

Owl Cottage,

Rudge, BA11 2QG

COOPER
AND
TANNER



OIEO £385,000 Freehold

An impressive, contemporary, village house with the most amazing views across surrounding fields

Owl Cottage, Rudge, BA11 2QG

 2  1  2 EPC D

OIEO £385,000 Freehold

DESCRIPTION

Owl Cottage is a stunning, contemporary, village centre home forming part of an exclusive development of only seven similar-style homes backing onto open fields.

The accommodation throughout is beautifully presented and well proportioned. The front door leads into an entrance hall which provides access into the downstairs W.C/utility space (which houses the washing machine/dryer), and stairs rise to the first floor.

The ground floor is almost entirely open planned, perfect for modern day family life and for those that enjoy entertaining. Adjoining the double doors into the garden is a dining area, an excellent arrangement for Al-fresco dining in the warmer months. Adjacent is the living area which is filled with natural light due to a triple floor to ceiling windows looking across the gardens. At the front of the house is the kitchen, a stylish and well-appointed arrangement plenty of storage, worktop space and integrated appliances. There is also a handy under stair storage space.

On the first floor there are two large double bedrooms with fitted wardrobes. The master also enjoys an en-suite bathroom with a bath and separate shower, in addition to a good size airing cupboard and further storage. There is a second shower room off the landing.

ADDITIONAL INFORMATION

Mains electricity and water. Private gas and drainage. LPG gas central heating.

OUTSIDE

To the front there are two allocated (side-by side) parking spaces. The garden predominantly lies to the rear and has been landscaped beautifully. An attractive patio runs alongside the back of the home, adjoining the double doors from the open planned living space. Beyond the patio is an area of lawn bordered by plants and shrubs. A stunning garden room offers a perfect home office/studio and could also suit a variety of uses depending on requirements.

LOCATION

Rudge is a pretty, semi-rural village just a few miles of Frome. Frome is known for it's 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.





Owl Cottage, Rudge, Frome, BA11

Approximate Area = 1006 sq ft / 93.4 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

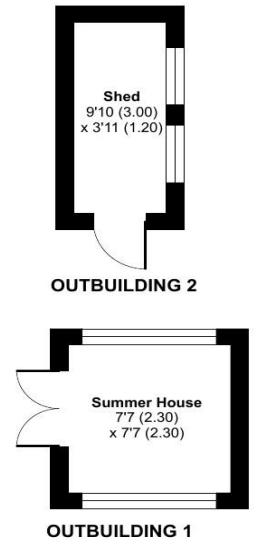
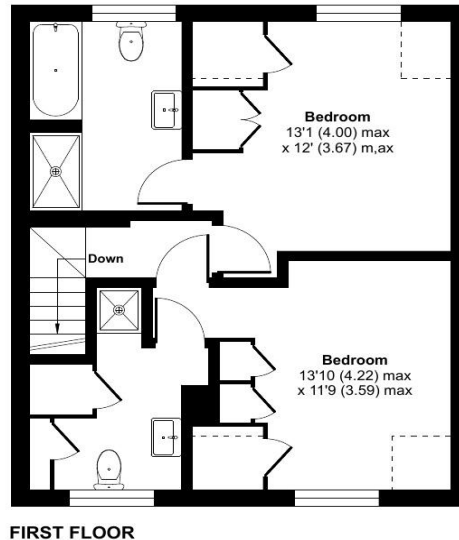
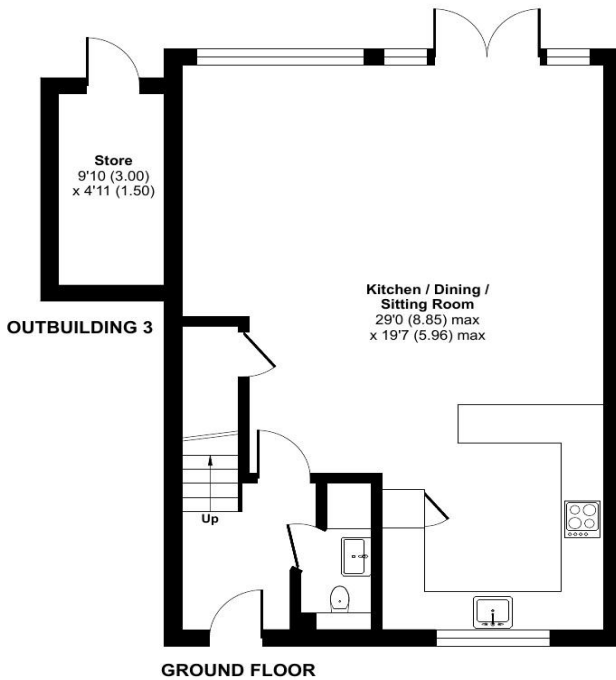
Outbuilding = 137 sq ft / 12.7 sq m

Total = 1195 sq ft / 111 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). © nchecon 2025. Produced for Cooper and Tanner. REF: 1269136



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.



RICS



OnTheMarket