

# Newbury

Frome, BA11 3RG

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AND  
TANNER



## £465,000 Freehold

A wonderful opportunity to purchase a four bedroom detached family home located within the quiet hamlet of Newbury. The property has potential to extend, subject to the necessary planning permission being sought and offers an attached double garage, driveway parking for several vehicles and enclosed gardens to the front and rear. No onward chain.

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### OUTSIDE

The property is accessed through a quiet country lane and gives access onto the ample driveway parking and the attached double garage. There are mature level gardens to the front, encompassed by hedging and fencing with mature flowerbeds and borders. Side access via a wooden gate leads to the good size, south facing rear gardens. The gardens to the rear are encompassed by walling and hedging, predominantly laid to lawn with mature flowerbeds and borders housing a wide selection of shrubs, plants and bushes. There is a paved seating area which has access from the conservatory, suitable for enjoying those summer evenings and al-fresco dining. The garden also enjoys a large vegetable garden with greenhouse and wooden sheds.

### LOCATION

Kanda Cottage is in a popular rural position between the villages of Mells and Kilmersdon, in the small hamlet of Newbury, home of Babington House a popular private members club offering excellent facilities for their members. Both Kilmersdon and Mells offer a good range of local amenities including primary schools, public houses and village halls. A wider choice of amenities are available in the

nearby towns of Midsomer Norton, Shepton Mallet and Frome with the cities of Bath, Wells and Bristol all being within easy commuting distance. Kanda Cottage is in a good location for those looking to commute further afield with a choice of mainline rail services available into London, Bristol and the South West as well as Bristol Airport. There are excellent equestrian opportunities close by with a wide choice of training and competition venues offering both affiliated and unaffiliated competitions including Mendip Plains at Ston Easton and West Wilts at Holt. There are lots of country walks nearby with plenty of public footpaths. The cycle network which joins Radstock, Midsomer Norton and Frome is within a mile of the property.

### COUNCIL TAX BAND

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### AGENTS NOTE

We have been informed by the vendor of the property that there is a disused mineshaft in the garden and is covered by an insurance policy from British Coal Mining.







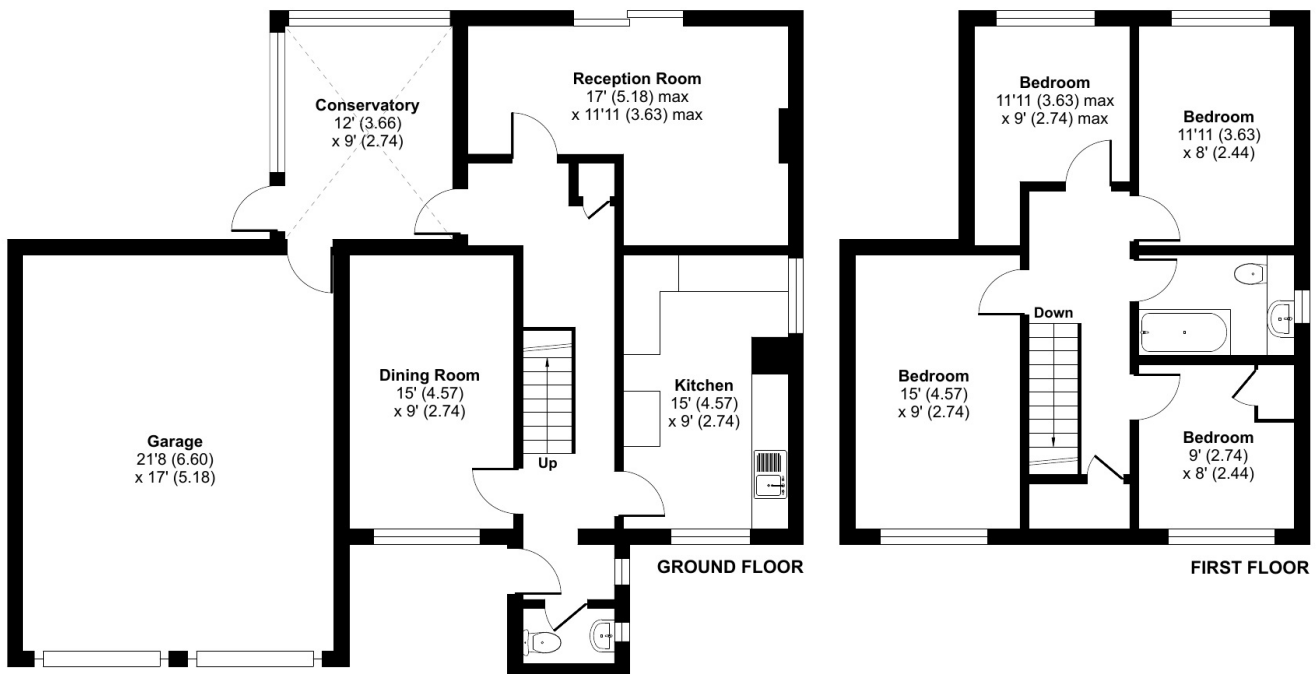
## Newbury, Frome, BA11

Approximate Area = 1317 sq ft / 122.3 sq m

Garage = 368 sq ft / 34.2 sq m

Total = 1685 sq ft / 156.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1133124

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