

Marsh Lodge,

10 Marsh Road, Rode, BA11 6PE

COOPER
AND
TANNER



Guide £675,000 - £700,000 Freehold

A rare opportunity has arisen to purchase this attractive period four-bedroom home, with a separate one-bedroom annex, set in the very heart of the ever-sought after village of Rode.

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DESCRIPTION

Set within a popular and peaceful part of Rode, this attractive period home offers lots of character and provides flexible and versatile accommodation.

As you enter the house through the porch you will be guided towards the kitchen – the central hub of the ground floor. The spacious kitchen has a range of fitted wall and base units, a breakfast bar and a fitted range cooker. From here you have access to the dining room which offers plenty of natural light coming from its dual aspect orientation. The dining room also affords access through a set of French windows to a patioed area which would be perfect for al fresco dining under its retractable canopy. Off the kitchen and towards the front of the property is the living room which offers access to the first-floor accommodation. From the living room to the side of the property is the larger of the two offices. It has dual aspect windows and a stable door that looks out onto the garden. The smaller office can be found on the east side of the property off the kitchen.

On the first floor is the master bedroom to the front of the home which comes with a dressing room/storage area. There is a generous sized family bathroom equipped with both bath and shower and across the corridor is a single bedroom.

Toward the rear of the home are two good sized single/small double bedrooms, both offering plenty of natural light and space for storage. The first floor offers views across the village green and on to the Mendips.

ANNEX

The Annex would be perfect for multi-generational living, complete with a bedroom, en-suite shower, a WC and it has the option of adding a kitchenette if desired.

OUTSIDE

The property is complemented with a good-sized garden that includes a very fruitful apple tree. The garden is mainly laid to lawn. Located in the garden shed is a two person sauna. There is also gated driveway parking.

LOCATION

Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington.

Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.





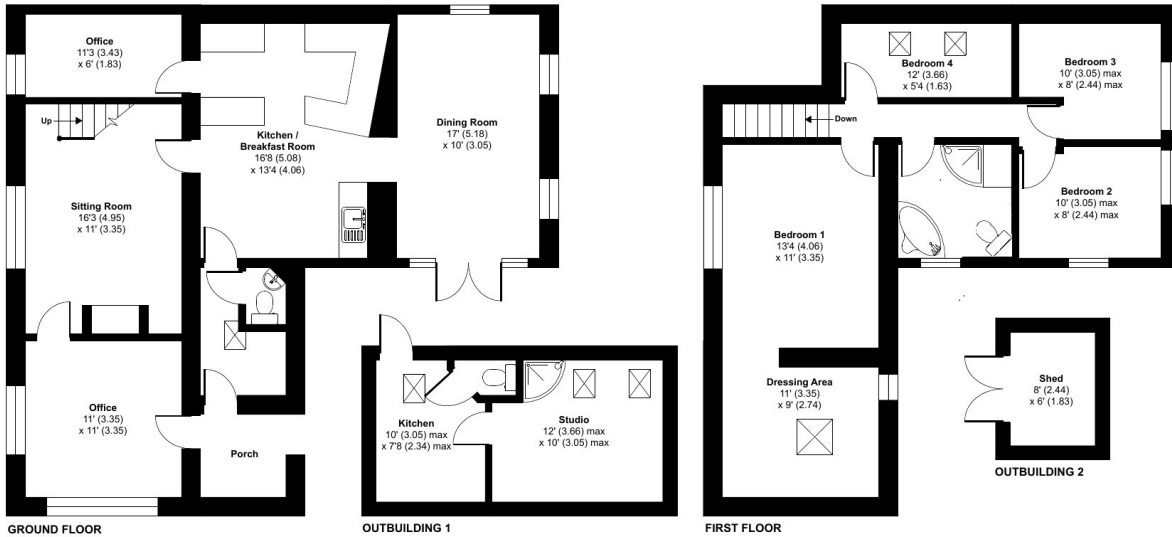
Marsh Road, Rode, Frome, BA11

Approximate Area = 1514 sq ft / 140.6 sq m

Outbuilding(s) = 248 sq ft / 23 sq m

Total = 1762 sq ft / 163.6 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2023. Produced for Cooper and Tanner. REF: 966748



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