

# 30 Southcroft, Chapmanslade, BA13 4AU

COOPER  
AND  
TANNER



OIEO £495,000 Freehold

Built in 1998, this detached three-bedroom house has been extended and modernised and enjoys a quiet position within this highly sought-after village on the Somerset/Wiltshire border. No onward chain.

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## DESCRIPTION

30 Southcroft was originally built in 1998 and since has been modernised, improved and extended. Built as a four-bedroom house, our vendors decided to re-model to create a well-proportioned and comfortable three-bedroom family house.

The front door opens into a spacious and naturally light entrance hall with stairs rising to the first floor and access into the downstairs cloakroom, the study, the living room and the kitchen/dining room. The lounge and sunroom benefit from beautiful oak flooring.

The living room enjoys a wood burning stove and is open plan with the very large kitchen/dining area, laid with limestone flooring, a perfect arrangement for entertaining and family life. The kitchen includes a range of wall and base units that are topped with attractive Walnut worktops and there is a Rangemaster oven and room for other appliances. Triple aspect windows fill the area with light and there is space for a large table and chairs.

At the back of the house is a stunning sunroom with bi-fold doors out to the landscaped gardens. Built to a very high specification just 4 years ago, there is 6 years remaining on the warranty.

On the first floor an impressively light and airy landing provides access to the three double bedrooms and the family bathroom.

The master bedroom enjoys fitted wardrobes, an en-suite and far-reaching views across countryside. The two remaining bedrooms are both an excellent size. The bathroom includes a free-standing limestone roll-top bath and a large double shower.

## OUTSIDE

There is driveway parking for two cars at the front of the house. The garden is fully enclosed and has been landscaped, laid to an attractive stone patio, perfect for entertaining.

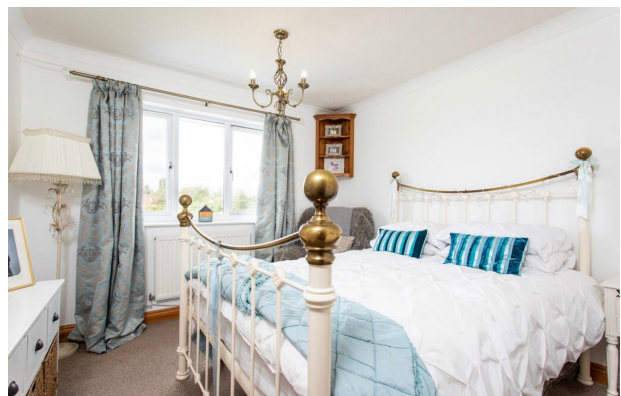
If you are a keen walker or have children, there are excellent nearby walks, and the village enjoys a fantastic play park beside the village hall.

## ADDITIONAL INFORMATION

There is a new air source heat pump which is still under warranty. Mains electricity connected. Private drainage.

## LOCATION

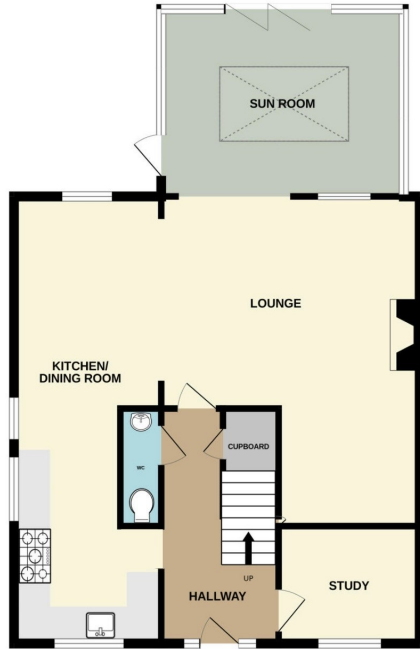
The vibrant and community minded village of Chapmanslade offers a primary school, public house, church and village hall. The nearby towns include Warminster, Westbury and the market town of Frome. Private schooling is to be found in Beckington, Warminster and Bath. There are main line stations in Frome and Bath with regular services to London Paddington from Westbury train station.



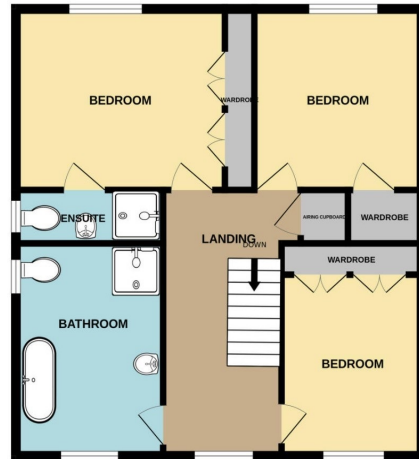




GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation.

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