

19 Selwood Crescent,

Frome, BA11 2HX



Offers over £667,000 Freehold

A substantial and stylish 1960s detached residence in a prime Bath-side position, offering flexible family accommodation, elegant modern finishes, and a low-maintenance south-west facing garden.

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DESCRIPTION

19 Selwood Crescent was built in the 1960's and has since been extended and modernised, creating a well-proportioned, light and airy family house in a highly sought after part of Frome.

The front porch opens into a really impressive entrance hall which is full of natural light, very spacious and benefits from attractive engineered chestnut oak flooring and original doors. To the right hand-side is the living room, an excellent size with a woodburning stove taking centre stage.

The extension provides further flexible reception space and is currently used as a summer lounge and a large dining space. With two roof lights and bi-fold doors, there is a great deal of natural light and access into the enclosed gardens to the rear, perfect for entertaining.

The kitchen has been updated in recent years and includes a range of wall and base units that are topped with thick granite worktops. There are windows overlooking the gardens, room for appliances and space for a table and chairs. There is also an office, a utility room, a cloakroom and an integral garage on the ground floor.

On the first floor there are four bedrooms and the family bathroom. The main bedroom is an excellent size and enjoys lots of fitted wardrobes in addition to an en-suite. The three remaining bedrooms are good sizes and the family bathroom includes a stand-alone bath and separate shower.

OUTSIDE

To the front of the house there is comfortable driveway parking

for three vehicles in addition to the integral garage. With a good degree of privacy, the gardens predominantly lie to the back of the house and include a patio/seating area with plenty of space for a table and chairs and BBQ setup, ideal for entertaining. Beyond is a level lawn which is bordered by plants, shrubs and trees.

ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all 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.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





Selwood Crescent, Frome, BA11

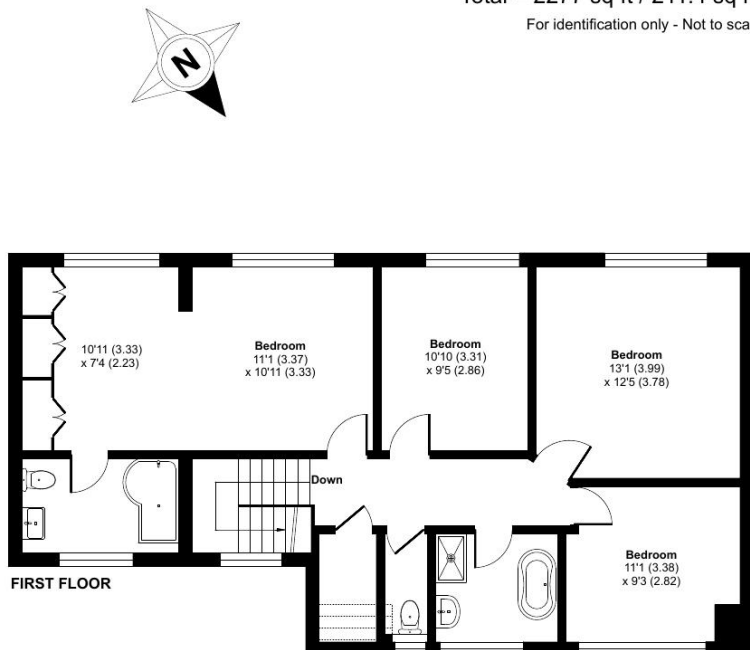
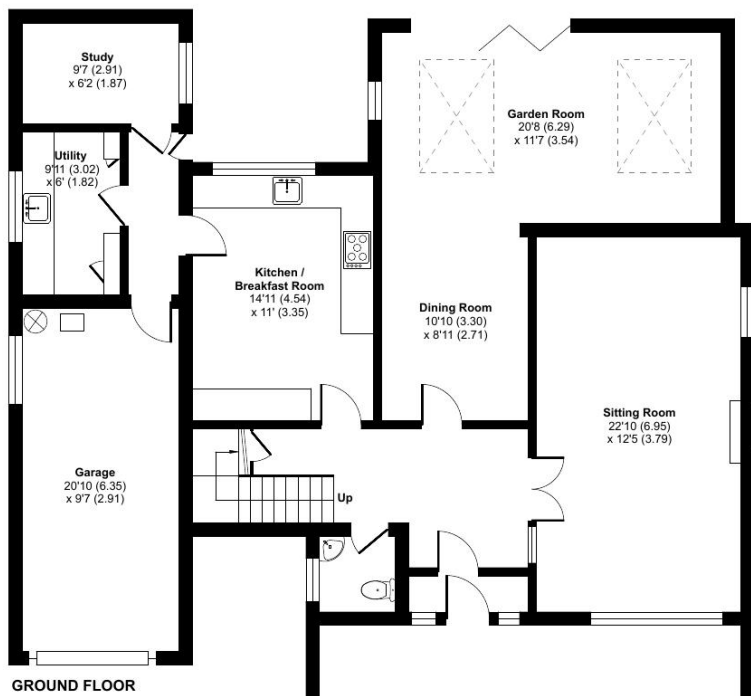
Approximate Area = 2068 sq ft / 192.1 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Outbuilding = 199 sq ft / 18.4 sq m

Total = 2277 sq ft / 211.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Cooper and Tanner. REF: 1296844



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