



The Paddocks

Verrington Lane, Charlton Musgrove, Wincanton, Somerset

The Paddocks

Verrington Lane
Charlton Musgrove
Wincanton
Somerset BA9 8BW

An extensive bungalow with enchanting grounds, arboretum and stables, set in fine countryside above Wincanton yet with easy road and pedestrian access to the town.



- Large detached bungalow set in enchanting grounds
 - Arboretum and large paddock with stables
 - PIP planning granted for up to 4 houses
 - Total area of some 1.29 acres
 - Modernisation required
 - No onward chain

Guide Price **£675,000**

Freehold

Sturminster Sales
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THE PROPERTY

The house has been in the same ownership since 2007 and a degree of modernisation is now required to the house. However the setting and grounds are established and coupled together; this is an exciting opportunity with plenty of flexible internal options to suit a range of layouts. Planning in principle has been granted to retain the house, demolish existing outbuildings and add up to four dwellings on the site giving further potential or flexibility to the property.

The entrance hall is central to the house and has the large sitting room to the right. Adjacent is the large kitchen which has plenty of space for a breakfast table or sitting area with the utility room further though at the end, in turn giving access to the garden. The dining room, from the inner hallway extends further into the conservatory and out to the patio garden area.

The bedrooms are quietly situated on the garden side, all being double bedrooms and a large family bathroom. The principal bedroom has plenty of space for wardrobes, as well as an en suite shower room intriguingly with a gardeners' wc next door.

OUTSIDE

The setting and grounds are a highlight of The Paddocks. Set in some 1.29 acres of grounds with the tarmac driveway off Verrington Lane leading to extensive parking and turning area giving easy access to the garaging / workshop / lean to and the stables. The grounds are laid out to give private garden space around the house with the paddock beyond. The land stretches to the far boundary and could be sectioned off to two large paddocks, backing onto the stables. There is an arboretum adjacent to the driveway giving added privacy and a wonderful backdrop to the whole property.

SITUATION

Verrington is situated above and to the north of Wincanton, set in fine countryside. Road access to the town via Old Hill or pedestrian access via a footpath to the hospital and town beyond. Wincanton racecourse is moments away to the north as is the village of Charlton Musgrove. Wincanton offers multiple supermarkets and individual shops as well as primary and secondary schools. Access to the West Country or London is via the A303 or national rail at Templecombe to London Waterloo or Castle Cary to London Paddington or Bruton goes to Bath.

DIRECTIONS

What3words:///soda.foods.senders

SERVICES

Mains water and electricity are connected to the property. Private drainage via septic tank. Oil fired central heating system.

MATERIAL INFORMATION

Standard & superfast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: F

South Somerset Council Tel: 01935 462462

Photographs taken June 2026

Agents Note: External measurements via ProMap / Land Registry

Planning: Somerset Council 26/00907/PIP - Permission in principle for demolition of existing residential outbuildings and erection of a minimum of 1 dwelling and a maximum of four dwellings.

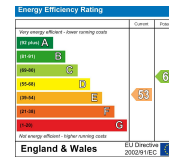


The Paddocks, Verrington, Wincanton

Approximate Area = 1926 sq ft / 178.9 sq m
 Garages = 589 sq ft / 54.7 sq m
 Outbuildings = 282 sq ft / 26.1 sq m
 Total = 2797 sq ft / 259.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1483666



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