

20 Garston Mead,

Frome, BA11 1GE

COOPER
AND
TANNER



£325,000 Freehold

Situated in the heart of the Garston Mead development, this beautifully presented three-bedroom detached home offers great value for money with a family-friendly layout and thoughtful design features throughout, walking distance to Frome's many amenities.

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 3  1  2 EPC C

£325,000 Freehold

DESCRIPTION

Upon entering, a welcoming hallway provides access to all principal ground floor rooms, including a convenient downstairs WC. The heart of the home is the impressive kitchen/diner, a well-appointed space featuring a sleek range of stylish wall and base units, integrated Hotpoint appliances, and a practical under-stair storage cupboard. Designed for both function and flow, it's an ideal setting for home cooking and social gatherings alike. The lounge is a wonderfully bright and inviting space. French doors open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living—perfect for warm summer evenings or entertaining guests.

Upstairs, the sense of style continues with warm wooden flooring throughout the landing and bedrooms, adding both character and practicality. The three well-proportioned bedrooms offer comfort and flexibility. The master bedroom benefits from a private en-suite shower room, while the remaining two bedrooms are serviced by a modern family shower room. The property is tastefully decorated in neutral tones throughout, providing a fresh, blank canvas ready for personal touches.

OUTSIDE

Outside, the property enjoys excellent parking provisions with a carport and two allocated spaces. The rear garden

is fully enclosed and low maintenance, offering a patio seating area—ideal for alfresco dining or simply unwinding in a tranquil setting.

ADDITIONAL INFORMATION

Mains gas central heating. All mains' services are connected.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

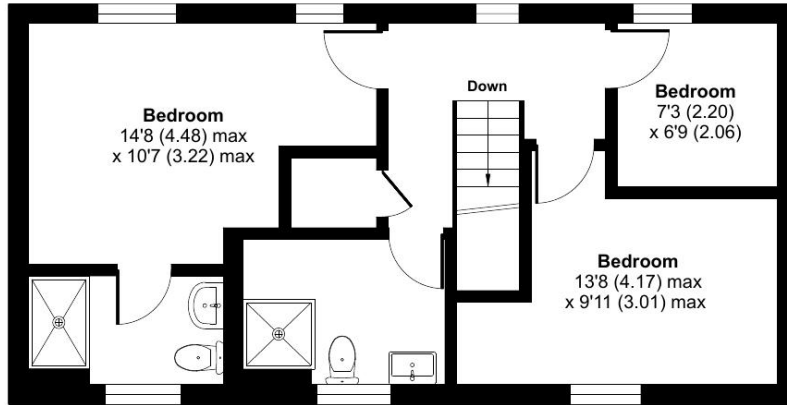




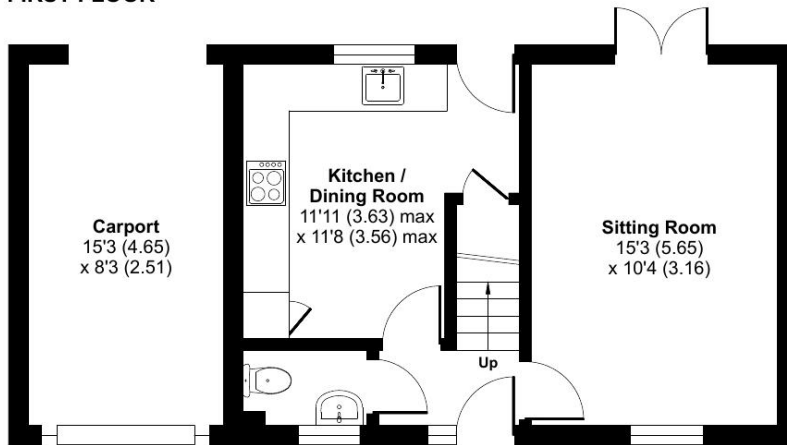
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Approximate Area = 826 sq ft / 76.7 sq m (excludes carport)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1272187



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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