

# 55 High Street,

Rode, BA11 6PB



£625,000 Freehold

A handsome, recently renovated, Georgian house in the centre of Rode with fabulous views and large gardens.

# 55 High Street, Rode, BA13 4AN

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## DESCRIPTION

Throughout the house are beautiful period features including sash windows, flagstone floors, exposed beams and more.

The front door opens into the entrance hall which leads through to the living room, a spacious and light area with a woodburning stove that takes centre stage. The kitchen/breakfast room is to the rear of the house, with a stable door opening through to the back gardens. Flagstone flooring runs under foot whilst a stylish and contemporary set of kitchen units are topped with solid oak worktops. There is also room for a table and chairs.

On the first floor are three double bedrooms and a beautifully finished bathroom.

On the second floor, an impressive dual aspect master bedroom provides fantastic far-reaching views and offer exposed apex beams, fitted wardrobes and an en-suite shower room.

## OUTSIDE

To the right-hand side of the house an access leads round to the rear and into the gardens.

There is a spacious and handy outhouse and a gardener's loo.

The gardens are enclosed and child and pet friendly, laid to lawn and decorated by some plants and trees. There is also a seating area with fire pit space.

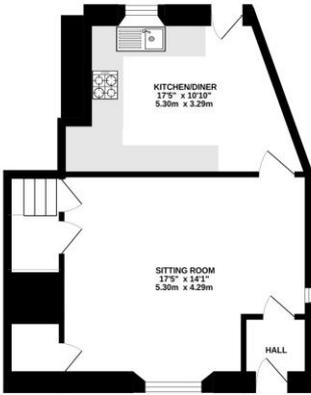
## LOCATION

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.

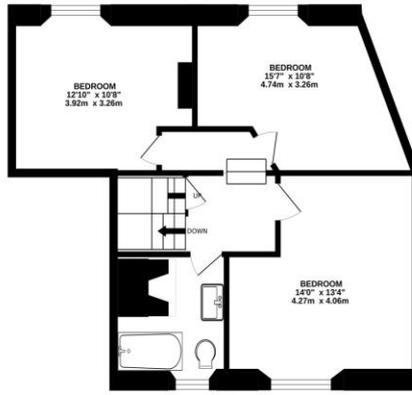




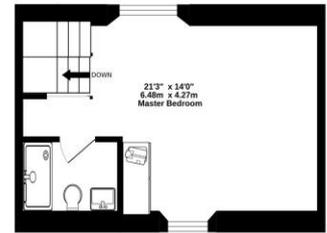
GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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 as to their operability or efficiency can be given.  
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