

Copperfield,

Lower Street, Rode, BA11 6PU



£350,000 Freehold

A charming semi-detached village home set within the Rode Conservation Area, offering a generous front garden, driveway parking, garage and a pretty enclosed rear garden. The property provides two double bedrooms and a single, with excellent scope for modernisation and potential to extend (STPP). Offered to the market chain free and ideally located just a short walk from village amenities and beautiful countryside walks.

Copperfield, Lower Street, Rode, BA11 6PU

 3  1  1 EPC D

£350,000 Freehold

DESCRIPTION

Set back from the lane behind a good-sized front garden, this appealing semi-detached home enjoys a lovely approach with a mainly lawned frontage complemented by a planted border, picket fence and established hedge providing a pleasant degree of screening from the neighbouring property. Driveway parking for two vehicles leads to a single garage, while a pathway guides you to the front door beneath a protective overhanging porch.

Stepping inside, the welcoming hallway provides space for coats and boots, with stairs rising to the first floor and useful understairs storage. To the front of the property is a generous kitchen/dining room fitted with a good range of wall and base units, offering ample workspace and room for free-standing appliances, all beautifully lit by a large window. To the rear, the sitting room runs the full length of the house, creating a wonderfully light and spacious reception area with large windows and sliding doors opening directly onto the garden, an ideal space for both relaxing and entertaining. Upstairs, the accommodation comprises two comfortable double bedrooms and a single bedroom, offering flexibility for family living, guests or home working.

OUTSIDE

Outside, the rear garden is a particularly pretty feature of the property. Enclosed and enjoying a north-westerly aspect, it provides a peaceful setting to unwind and enjoy the afternoon and evening light. The property would now benefit from a program of modernisation and offers clear potential to extend, subject to the necessary planning consents, allowing an incoming purchaser to create a home tailored to their own tastes and requirements. Offered to the market with no onward chain, this is a wonderful opportunity to acquire a charming village home just a short walk from local amenities, with some of the county's finest countryside walks quite literally on your doorstep.

ADDITIONAL INFORMATION

Gas central heating. All mains services are connected.

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.





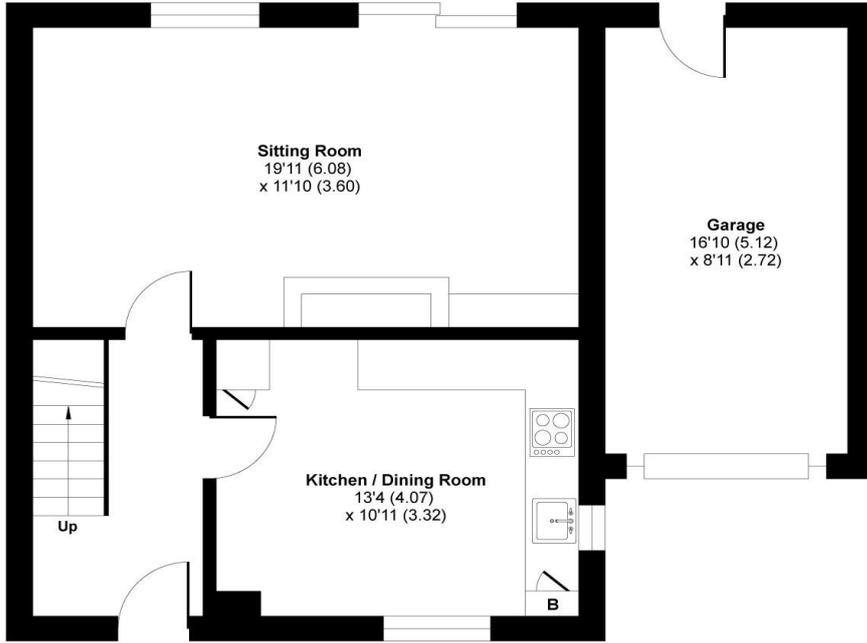
Copperfield, Lower Street, Rode, Frome, BA11

Approximate Area = 932 sq ft / 86.5 sq m

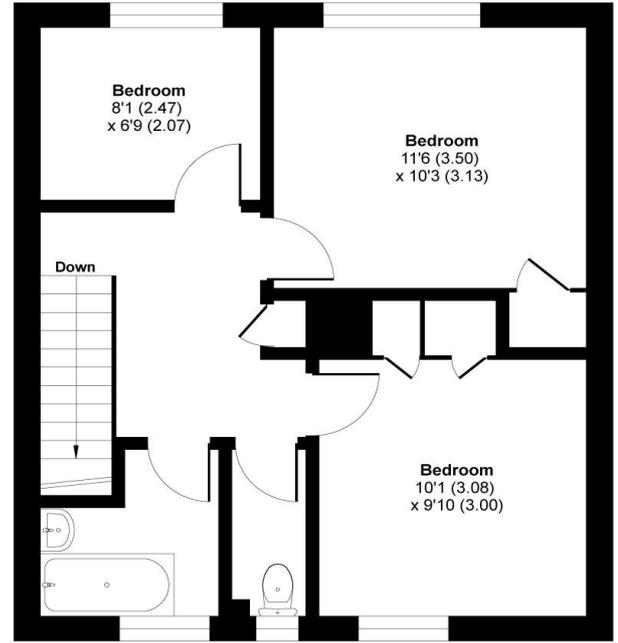
Garage = 150 sq ft / 13.9 sq m

Total = 1082 sq ft / 100.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheocom 2026. Produced for Cooper and Tanner. REF: 1416416



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

