



3 St Lawrence Lane Rode BA11 6AT

Constructed in 2020 by the award winning developer Autograph Homes, this immaculately presented 4 bedroom detached family home offers a perfect blend of modern design, high quality finishes, and low maintenance living. Set on the edge of a sought after village, the property enjoys breathtaking rural views, providing a peaceful and scenic backdrop.

Tenure: Freehold

£850,000

Property Features

- 4 bedroom detached family home
- Over 2000sq ft accommodation
- Principle bedroom with en suite and dressing room
- impeccably presented
- Double garage and parking
- Incredible views
- Popular village location
- No onward chain

3 St Lawrence Lane



Total Area (less Garages): 187.4 m² ... 2018 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Accommodation

Ground Floor

Hallway

With hardwood flooring, understairs storage cupboard.

Living Room

Access via glazed door, front aspect window, woodburning stove.

Snug

With hardwood flooring, front aspect window, glazed door.

Cloakroom

With WC, wash hand basin, hardwood flooring.

Kitchen/Diner

With a range of floor and wall mounted units, island unit, integrated appliances, 5 ring gas hob, hardwood flooring, rear aspect windows, 2 sets of French doors leading to garden, door leading to:-

Utility

With a range of floor and wall mounted units, space and plumbing for white goods, door leading to driveway.

First Floor

Landing

With front aspect window, storage cupboard.

Principle bedroom

With front aspect window, radiator.

Walk-in Dressing Room

With fitted wardrobes, leading to:-

En Suite

With tiled flooring, double width walk-in shower, WC, wash hand basin, side aspect window, heated towel rail.

Bedroom 2

With front aspect window, radiator.

Bedroom 3

With rear aspect window, radiator, built-in storage.

Bedroom 4

With rear aspect window, radiator, built-in storage.

Family Bathroom

With tiled flooring, walk-in double width shower, bath, WC, vanity unit with inset twin wash hand basins, side aspect window, heated towel rail.

Externally

Garden, Garage and Parking

The property offers ample off-road parking with a double garage and driveway. A manageable front garden complements the home, while the rear garden is a standout feature, offering an expansive space that exceeds the size of many modern properties, with stunning views over the fields beyond.



Situation

3 St Lawrence Lane is situated in the popular Somerset village of Rode. The village benefits from a pre-school and Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

Description

This beautifully presented 4 bedroom family home is situated on the edge of the picturesque village of Rode, offering a harmonious blend of contemporary living and countryside charm. With tranquil, far-reaching views of rolling hills to the rear, the property enjoys a peaceful, rural setting while remaining within easy reach of local amenities.

Internally, the home is finished to the highest standards, with attention to detail throughout. The ground floor comprises a cosy living room featuring elegant panelling and a log burner with an individual stone mantelpiece. A spacious study/snug offers versatile space for work or relaxation, while a conveniently located cloakroom and utility room add practicality to the layout.

The heart of the home is the impressive open-plan kitchen, dining, and family room, designed to offer a bright and airy space for family life and entertaining. Large windows and French doors allow natural light to flood the space, while offering captivating views of the surrounding fields and countryside.

Upstairs, the property boasts four well-proportioned double bedrooms, each offering comfortable space. The principal bedroom is a luxurious suite, complete with a fantastic dressing room and a stylish en suite bathroom. The family bathroom is equally impressive, featuring a contemporary four-piece suite with a double vanity unit.

Externally, the property offers ample off-road parking with a double garage and driveway. A manageable front garden complements the home, while the rear garden is a standout feature, offering an expansive space that exceeds the size of many modern properties, with stunning views over the fields beyond.

This exceptional family home combines modern elegance with the charm of rural living, offering spacious, well-appointed accommodation in a tranquil village location. The property's high-quality finishes and superb views make it a truly desirable home for those seeking comfort and serenity. This home is offered with no onward chain.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating and underfloor heating.

Annual Service Charge: TBC

Local Authority: Somerset Council

Council Tax Band: Band F

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