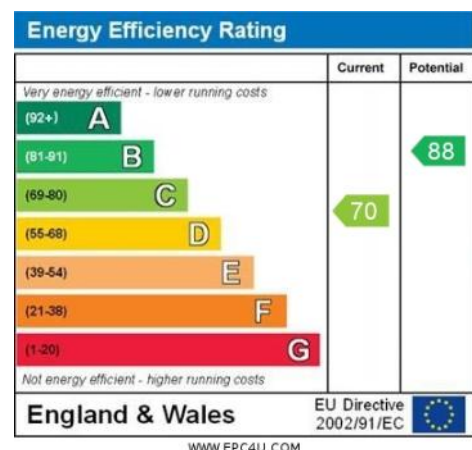
**SERVICES:** Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

**COUNCIL TAX BAND:** C

**TENURE:** Freehold

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

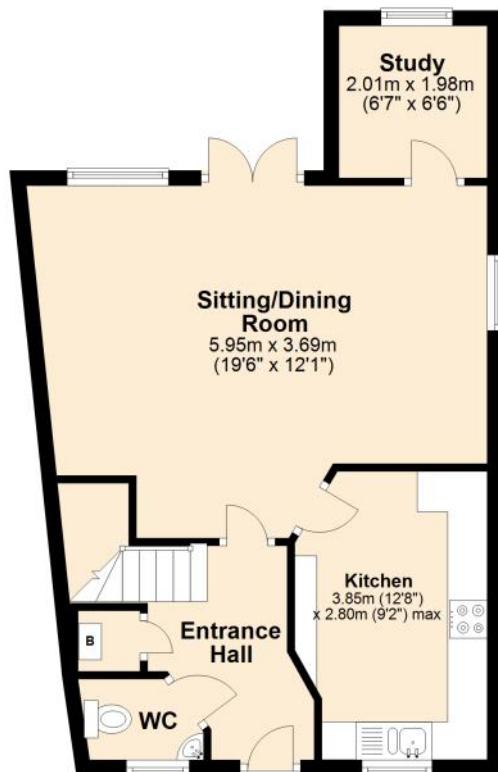
**IMPORTANT NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





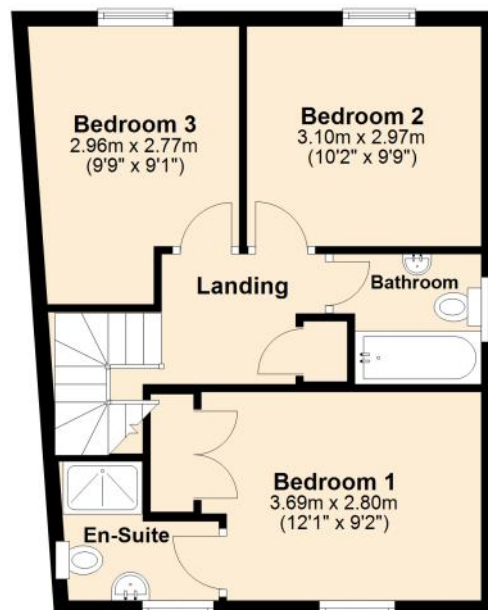
## Ground Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 90.4 sq. metres (973.4 sq. feet)





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