

# 1 Valley View,

Beckington, BA11 6AS


COOPER  
AND  
TANNER



£610,000 Freehold

Set in a quiet and central part of the ever-popular village of Beckington sits this spacious four-bedroom home with garage, parking and a good size southeast facing garden.

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## DESCRIPTION

This superior property is conveniently situated to enjoy village life with access to stunning country walks, with the beautiful historic city of Bath, the market town of Frome and train links to London Paddington all just a short drive away.

On entering the property, the rooms flow effortlessly around the spacious hallway with stairs rising to the first floor. The main family room is found on the left and enjoys a dual aspect, allowing for an abundance of natural light, with double glass doors opening out to the rear garden.

The beautifully designed hi-spec, well equipped kitchen with adjoining dining area represents the heart of this family home with a range of both wall and base units, central island with additional drawers and wine rack. There are integrated appliances finished off with a stunning granite work top. The generous size dining area can easily accommodate a dining table and chairs allowing for fine dining. Furthermore, there is a downstairs cloakroom and a utility room which includes plumbing for a washing machine, sink and wall and base units with access to the rear garden. The home also benefits from underfloor heating throughout the entirety of the ground floor.

From the ground floor the staircase wraps around to the spacious landing area. The large principal bedroom lies to the front of the property and benefits from an en-suite bathroom with a large walk-in shower cubicle and built-in wardrobes. The remaining rooms on the first floor comprise of a further three double bedrooms which are served by a large family bathroom.

## OUTSIDE

The rear garden is predominantly laid to lawn and offering a peaceful setting with a large patio area perfect for summer entertaining. There is also a well-equipped home office and access to the large single garage. To the front there is ample off-road parking and garage access.

## ADDITIONAL INFORMATION

Mains gas and electric underfloor heating is connected to main family bathroom and the en-suite. All mains' services are connected.

## LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby.

The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.







# Valley View, Beckington, Frome, BA11

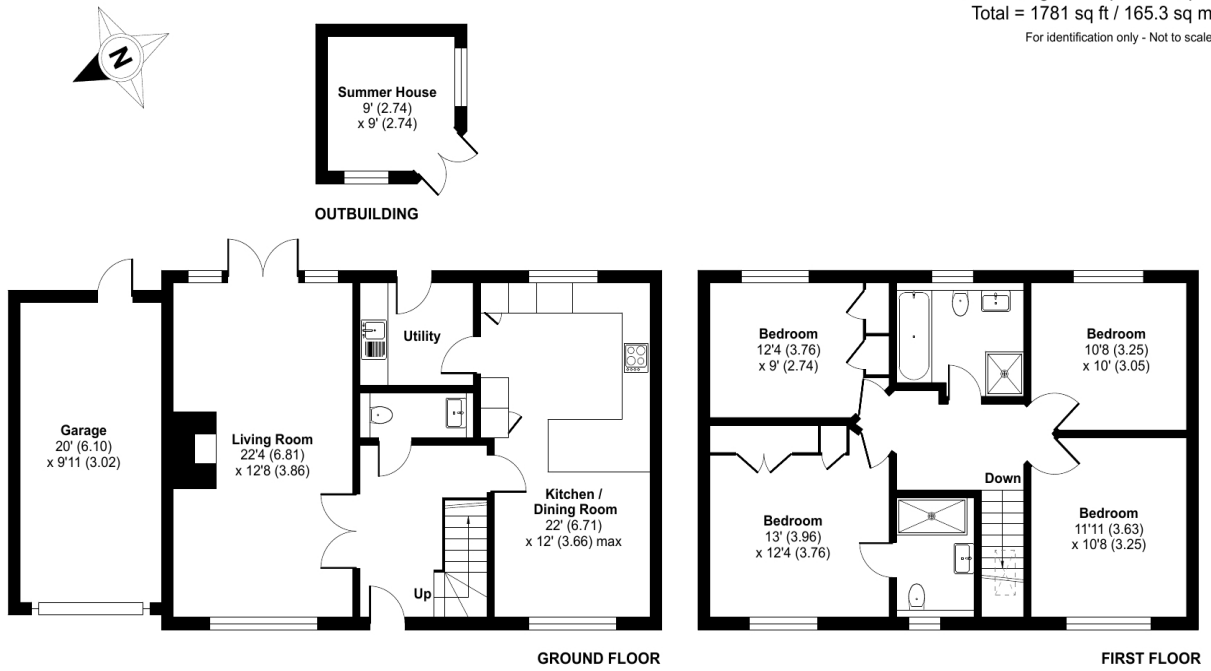
Approximate Area = 1504 sq ft / 139.7 sq m

Garage = 200 sq ft / 18.5 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1781 sq ft / 165.3 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS: Residential). © nritchcom 2024. Produced for Cooper and Tanner. REF: 1096340



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