

# Highclere,

Frome,  
BA11 4DS

COOPER  
AND  
TANNER



## £895,000 Freehold

Set in a wonderfully secluded position on the rural edge of Frome, this impressive five-bedroom detached home enjoys exceptional far-reaching views across open countryside towards Mells. Offering approximately 1/3 of an acre of beautifully landscaped gardens, extensive parking and a large tandem garage, this property combines privacy, space and a superb setting, all within minutes of Frome's vibrant town centre.

# Highclere, Frome, BA11 4DS

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### DESCRIPTION

The property has been thoughtfully extended and comprehensively updated by the current owners to create light-filled, versatile accommodation arranged over three floors. Finished to a high standard, the home features excellent energy efficiency with underfloor heating throughout all levels and offers a seamless blend of modern design with traditional features.

A timber-framed porch with tiled roofing leads into a welcoming entrance hall where a striking oak staircase rises to a galleried landing, setting the tone for the space and light that defines the property. The main reception room is a bright and elegant space with dual aspects, featuring a fireplace as a focal point and bifold doors opening onto the south-facing garden. A second expansive open plan living, dining and kitchen space forms the heart of the home, designed with contemporary family life in mind. The bespoke kitchen is fitted with high-quality cabinetry, attractive worktops, two integrated ovens and an induction hob, while the adjacent dining and living areas enjoy a direct connection to the garden through bifold doors, making it an exceptional space for entertaining and everyday living. A practical boot room, utility space and ground floor shower room complete the ground floor accommodation.

Upstairs, the principal bedroom and two further generous double bedrooms benefit from far-reaching views and are served by a beautifully appointed family shower room. The

top floor has been cleverly converted to provide two additional double bedrooms, ideal for guest accommodation, a home office, or further flexible living space.

### OUTSIDE

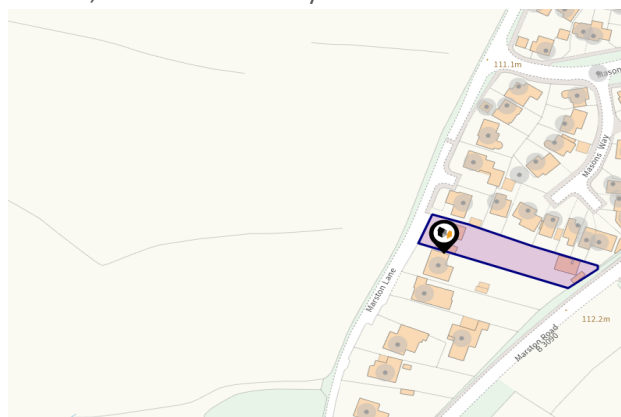
Externally, the gardens are a particular feature. Designed for both enjoyment and productivity, they include extensive lawns, a large sun terrace, and a sheltered kitchen garden area with raised vegetable beds, a greenhouse, and a chicken coop. The driveway provides parking for multiple vehicles and leads to a substantial garage, complete with power, lighting and additional storage.

### ADDITIONAL INFORMATION

Mains gas and electric heating. All mains services are connected.

### LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.







# Marston Lane, Frome, BA11

Approximate Area = 2195 sq ft / 203.9 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

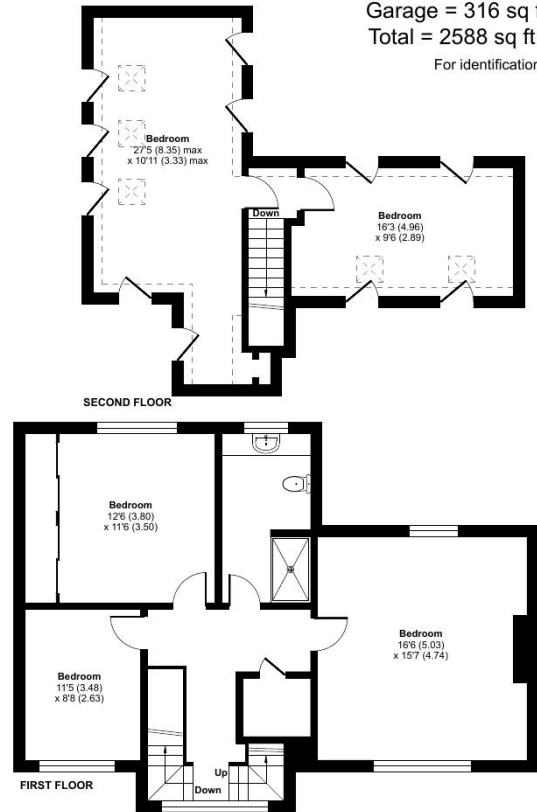
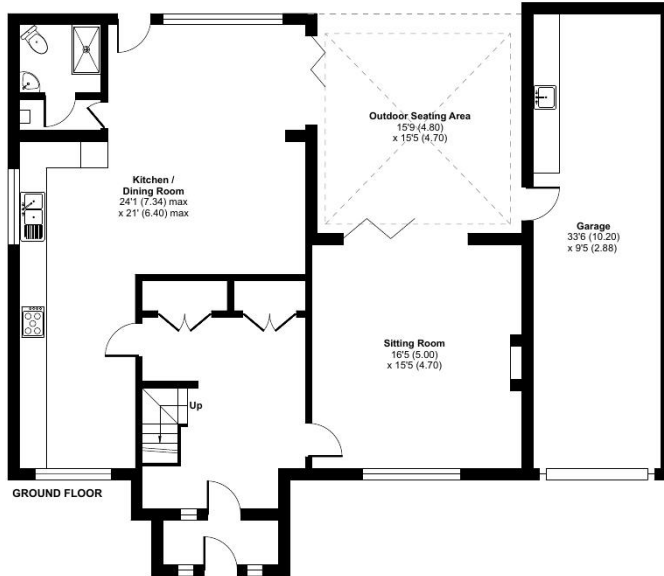
Garage = 316 sq ft / 29.3 sq m

Total = 2588 sq ft / 240.3 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1284448



## FROME OFFICE

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