

73 High Street

Rode, BA11 6PB

COOPER
AND
TANNER



OIEO £650,000 Freehold

An imposing four bedroom detached individual family home, set in the highly desirable village of Rode.

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DESCRIPTION

Set in the ever desirable tranquil yet vibrant village of Rode, is this individually built four bedroom detached family home with private gardens and a garage with private parking.

This much-loved family home enjoys high ceilings, with the property offering accommodation of a dual aspect lounge, a fitted kitchen, separate dining room, UPVC conservatory, master bedroom with en-suite, three further bedrooms with built-in storage, a family bathroom, utility and a separate cloakroom.

The lounge to the rear of the home enjoys plenty of space for large lounge furnishings and dual aspect natural light. The room offers a focal central fireplace with fitted burner and a door opens onto the raised patio. From the lounge, double doors open into the family dining area, which provides space for a large family style dining table and chairs. The fitted kitchen comprises a range of base and wall mounted cabinets, sink inset into the worktop, integrated double oven and hob inset into the worktop. There is a window looking out onto the garden. The home has a handy utility to the front, accessed via the kitchen which is ideal for white goods and is completed with a sink inset into the worktop.

To the side is a UPVC and part brick-built conservatory which is ideal for sitting and relaxing whilst enjoying the sunshine. The ground floor is completed with a large entrance hallway and fitted cloakroom.

Making your way upstairs the double master bedroom to the rear enjoys far reaching countryside views. The bedroom has a three-piece en-suite and benefits from built-in storage.

There are three further generous bedrooms all of which are served by the family bathroom.

OUTSIDE

Externally the home has mature wall enclosed gardens, with a range of trees and planted bushes. There is a good size patio seating area and rear gate to the garage.

To the side of the home is access to the gated driveway allowing parking for multiple vehicles and leading to the garage.

LOCATION

Rode is one of the area's most popular and sought-after villages, with a pretty green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.







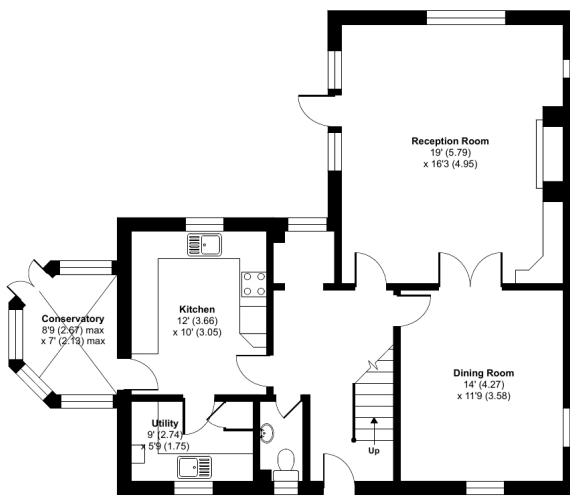
High Street, Rode, Frome, BA11

Approximate Area = 1726 sq ft / 160.3 sq m

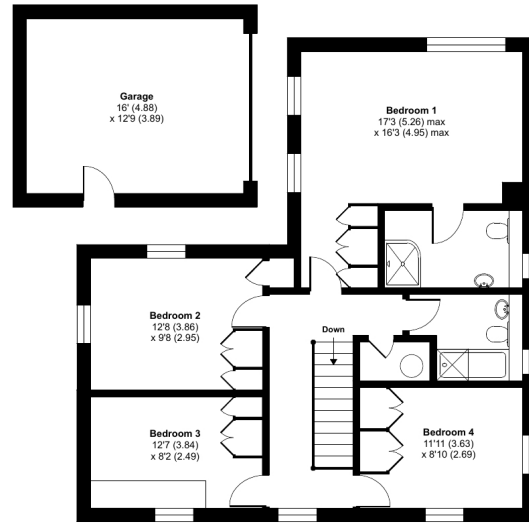
Garage = 205 sq ft / 19 sq m

Total = 1931 sq ft / 179.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Cooper and Tanner. REF: 880614



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