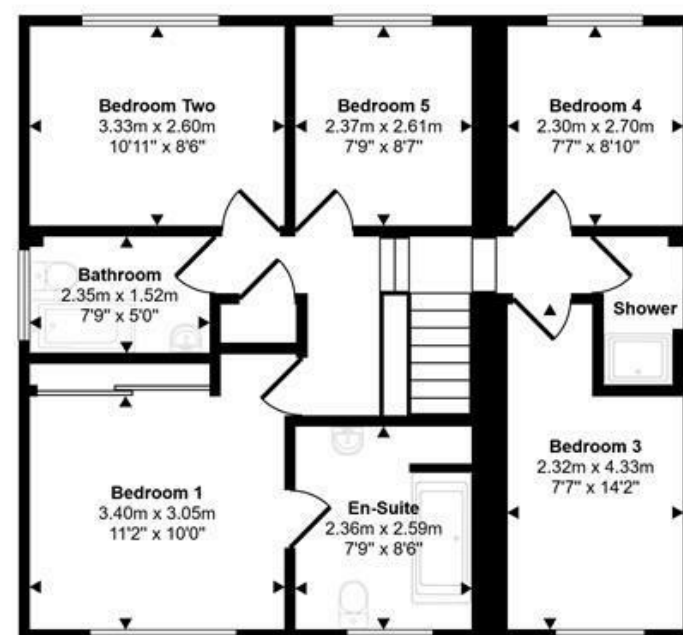


Ground Floor
Approx 72 sq m / 771 sq ft



First Floor
Approx 69 sq m / 743 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Southgate Drive
Wincanton

Asking Price
£425,000

A Much-Loved Family Home – Warm, Welcoming & Full of Potential:-

Owned by the same family since new and cherished for 38 years, this home has been lovingly cared for and thoughtfully updated over time, making it a truly special place to put down roots. With bright, well-proportioned rooms and a layout designed for togetherness, it offers both space and flexibility for modern family living—and even the potential for multi-generational households.

There are three comfortable double bedrooms, including a main with its own en-suite shower room, plus two generous single bedrooms, a family bathroom, and an additional shower room—ideal for busy mornings when everyone's on the go. The spacious sitting room, with its large bay window and inviting fireplace, which has the potential for a wood burner, is a natural gathering point for cosy evenings, while the formal dining room opens directly to the garden, making it perfect for Sunday lunches and celebrations. At the heart of the home, the modern kitchen offers stylish handleless units, built-in appliances, a breakfast bar, and access to the garage—practical yet welcoming, it's the perfect spot for casual family meals and catch-ups.

Outside, the property has driveway parking for at least two cars, a single garage, and a sunny, well-sized rear garden—a safe and private space where children can play and adults can relax or entertain.

Situated towards the end of a peaceful cul-de-sac but still close to local schools, shops, and everyday amenities, this is the kind of home where lasting memories are made. Warm, versatile, and full of heart, it's ready to welcome its next family.

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		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized and welcoming entrance hall with stairs rising to the first floor and doors leading off to the kitchen/breakfast room, sitting room and cloakroom, which is fitted with a vanity wash hand basin and WC plus a tiled floor. There is plenty of room in the hall for coats, boots and shoes.

The spacious sitting room has a bay window to the front and a feature fireplace with a coal effect gas that adds character and warmth to the room. There is ample space for settees and armchairs. An arch opens into a generously sized formal dining room with double doors leading out to the rear garden. Another door opens to the kitchen/breakfast room.

The large kitchen/breakfast room has a door to the rear garden and a window that looks out over the garden. It is fitted with a range of contemporary handleless units consisting of floor cupboards with corner carousels, separate drawer unit, pull out larder cupboard and tall cupboard with shelves plus eye level cupboards. You will find a good amount of wood effect work surfaces with a matching upstand and a one and a half bowl sink and drainer with a swan neck mixer tap. There is housing for an American style fridge/freezer, and a cupboard housing space and plumbing for a washing machine. The dishwasher is integrated and the eye level double oven is built in and has a hide and slide door plus a warming tray. You will also find an induction hob with an extractor hood above. The floor is laid in an attractive wood effect laminate. A door opens to the integral garage.

First Floor

Stairs rise and divide to two wings of the house. To one side there is a galleried landing with access to the loft space with a drop down ladder plus the airing cupboard housing the hot water cylinder. From this part of the house there is a generously sized single bedroom, and two double bedrooms. The principal bedroom has a good sized en-suite shower room with a modern suite and underfloor heating. There is also the family bathroom, which is fitted with a pedestal wash hand basin, WC and bath with mixer tap and telephone style shower attachment.

On the other side of the house, you will find a shower room, a generously sized single bedroom plus a double bedroom that is being used as a hobbies room.

Outside

Garage and Parking

The property is approached from the road onto a resin drive with space to park at least two cars and leads up the garage. This has a roll up door and benefits from light and power.

Garden

Immediately to the back of the house there is a paved sun terrace with the rest of the garden being mostly laid to lawn with beds planted with tree, shrubs and flowers. You will also find a delightful wooded feature and wildlife pond. There is a greenhouse and timber shed plus space for a herb garden or vegetable patch. The garden is fully enclosed with a gate to the front and enjoys good privacy and a sunny aspect.

Useful Information

Energy Efficiency Rating D

Council Tax Band D

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

Location and Directions

The property is located in Wincanton which is a small town in the south of Somerset and lies just off the A303 linking London and the South West of England thereby offering excellent communication links. Mainline train stations can be found not far away in Templecombe, Gillingham, Castle Cary and Bruton. The town offers good shopping facilities from major supermarkets such as Lidl and Morrisons, in addition the town centre has many independent shops from butcher and bakers to jewellers and hardware store. There are many choices of takeaway providers, public houses, schools catering for all ages and there is a doctors surgery. Places of interest around the area include the famous Wincanton Race Course and the Stourhead House and gardens. There is something for everyone.

Postcode - BA9 9ET

What3word - ///hawks.massaged.staining



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.