

4 The Old Brewery,

Rode, BA11 6NU



Guide Price £525,000 to £550,000 Freehold

A beautifully presented four-bedroom semi-detached home offering light, spacious and versatile accommodation ideal for modern family living. With three generous reception rooms, a superb master suite and a private garden, the property combines comfort and practicality in a peaceful setting. Built in 2003, it also benefits from a garage and off-street parking, walking distance to the village centre.

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DESCRIPTION

Enjoying a tucked away position within the characterful former brewery development in the popular village of Rode, this beautifully presented four-bedroom semi-detached home offers a wonderful balance of space, comfort and village charm. The Old Brewery is known for its attractive setting and sense of community, blending thoughtful modern homes with the heritage of the historic site, all within easy reach of countryside walks and village amenities.

The house immediately feels warm and welcoming, with a bright entrance hall leading to a series of versatile living spaces designed to adapt to modern family life. The sitting room is a lovely place to unwind, with French doors opening onto the garden and allowing natural light to pour in, while the separate dining room creates the perfect setting for everything from relaxed family meals to entertaining friends. A study/snug provides a quiet retreat for home working, hobbies or simply curling up with a book. At the heart of the home, the well-equipped kitchen offers integrated appliances and plenty of space for informal dining, making it an ideal hub for busy mornings and sociable evenings alike. A useful utility room and cloakroom add everyday practicality and provides access to the integral single garage.

Upstairs, four generous double bedrooms provide comfortable and flexible accommodation, including a superb master suite with built-in wardrobes and a contemporary en-suite shower room. A family bathroom serves the remaining bedrooms.

OUTSIDE

To the front of the house there is brick paved driveway parking with gardens to one side. The rear garden is low maintenance, fully enclosed, child and pet friendly and includes a patio and a garden shed. The home benefits from a single garage and driveway parking

ADDITIONAL INFORMATION

Gas 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 two 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.





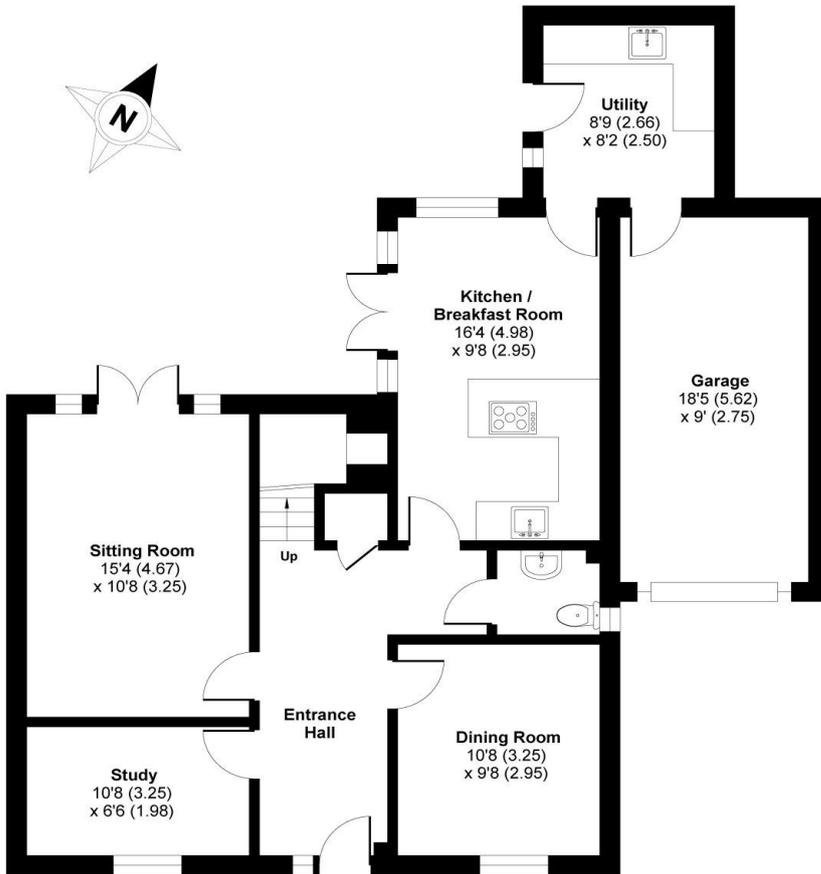
Rode, Frome, BA11

Approximate Area = 1492 sq ft / 138.6 sq m

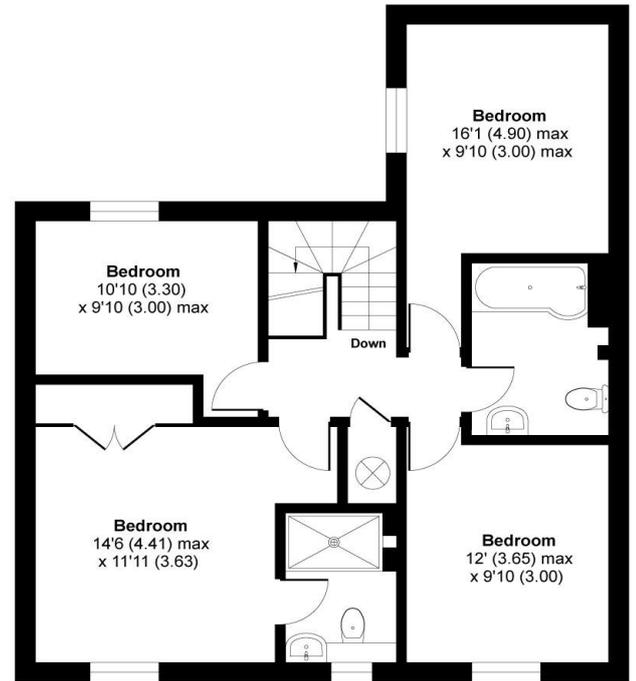
Garage = 166 sq ft / 15.4 sq m

Total = 1658 sq ft / 154 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1416934



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