



Tiko, Lower Rudge, Frome BA11 2QE

£625,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

This attractive, symmetrical modern home with stone facing is set back from the lane, screened by a mature beech hedge. A newly refurbished shingle driveway provides off-road parking for approximately four cars in addition to a single garage. The front garden features attractively manicured formal raised sleeper beds, adding to the home's charm.

Step inside to discover a light-filled entrance porch with dual-aspect windows, creating a bright and welcoming atmosphere. From here, you are drawn into the stylish and spacious sitting room, where natural light floods the space from both front and rear aspects. The quintessential log burner serves as the focal point, offering warmth and ambiance during cooler months, but the undeniable selling point here are the breath-taking countryside views out to the garden and beyond, accessed via double doors that open onto a stunning, sun-drenched stone patio.

Adjacent to the sitting room, a versatile front room offers endless possibilities. Originally a dining space, it is currently used as a home office, making it ideal for remote work or creative pursuits.

A thoughtfully designed internal hallway provides plenty of additional storage, currently featuring a stylish dresser unit and ample space for coats and boots. From here, you'll find a well-appointed pantry/utility room and a light, bright WC. Throughout the home, wooden double-glazed windows enhance insulation and aesthetic appeal.

The heart of the home is the charming kitchen, extended in 2011. Featuring country-style units with wooden worktops, a large ceramic sink, and engineered oak flooring, this delightful space is perfect for casual dining, with room for a breakfast table and chairs. Expansive windows offer panoramic views over rolling fields, while a stable door provides easy access to the patio—perfect for al fresco dining on warm summer evenings.

Upstairs, you are greeted on the landing by one of the best views from the house. The home offers three generously sized bedrooms, two spacious doubles and a well-proportioned single all enjoy picturesque countryside views. The doubles feature built-in storage and are neutrally decorated, creating a move-in-ready space. The luxurious family bathroom is a standout feature, boasting a separate bath and shower, stylish travertine-style tiling, and a large window floods the space with natural light.

OUTSIDE

One of the most enchanting aspects of this home is its spectacular south-east facing garden, meticulously designed in three distinct sections to capture sunlight throughout the day. This completely private oasis is a dream for nature lovers and outdoor enthusiasts alike. Directly behind the house, a spacious dining patio offers the perfect setting for entertaining, while an evening sun trap seating area provides a tranquil retreat. The formal lawn, a beautifully maintained raised area, is primarily laid to grass with shale borders and raised planting beds—recently revamped for 'no-dig' summer planting. Beyond an established yew hedge, the 'wild garden' awaits its next chapter, offering the opportunity for new owners to create a personalized haven. A trellis border cleverly screens a utility strip along the garden's edge, home to raised vegetable beds, a garden shed, mulch pile, and storage area. The garage features a large glass window and presents an exciting opportunity for conversion into a workshop, studio, or additional living space, subject to the relevant consents. Beyond the garden, uninterrupted views stretch across rolling countryside, creating a truly breath-taking backdrop. This wildlife-rich setting is home to deer, birds of prey, hedgehogs, and a host of other native species, making it a haven for nature enthusiasts. The adjacent field is home to horses, enhancing the rural charm. To the front, the property enjoys a picturesque outlook over a local allotment, with a nearby smallholding home to an array of friendly farm animals, including charming alpacas. The surrounding landscape offers superb walking opportunities, with the iconic White Horse visible from various vantage points.

The owners had a renowned local architect draw plans for several permutations of extension, seeking to further capitalise on the views and create an enviable master suite, these drawings will be available to view upon request.

ADDITIONAL INFORMATION

Oil fired heating. Mains electricity and water connected. Private drainage (Septic tank).

LOCATION

Rudge is a pretty, semi-rural village just a few miles from the historic and popular market town of Frome. At the heart of this sociable village, you'll find The Full Moon – an award-winning hotel and public house that offers restaurant dining, quiz nights, monthly coffee and cake get-togethers and multiple events throughout the year.

Frome town offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.











Local Information: Frome.

Local Council: Somerset.

Council Tax Band: E

Heating: Oil fired central heating.

Services: Mains electricity and water. Private septic tank drainage.

Tenure: Freehold.



Motorway Links

- A303, A36
- M4, M5



Train Links

- Bath, Bristol, Paddington and Waterloo
- Westbury



Nearest Schools

- There are a wide range of nurseries, first and middle schools within Frome, in addition to Frome College.
- Warminster and Wells



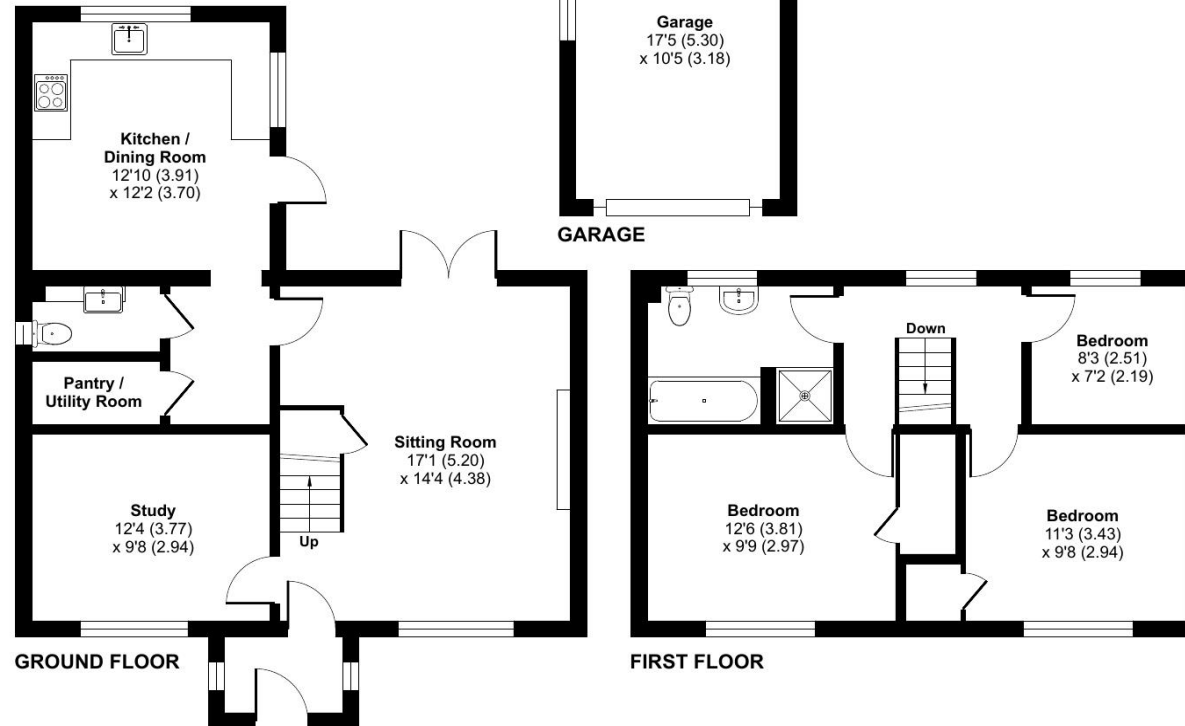
Tiko, Lower Rudge, Frome, BA11

Approximate Area = 1144 sq ft / 106.2 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1325 sq ft / 123 sq m

For identification only - Not to scale



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