



Connells

Rye House
Bayford Wincanton



Property Description

Occupying a prime position within the highly sought-after village of Bayford, this impressive 4 bedroom detached home combines character, space and modern convenience. Set behind a gated driveway providing generous parking, the property also benefits from a powered double garage and solar panels. The welcoming ground floor features an entrance porch, hall, cloakroom, a charming lounge with an open fireplace and exposed beams, a cosy snug, study with exposed beams, a bright conservatory with garden access, and a well-appointed kitchen/dining room with integrated appliances, perfect for both family life and entertaining. A useful utility room provides additional storage and access to the rear. Upstairs, four well-proportioned double bedrooms all benefit from integrated wardrobes, while Bedroom 1 enjoys the added luxury of an en-suite shower room. A family bathroom serves the remaining bedrooms and includes a bath with overhead shower. Outside, the delightful south-facing garden is predominantly laid to lawn with a patio area, mature shrubs, raised beds, a greenhouse, a large, insulated shed, and a stunning arched hedge opening onto breathtaking views across open fields. A viewing is highly recommended - contact Connells today!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Porch

The entrance porch has two windows to the front of the property, a frosted window to the cloakroom and a door to the hall.

Hall

The hall has a radiator and understairs storage.

Cloakroom

The cloakroom has a frosted window to the porch, a WC, hand wash basin and a radiator.

Lounge

The lounge has two windows to the front of the property and a sliding door to the conservatory. It has two radiators, an open fireplace with a stone mantelpiece and exposed beams.

Snug

The snug has four windows to the front of the property, two windows to the side of the property, a radiator and the consumer unit.

Kitchen / Dining Room

The kitchen / dining room has three windows to the rear of the property. It has both wall and base units, an integrated hob, double oven and an extractor hood, a radiator, loft hatch, a one a quarter bowl sink and drainer as well as space for a dishwasher and fridge freezer.

Study

The study has a window to the conservatory, a radiator and exposed beams.

Utility Room

The utility room has a window to the rear of the property and a door to the rear garden. It has both wall and base units, a radiator, loft hatch, one bowl sink and drainer as well as space for a washing machine, tumble dryer and a fridge freezer.

Conservatory

The conservatory has three windows to the rear of the property, a window to the side of the property, a sliding door to the rear garden and a radiator.

First Floor

Landing

The landing has a window to the front of the property, a radiator, storage cupboard, smoke alarm and a loft hatch.

Bedroom 1

Bedroom 1 has three windows to the rear of the property. It has an integrated double wardrobe, an integrated single wardrobe and a radiator.

En Suite

The en suite has two frosted windows to the front of the property. It has a WC, hand wash basin with a vanity unit, shower cubicle and a shaver point.

Bedroom 2

Bedroom 2 has four windows to the front of the property. It has two integrated double wardrobes, a radiator and overhead storage.

Bedroom 3

Bedroom 3 has three windows to the rear of the property. It has integrated storage and a radiator.

Bedroom 4

Bedroom 4 has three windows to the rear of the property. It has a radiator, integrated double wardrobe and an integrated single wardrobe.

Bathroom

The bathroom has two frosted windows to the front of the property. It has a WC, hand wash basin, a bath with an overhead shower and mixer taps, a shaver point and a radiator.

Outside

Front Garden

The front garden has a gated driveway with ample parking, side access to the rear garden, a double garage, attractive stone borders and a lawned area.

Rear Garden

The spacious south-facing rear garden is mainly laid to lawn with a patio area, and benefits from an outside tap, external lighting, two water butts, and offers side access to the front of the property. Further features include a large insulated shed with power, a log store, fruit trees, raised beds, a greenhouse, and an attractive arched hedge opening onto views across open fields.

Double Garage

The double garage has a powered up and over door as well as water and electricity.





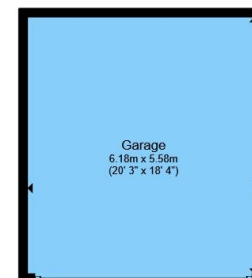




Ground Floor



First Floor



Garage

Total floor area 207.9 m² (2,238 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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