



HAMBLETON
ESTATE AGENTS

FAIRLEA
BAYFORD, WINCANTON
BA9 9NP



£500,000

Fairlea, Bayford, Wincanton, Somerset, BA9 9NP.

A substantial three bedroom detached bungalow situated in the popular village of Bayford with delightful rural views over adjoining fields. The living accommodation is spacious and flowing with a light and airy sitting room featuring a woodburning stove as its focal point. The kitchen is a particular feature with an extensive range of units including a peninsula offering a seamless open plan flow to the dining area providing a wonderful social space for family meals and entertaining. Off the dining area an opening leads through to a cosy snug ideal for relaxing and unwinding after a busy day. In addition to the family bathroom there is an a bath/shower room with an easy walk-in shower. Completing the accommodation is a useful utility/boot room and conservatory.

Moving outside, a five bar gate opens to the driveway providing ample off road parking. There is access to additional parking and a large timber garage/workshop through another five bar gate. Both front and rear gardens have a generous area of lawn with established shrub and flower borders providing colour and interest throughout the year. The rear garden enjoys a wonderful open outlook over adjoining fields and countryside.

In summary, this delightful home offers spacious living accommodation ideal for both retirement and family life. With its rural outlook, the property provides a village setting whilst still being within easy reach of local amenities. An added bonus includes the installation of PV panels, offering energy efficiency and sustainability. With no forward chain, this home is ready for immediate occupation.

LOCATION: Bayford is a small south Somerset village with a village hall, garage and Inn. The town of Wincanton is just one mile away with 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.

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

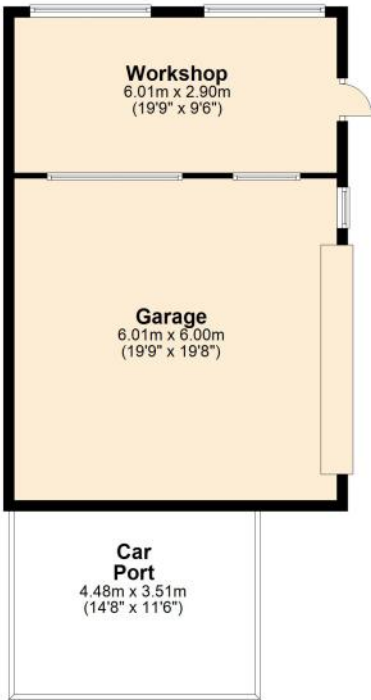
COUNCIL TAX BAND: F

TENURE: Freehold

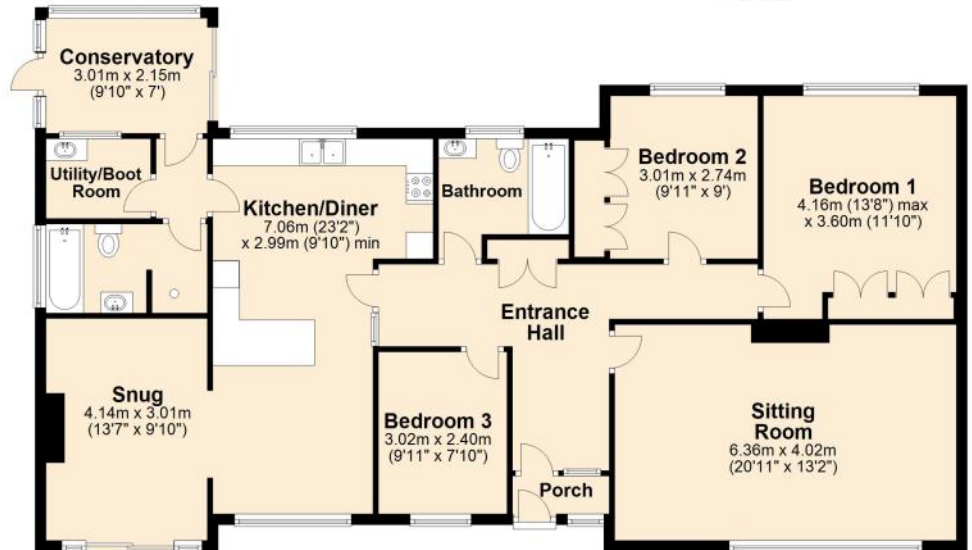




Ground Floor
Approx. 135.0 sq. metres (1453.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	76	83
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



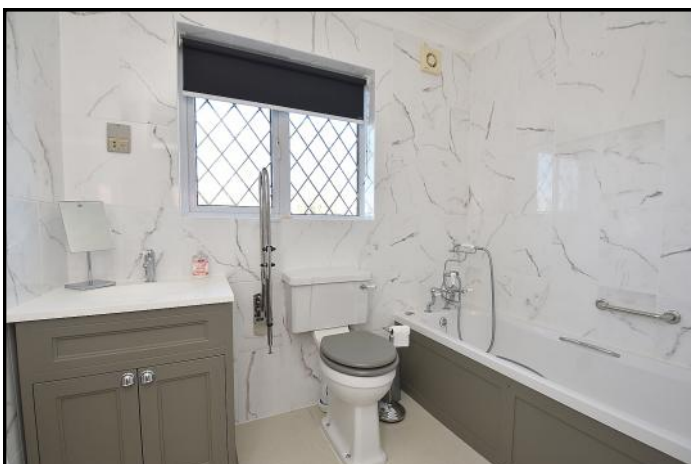
Total area: approx. 135.0 sq. metres (1453.3 sq. feet)





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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 misstatement 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.

