



4 Bayford Court, Bayford Hill



4 Bayford Court,

, Wincanton, BA9 9GY

A303 2 miles. Bruton 6.5 miles. Castle Cary 7 miles.

A most delightful, well proportioned, four bedroom detached house designed for reverse living, maximising the first floor views which also includes a substantial balcony/sun terrace enjoying the views towards the Blackmore Vale. EPC Band C

- Light and Spacious Hallway and Cloakroom
- Two Reception Rooms and Utility
- Two En Suites and Family Bathroom
- Enclosed Gardens
- Freehold
- Superb Kitchen/Breakfast Room with Adjoining Balcony
- Four Bedrooms
- Ample Parking with Double Garage
- Country Views
- Council Tax Band F

Guide Price £635,000

SITUATION

Sycamores is situated toward the upper end of Wincanton, within a private cul-de-sac on the town's outskirts and close to the village of Bayford. Wincanton provides a broad range of amenities, including a health centre, post office, library, churches, public houses, and two primary schools, along with excellent sports facilities such as an indoor sports centre with a swimming pool and the renowned Wincanton Racecourse for national hunt racing. The property benefits from easy access to the A303, while nearby Castle Cary offers a mainline railway service to London Paddington. The surrounding area includes attractive towns and destinations such as Bruton, home to the Hauser & Wirth art and exhibition gallery, and The Newt, a contemporary country house hotel with exceptional landscaped gardens.

DESCRIPTION

Sycamores is a deceptively spacious four-bedroom detached reverse-living home, enjoying an enviable elevated position with far-reaching views across the surrounding countryside. Constructed principally with brick elevations beneath a tiled roof, the property is presented in excellent decorative order throughout and benefits from gas-fired central heating along with a combination of aluminium and uPVC double-glazed windows and doors. The first-floor living accommodation has been designed to maximise the outstanding outlook, while the lower-ground-floor bedrooms open directly onto the private gardens. Additional features include a superb balcony ideal for outdoor entertaining, ample driveway parking, and an attached double garage/workshop.



ACCOMMODATION

From the driveway, a glazed aluminium door opens into a light and airy hallway featuring four large picture windows with blinds and a substantial wide winding staircase leading down to the lower ground floor. A cloakroom with a low-level WC and pedestal wash hand basin sits off the hall. Glazed French doors lead into the sitting room, which boasts a high vaulted ceiling, large picture windows on two aspects, a wall-mounted gas living-flame fire, and wall lights. Adjacent is a study with access to the roof void and fine distant views. The superb kitchen/dining room enjoys dual-aspect views, including large patio doors opening onto the balcony/sun terrace—perfect for outdoor entertaining and offering wonderful vistas over the Blackmore Vale. The kitchen is comprehensively fitted with a 1¼ bowl single-drainer sink with mixer tap, granite worktops, an excellent range of wall and base units, and integrated Siemens appliances including an oven and grill, fridge, freezer, and dishwasher. A large island incorporates a breakfast bar for four and a Siemens five-burner gas hob with a ceiling-hung stainless-steel extractor hood. Attractive tiled flooring runs throughout, and a door leads to the utility room, which includes a stainless-steel single-drainer sink with mixer tap, worktop with cupboards beneath, space and plumbing for a washing machine and tumble dryer, a wall-mounted Worcester gas-fired boiler, tiled floor, window to the side, and a door into the double garage.

On the lower ground floor, a spacious landing provides a storage cupboard beneath the stairs and an airing cupboard housing the pressurised hot-water cylinder. Bedroom one features patio doors to the garden, fitted wardrobes, and an en suite shower room with a large walk-in shower, pedestal wash hand basin, low-level WC, tiled floor, part-tiled walls, and heated towel rail. Bedroom three and bedroom four both have rear-facing windows and fitted wardrobes. Bedroom two enjoys views from two aspects, fitted wardrobes, and an en suite shower room with a corner shower, low-level WC, pedestal wash basin, tiled floor, part-tiled walls, and heated towel rail. The family bathroom is fitted with a panelled bath with shower attachment, pedestal wash hand basin, low-level WC, part-tiled walls, and heated towel rail.

OUTSIDE

To the front of the property is a generous gravelled driveway providing parking for three cars, bordered on either side by pebbled areas planted with a fine selection of bushes and trees. The attached double garage is accessed via an electric up-and-over door and is equipped with power, lighting, racking, a fridge/freezer, and trap access to the roof void. The rear garden is well enclosed by fencing and Laurel hedging, offering excellent privacy. It features a large lawn, a paved patio, and an attractive variety of flower and shrub borders, along with several mature trees. A useful garden shed is included, and to the side of the property is a secluded additional garden area. A metal staircase leads up to the spacious balcony/sun terrace, which is ideal for outdoor entertaining and enjoys wonderful views over the surrounding countryside and the Blackmore Vale.

SERVICES

All mains services are connected. Gas fired central heating.
Mobile Coverage : EE, Three, O2, Vodafone (Ofcom)
Broadband : Standard and Superfast (Ofcom)
Flood Risk Status : Very low risk (Environment Agency)

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

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From the A303 follow the signs into Wincanton town centre and continue up the main street and onto Bayford Hill. Continue up the hill turning right by our For Sale board on the corner of Bayford Court. Sycamores will be seen on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 77 | 81 |
| | EU Directive 2002/91/EC | | |

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Approximate Area = 1838 sq ft / 170.7 sq m
Garage = 313 sq ft / 29 sq m
Total = 2151 sq ft / 199.7 sq m

For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1432779