

Wyland,

Trudoxhill, BA11 5DP



£725,000 Freehold

A beautifully extended four-bedroom detached village bungalow finished to an exceptional standard throughout. The property offers spacious and versatile accommodation including an impressive kitchen/breakfast room, generous sitting room with Bath stone fire surround, large conservatory dining space, utility and boot room a guest suite with independent access, en-suite and kitchenette. Energy-efficient features include an air source heat pump and 18 owned solar panels. Outside there is ample parking, a garage with electric door, enclosed garden and a stone-built garden office.

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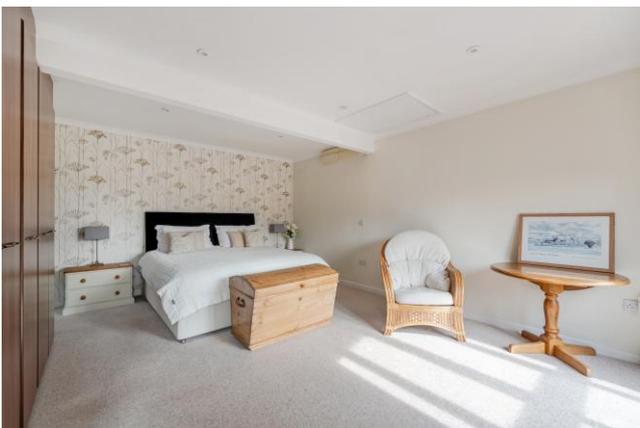
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DESCRIPTION

This beautifully presented detached home has been thoughtfully extended create a stylish and versatile family residence. Finished to a particularly high standard throughout, the property combines modern comforts with elegant design and offers well-balanced accommodation ideally suited to both everyday living and entertaining. A spacious entrance hall provides a welcoming introduction to the home and leads through to the central reception spaces. The sitting room is a generous and inviting room, with focal bath stone fire surround. French doors open through to the conservatory, allowing the living space to flow effortlessly into the garden-facing dining and seating area.

The kitchen/breakfast room is a particularly impressive space, thoughtfully designed with a comprehensive range of wall and base units topped with granite work surfaces. A range of integrated appliances includes a double oven, hob with extractor above, integrated dishwasher and two wine fridges, making it perfectly suited to modern family life and entertaining. The limestone flooring adds a sense of quality and continuity and French doors again connect the room to the conservatory, currently used as a family room. Practicality has been carefully considered, with a well-appointed boot room providing external access to the garden, alongside a utility room fitted with additional built-in appliances. A stylish shower room completes the service areas. The conservatory is an exceptional addition to the property and offers a wonderfully light-filled space overlooking the rear garden. Currently arranged as both a dining and seating area, it provides an ideal setting for entertaining guests or enjoying relaxed family meals, all finished with attractive limestone flooring.

The bedroom accommodation is equally well presented and highly adaptable. The master bedroom is a particularly generous



room featuring an extensive range of built-in wardrobes and a superb en-suite bathroom fitted to a high specification, including a separate shower and quality contemporary fittings. Bedroom two is another spacious double and offers excellent flexibility, with potential to function as a self-contained annexe if required. The room benefits from its own en-suite bathroom as well as a kitchenette and separate external access, making it ideal for guests, multi-generational living or independent accommodation. Bedrooms three and four both include built-in wardrobes, with the fourth bedroom currently arranged as a study, providing an ideal space for those working from home. A well-presented family bathroom, also featuring a separate shower, serves these rooms.

The property has been further enhanced with modern, energy-efficient features including an economical air source heat pump providing central heating and a substantial photovoltaic solar array of 18 roof-mounted panels, which are owned outright rather than leased.

OUTSIDE

Outside, the property enjoys a well-arranged plot with ample parking to the front, leading to a garage with electric door, power and light. The rear garden is fully enclosed and designed for ease of maintenance, featuring a paved patio area with steps leading up to a lawn garden. At the top of the garden sits a charming stone-built garden office with power and light, offering an excellent workspace or creative studio. A decked seating area wraps around one side of the building, creating a peaceful spot to relax and enjoy the garden. A timber shed provides further useful storage. Altogether, this is a thoughtfully improved and beautifully finished village home offering space, flexibility and high-quality accommodation throughout. Internal viewing is highly recommended to fully appreciate all that this superb property has to offer.

ADDITIONAL INFORMATION

Air source heat pump. Mains electricity, water and drainage. No gas.

LOCATION

The village has a pub, village hall, vets and farm with a café selling ice-cream and activities for children. The market town of Frome is four miles away, offering a range of shops, restaurants, theatres, and sports facilities. Babington House, Hauser & Wirth and the Newt are close-by. Schools are in nearby Nunney, Upton Noble, Bruton and Frome. Private schools within easy access are Kings Bruton, All Hallows, Warminster, Millfield and Downside. Easy access to the A303 for London and Exeter. Mainline railway stations are located at Westbury and Gillingham.



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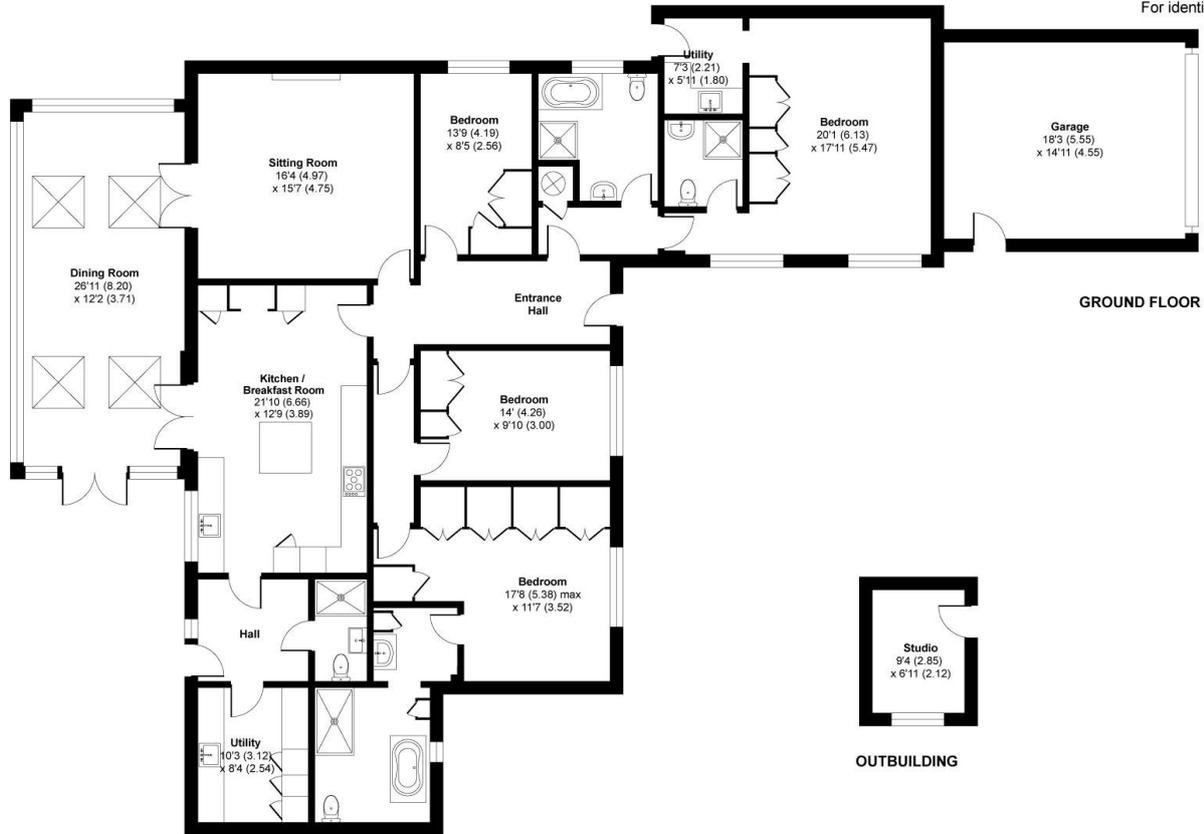
Approximate Area = 2395 sq ft / 222.5 sq m

Garage = 272 sq ft / 25.2 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 2732 sq ft / 253.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1433658



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