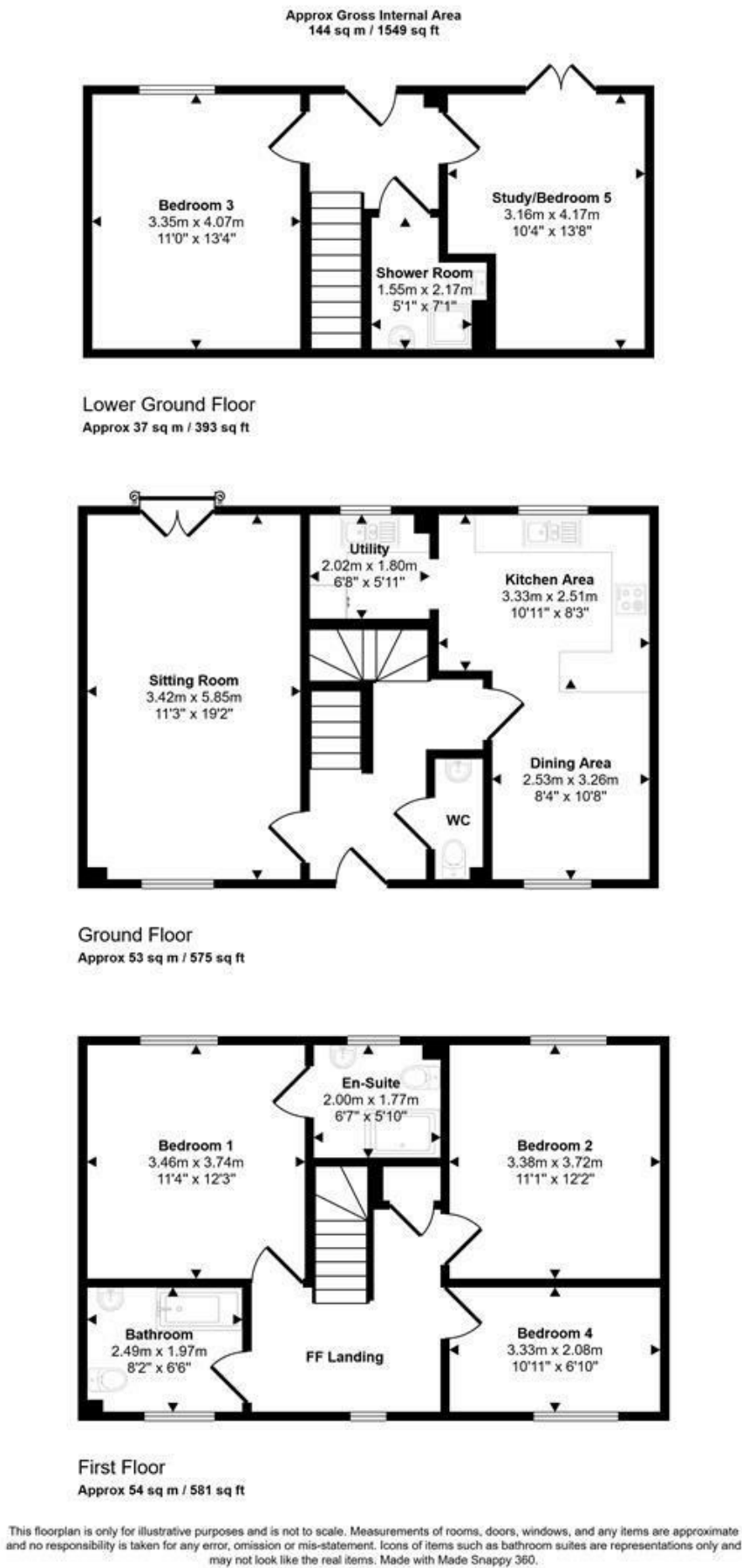




Kinklebury Street
Wincanton

Offers In Excess Of
£400,000

Energy Efficient Living
With an Energy Rating A, wholly owned solar panels, and a battery system, this home is designed to keep energy bills low while reducing your carbon footprint.

Flexible Family Home
Offering 4/5 bedrooms across three floors, this property adapts to your lifestyle — perfect for growing families, multi-generational living, or those needing work-from-home space. Family bathroom, family shower room, en-suite shower room and a cloakroom – facilities on every level.

Bright & Spacious Accommodation
The entry level features a double-aspect sitting room with Juliette balcony, ideal for entertaining. A generous kitchen/dining room makes family meals and social gatherings a pleasure, while a utility and cloakroom add convenience.

Countryside Views
Upstairs, two double bedrooms (including the principal with en-suite) enjoy stunning far-reaching views over the Dorset and Somerset countryside. A stylish family bathroom and single bedroom complete this floor.

Versatile Garden Level
The lower ground floor is truly adaptable — with space for two further bedrooms, additional reception rooms, or a home office setup, plus a handy shower room.

Outdoor Space & Extra Potential
The peaceful garden is ideal for relaxing or gardening and has an elevated position that allows great privacy on the lower level, and there's access to a room beneath the garage that could be transformed into a workshop, home gym, or playroom. There's also parking for three cars plus a garage.

Prime Location
Set on a quiet, private no-through drive, this home offers the best of both worlds — easy access to the town for amenities, with beautiful countryside walks just moments away.

An interesting home with accommodation arranged over three levels. On the ground floor there is a double aspect sitting room with Juliette balcony, large combined kitchen and dining room, which has plenty of storage cupboards and has access to the utility room. There is also a cloakroom. On the lower ground floor there are two further rooms offering flexible usage - bedrooms or reception rooms plus a shower room. On the first floor there is the family bathroom, a single bedroom and two double bedrooms - main with en-suite shower room. Outside there is parking for three cars plus the garage. There is also the rear garden, which has access to a room under the garage that holds great potential.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property

Accommodation

Inside

Ground Floor

A panelled composite front door with inset peephole opens into a roomy and welcoming entrance hall with stairs leading down to the garden level and to the first floor. There are white panelled doors to the sitting room, kitchen/dining room and to the cloakroom. The sitting room enjoys a double aspect with window overlooking the frontage and double doors leading to the Juliette balcony to the rear, which takes in a partial countryside view. There is a wall mounted contemporary fireplace adding a focal feature to the room. The cloakroom is fitted with a pedestal wash hand basin and low level WC and houses the water softener.

The dining area looks out to the front, whilst the kitchen area has a window overlooking the rear garden. The kitchen is fitted with a range of wood fronted units consisting of floor cupboards, separate drawer unit and eye level cupboards. There is a generous amount of work surfaces with a matching upstand and tiled splash back plus a one and a half bowl stainless steel sink and drainer with a mixer tap. The electric oven is built in with a gas hob and extractor hood above plus a brushed metal splash back. There is space for an American style fridge/freezer, further appliance and space and plumbing for a dishwasher or washing machine. The kitchen area opens to the utility, which is fitted with matching units to the kitchen, consisting of floor cupboard, broom cupboard and wall cupboard housing the boiler. There is work surface with a matching upstand, stainless steel sink and drainer with a mixer tap. In addition, there is space and plumbing for a washing machine or dishwasher.

The entry level floor (with the exception of the sitting room) is laid to an attractive and practical porcelain tile with an inset mat by the front door.

First Floor

Stairs rise to a good sized landing with window to the front and enough space for a study area or quiet reading spot. There is access to the loft space (where there is a battery for storing the solar power) and the airing cupboard, which houses the hot water cylinder and solar panel controls. White panelled door provide access to the family bathroom and three bedrooms. The bathroom is fitted with a modern suite consisting of low level WC, pedestal wash hand basin and bath with a mixer tap and shower attachment plus full height tiling to the surrounding walls. The floor is laid to vinyl.

There is a generously sized single bedroom with outlook to the front, large double bedroom with freestanding wardrobe and a view over the rear garden to the countryside in the distance plus the main bedroom, which also has freestanding wardrobes and a far reaching view to the rear. It also benefits from an en-suite shower room, which is fitted with a low level WC, pedestal wash hand basin and large walk in shower cubicle with main shower. The floor is laid to vinyl.

Garden Floor

On this level the hall leads to two rooms that offer multi-purpose usage, a shower room and a art glazed door to the rear garden. The large shower room is fitted with a low level WC, pedestal wash hand basin and walk in shower cubicle with a main shower. The floor is laid to vinyl. All the shower rooms and bathroom have

a shaver socket.

There is a large room that could be used as a ground floor bedroom and has an outlook over the rear garden plus a further room that could be another bedroom or reception room. It has double doors out to the rear garden. Of note, this level could provide accommodation for a relative or a great work from home space with its' own access.

Outside

Garage and Parking

The property is approached from the private road onto a tarmacadam drive with space to park one car and leads up to the garage. There is additional parking for two cars on the gravelled area to the side of the drive. The garage has an up and over door and is fitted with light and power. It is larger than an average sized garage and measures approximately 5.21 m x 2.44 m/17'1" x 8'

Garden

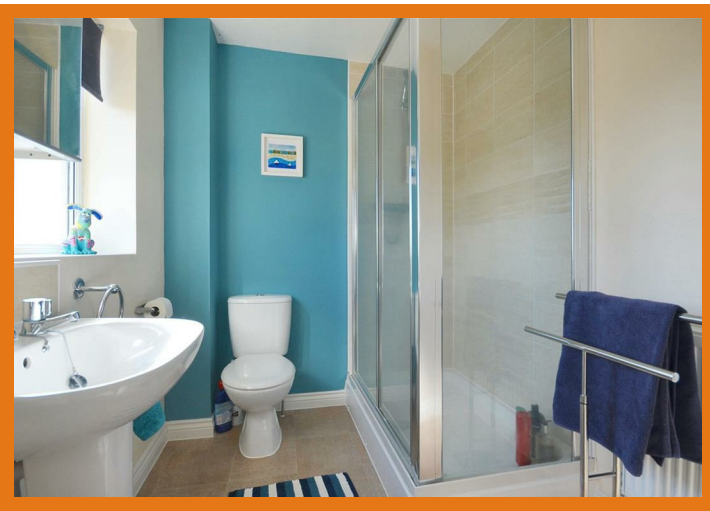
From one side of the house steps lead down to a timber gate that opens to the rear garden. This has been attractively landscaped with low upkeep in mind. Immediately to the back of the house there is a paved seating area that extends in to a gravelled space for extra seating or pot plant display. There are a few steps leading down to the other part of the garden, which is divided by a rock garden. The lower garden is laid to grass with shrub and flower beds plus a further seating area. There is a timber shed and door that opens to a room beneath the garage (same measurements) and is fitted with light, power, work surface and cupboards. It offers excellent additional space and multi-functional usage - work from home, gym, play room and so forth. The property also benefits from water taps to the front and rear of the house.

Useful Information

Energy Efficiency Rating A
Council Tax Band E
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
Wholly Owned Solar Panels reducing costs

Directions

Head out of Gillingham on the Wyke Road in the direction of Wincanton. Join the A303 towards Exeter and Wincanton. Come off at the next junction and follow signs for the town centre - passing Morrisons and Lidl's on your right hand side. Bear to the left on the one way system and follow the road onto the High Street. Take the turning right for Cucklington and turn left into Deanesly Way. Continue and bear right into Peach Pie Street, then left into Kinklebury Street. Head towards the end of the road and part way up turn right onto a private road. The property will be found on the right hand side. Postcode BA9 9FW.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.