

Bayford  
Wincanton, BA9 9NL



Hazel Wood House is a substantial detached family home offering generous living accommodation in excess of 5,000 sq ft. Six bedrooms, four bathrooms, grounds extending to c.1.5 acres. A stunning large self-contained annexe and ample off-road parking.

Offers Over £1,250,000

Hazel Wood House is an impressive and substantial detached family home set within gardens and grounds approaching 1.5 acres in sought after Bayford on the edge of Wincanton. Built in 2011 from stone and tiles reclaimed from a derelict Dorset farmhouse and hugely improved by the current owners this is genuinely a 'must see' property.

Upon entering the property you are greeted by a welcoming entrance hall with a custom-made split staircase.

There are two ample reception rooms both with wood burners and views over the lovely gardens to the front and rear. The kitchen is a truly impressive room – ideal for those budding chefs! Plenty of fitted wall and base units and appliances with a central island and door to the garden. There is also another wood burner stove. From here you can access the garden room – a wonderful space to enjoy the view! There is also a boiler room – more on that to follow, cloakroom and utility room.

Upstairs, prepared to be surprised and delighted. Four substantial rooms with the main bedroom having ensuite and dressing room – and, how lovely, a door to the balcony from which to enjoy the gardens. There is also a family bathroom. The galleried landing has a spiral staircase which then leads to two further bedrooms and a bathroom.



Back to the ground floor and we can visit the annexe. This has its own entrance but can also be accessed from the main house – making it most flexible accommodation. Ideal for rental income or perfect for a dependant relative. It has a large open plan living kitchen and dining space on the ground floor and then a huge bedroom and bathroom on the first floor – truly a wonderful addition to this home.



Outside there are wonderful formal gardens to the front and rear with a lovely seating area and large level lawns. Beyond this there is a lovely partially wooded area with plenty of flower and fauna and no doubt plenty of wildlife!



The property is approached by an open driveway offering plenty of parking.



- Tenure: Freehold
- Council Tax Band: G
- Local Council: Somerset Council
- EPC: C
- Utilities and Similar: Mains electricity, mains water, biomass boiler, solar panels, water treatment plant
- No Onward Chain



hunter french



Bath Office  
01225 444454  
Devizes Office  
01380 722784

Bruton Office  
01749 684198  
Frome Office  
01373 464040

Castle Cary Office  
01963 351182  
Tetbury Office  
01666 505086

Corsham Office  
01249 715775  
Wincanton Office  
01963 31376

hunter french



Bath Office  
01225 444454  
Devizes Office  
01380 722784

Bruton Office  
01749 684198  
Frome Office  
01373 464040

Castle Cary Office  
01963 351182  
Tetbury Office  
01666 505086

Corsham Office  
01249 715775  
Wincanton Office  
01963 31376

hunter french



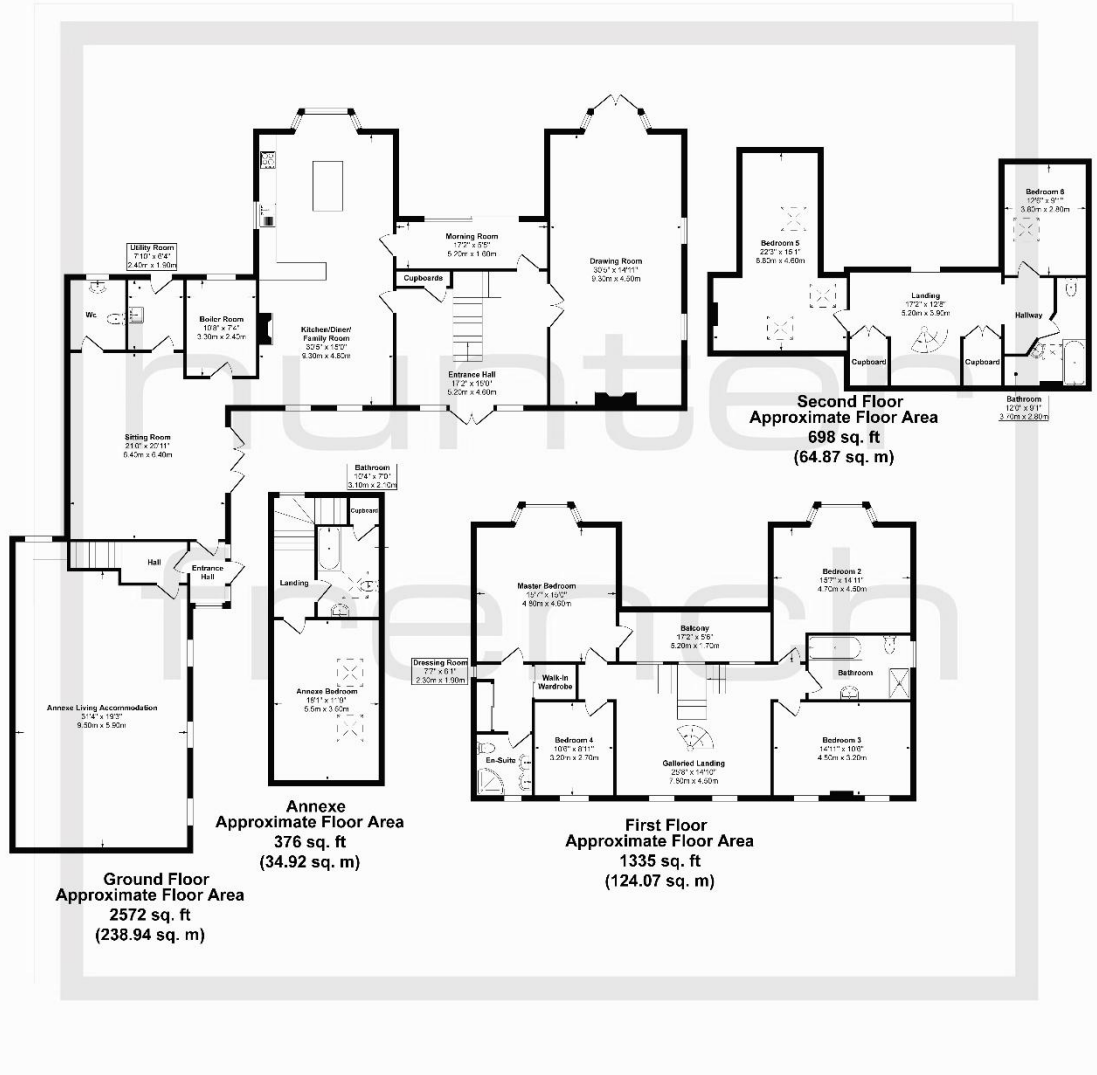
Bath Office  
01225 444454  
Devizes Office  
01380 722784

Bruton Office  
01749 684198  
Frome Office  
01373 464040

Castle Cary Office  
01963 351182  
Tetbury Office  
01666 505086

Corsham Office  
01249 715775  
Wincanton Office  
01963 31376

Bayford, Wincanton, Somerset, BA9



Approximate Gross Internal Floor Area 4,981 sq. ft / 462.80 sq. m

© Hunter French 2022. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

Important Notice

Hunter French, their clients, and any joint agents, give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon statements or representations of fact.
2. Any areas, measurements, or distances are approximate. The text, photographs, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations, or other consents and Hunter French have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.