



HAMBLETON
ESTATE AGENTS

**SYCAMORES
4 BAYFORD COURT
WINCANTON
BA9 9GY**



£650,000

- ◆ **IMMACULATELY PRESENTED PROPERTY**
- ◆ **IMPRESSIVE KITCHEN / DINING ROOM**
- ◆ **4 DOUBLE BEDROOMS**
- ◆ **STUNNING VIEWS ACROSS BLACKMORE VALE**
- ◆ **NO ONWARD CHAIN**

Sycamores, Bayford Court, Bayford Hill, Wincanton, BA9 9GY.

We are pleased to present this beautifully maintained four-bedroom home, complete with a garage and parking, located in a stunning setting on the outskirts of town. Situated within an exclusive development of just five detached houses, the property boasts far-reaching views across the picturesque Blackmore Vale.

Upon entering the property, you are greeted by a bright and spacious entrance hall that leads into the impressive open-plan kitchen and dining area. Sliding doors open out to the terrace, offering stunning views over the rooftops and surrounding countryside, creating a truly remarkable first impression. The modern kitchen is fully equipped with a wide range of cabinets and drawers on either side of the generous central island, which also features seating at one end, along with an integrated gas hob and extractor above. The kitchen provides ample space for a large dining table, and with the additional dining area on the terrace, you can enjoy the perfect setting for al fresco meals while taking in the breathtaking views.

A separate utility room sits just off the kitchen with sink, washing machine, drier, space for coats and shoes and a door leading into the garage.

Also on this level is a generously sized dual-aspect living room featuring a wall-mounted gas fire and a door leading to a glass Juliet balcony. There is also a study, which enjoys countryside views through its window.

The house features a wide, sweeping staircase leading to the lower level, where all the sleeping accommodation is located. The spacious master bedroom includes built-in storage, an en suite shower room, and doors that open directly onto the level garden and terrace. Bedroom two also benefits from an en suite shower room, while the remaining two double bedrooms—each with built-in wardrobes—are served by a well-appointed family bathroom.

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:

ENTRANCE HALL: Floor to ceiling double glazed windows overlooking the driveway with staircase to sleeping accommodation.

CLOAKROOM: Low level WC, hand basin, radiator.

KITCHEN/DINING ROOM: 19'11 (max) x 16'5 (max) This impressive kitchen serves as a stunning focal point of the home, featuring a large granite-topped island with a gas hob, overhead extractor, and generous storage in both cupboards and drawers. Expansive worktops provide ample preparation space, and there's plenty of room for a dining table. Glass doors open directly onto the terrace, creating a seamless connection between indoor and outdoor living. The kitchen also includes integrated appliances such as a double oven, fridge/freezer, and dishwasher, all complemented by a range of wall- and base-mounted units.

UTILITY ROOM: 8'3 X 6'3 Boiler, single sink, washing machine, tumble drier, hooks for coats, door leading to garage.

STUDY: 11'10 x 8'8 Double glazed window with views over countryside.

SITTING ROOM: 18'5 (into bay) x 17'5 (max) Vaulted ceiling, double aspect with double glazed windows and door to glass Juliet balcony. Wall mounted gas fireplace.

LOWER FLOOR

HALLWAY: Large hallway with curved staircase, airing cupboard housing water tank.

BEDROOM 1: 18' X 12.5' 2 x fitted double wardrobes, double glazed glass door leading to garden and lower level terrace, ensuite shower room with shower cubicle, WC, sink, heated towel rail.

BEDROOM 2: 12'6 max x 11'7 fitted wardrobe, double aspect with main window overlooking rear garden, ensuite shower room with shower cubicle, WC, sink, heated towel rail.

BEDROOM 3: 12'4 x 8'8 fitted wardrobe, window overlooking rear garden.

BEDROOM 4: 12'4 x 7'8 fitted wardrobe, window overlooking rear garden.

BATHROOM: Bath with wall mounted shower mixer tap, sink, WC, heated towel rail.

OUTSIDE

The property is accessed via a gravel driveway providing off-road parking and access to a double garage. To the rear, the garden is primarily laid to lawn and features a paved terrace outside the master bedroom. The garden wraps around both sides of the property, bordered by mature shrubs and plants. A wooden shed offers convenient garden storage, and a side gate provides access to the road. Additionally, the raised terrace off the kitchen creates an ideal space for outdoor dining and relaxation while enjoying the view.

DOUBLE GARAGE: 17'11 X 17'7 Power and electric, storage, overhead remote controlled electric door.

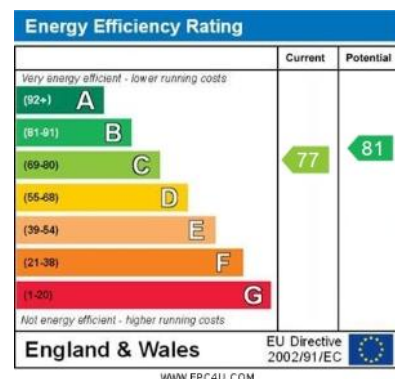
SERVICES: Gas central heating, mains water, electricity and private drainage (managed by Wessex Water at no cost to homeowner).

COUNCIL TAX BAND: F

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.





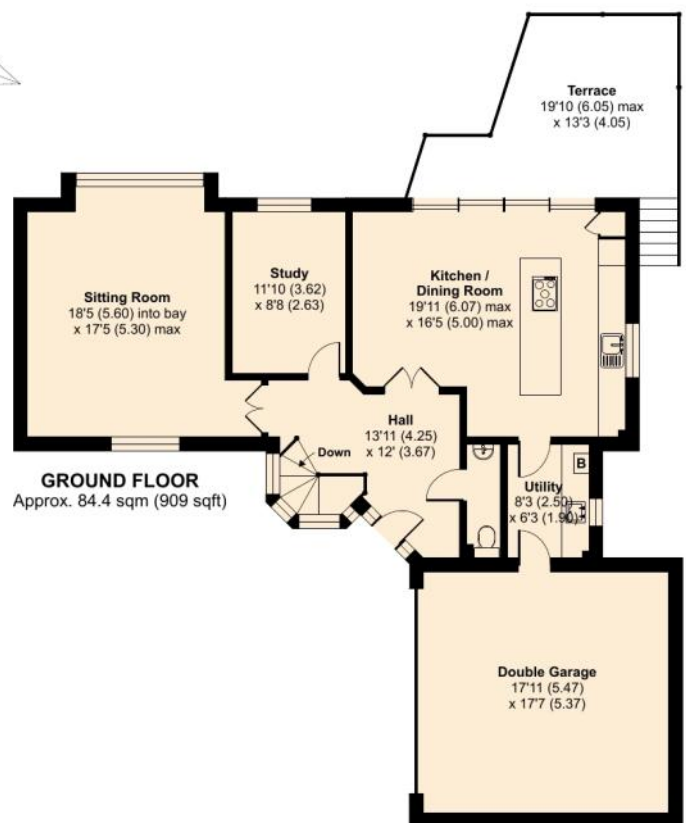
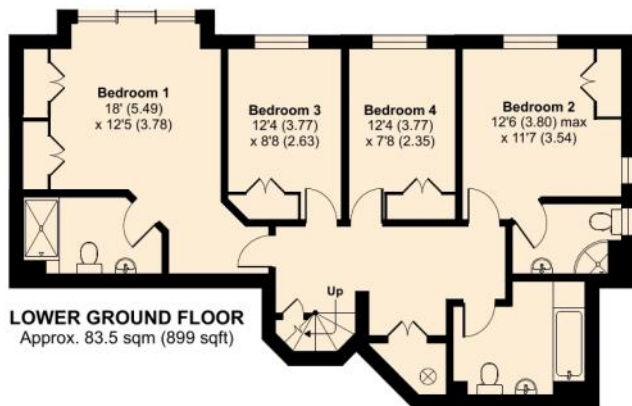
Bayford Hill, Wincanton, BA9

Approximate Area = 1808 sq ft / 168 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 2126 sq ft / 197.5 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 2025. Produced for Hambledon Estate Agents. REF: 1326879





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