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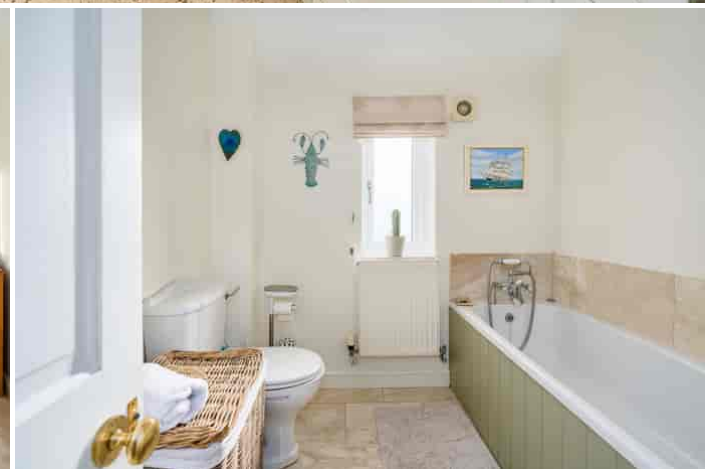
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Residential Sales



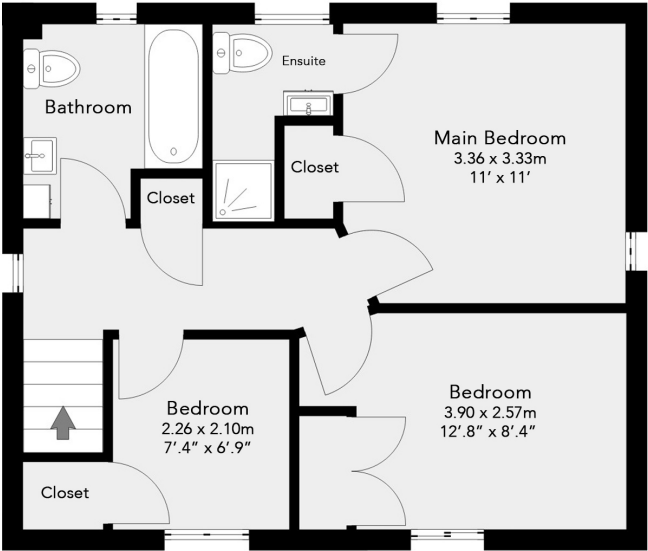
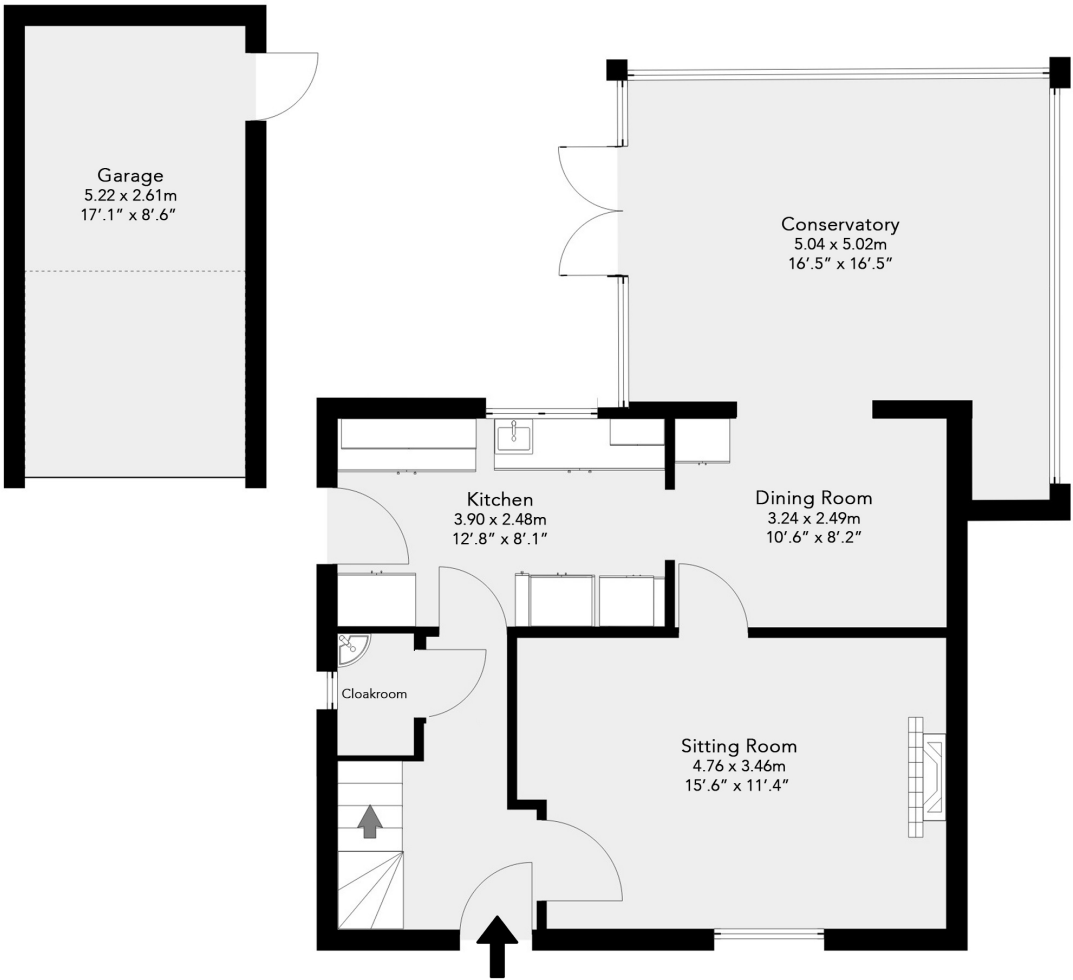
Churchfields, Rode



Floor Plan



4 Churchfields, Rode, BA11 6QP



Total Floor Area
(incl Garage)
116 Sqm
1248 Sqft

4 Churchfields
Rode
BA11 6QP

Positioned on the edge of the highly regarded village of Rode, this extended 3 bedroom detached home combines contemporary living with a rural outlook and is offered to the market with no onward chain.

Tenure: Freehold

£450,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Situation

4 Churchfields is situated in the popular Somerset village of Rode. The village benefits from Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Somerset Council
Council Tax Band: Band D

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Description

Located on the edge of the popular village of Rode, this well-proportioned 3 bedroom detached home is presented in excellent condition throughout and is offered to the market with no onward chain. The property enjoys a pleasing balance of modern accommodation and a rural outlook.

The accommodation is arranged over two floors. On the ground floor, an entrance hall provides access to a cloak cupboard, which was formerly a WC and offers potential for reinstatement. The spacious living room features a fireplace and built-in storage, while the modern, well-equipped kitchen opens into a generous dining area. This, in turn, leads to a bright garden room with direct access to the rear garden, creating a practical and flexible living space.

The first floor offers three good-sized bedrooms, with the principle bedroom benefiting from an en suite shower room and attractive views across open fields. A family bathroom and an airing cupboard complete the accommodation on this level.

Externally, the property features a driveway providing off-street parking, a single garage, and gated side access to the rear garden. The private garden is predominantly laid to lawn and complemented by a decked area, ideal for outdoor dining and entertaining.

Accommodation

Ground Floor

Hallway

With tiled flooring, part glazed external door, built in storage cupboard, cloakroom with sink with potential to reinstate a WC, radiator.

Kitchen

With tiled flooring, rear part glazed external stable door, a range of floor and wall mounted units with granite worktops incorporating a stainless steel sink with mixer tap, food waste disposal and drainer, integrated 5 ring gas hob, oven, microwave, dishwasher and washing machine, rear aspect window, open plan to:-

Dining Room

With tiled flooring, radiator, open plan to:-

Garden Room

With tiled flooring and underfloor heating, built in storage cupboard, rear aspect windows, French Doors leading to the garden.

Living Room

With front aspect window, built-in storage, gas fireplace and mantelpiece, radiator.

First Floor

Landing

With side aspect window, airing cupboard with gas boiler providing domestic hot water and central heating, loft access.

Bedroom 1

With side and rear aspect windows, built in storage, radiator.

En suite

With WC, hand wash basin, shower, wall mounted storage, radiator, rear aspect window.

Bedroom 2

With front aspect window, built in storge, radiator.

Bedroom 3

With front aspect window, built in storage, radiator.

Bathroom

With tiled flooring, rear aspect window, WC, hand wash basin, bath with shower head attachment, radiator.

Externally

Parking, Garage and Garden

With off street driveway parking and single garage with light and power, side gated access to garden, laid to lawn garden with mature greenery, outside tap and decking.

