

# Awen,

Wanstrow, BA4 4TF

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£665,000 Freehold

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## DESCRIPTION

A fantastic opportunity to purchase a substantial detached family home, set in the heart of Wanstrow, offering plenty of off-street parking and backing onto fields. Viewings of this home are highly recommended.

As you enter the home you are welcomed by a spacious entrance hall which has access to all the downstairs living accommodation. On the left-hand side of the hallway, you have a W.C., at the rear of the property you also have a spacious living room which has a working log burner and acts as the focal point of the room. There is also a set of double doors which will lead out to the rear garden. Next to the living room there is a good-sized study but could be used as a potential dining room if required. The kitchen is fitted with a range of wall and base units, an integrated oven with a four-ring electric induction hob, an integrated dishwasher to the right of the sink and there is space for a good-sized fridge/freezer.

Also, on the ground floor you have a utility room which can be accessed from the side and also at the front of the property a spacious and light snug that could make a perfect playroom if required.

In the hallway stairs rise to the first-floor accommodation, you are greeted by a landing where you are able to access all the double bedrooms, two of which have en-suites and the other two having access to the good-sized family bathroom which is equipped with a shower over the bath, a basin and a low level W.C.

## OUTSIDE

At the front of the property, you have plenty of parking and access to the double garage.

At the rear of the property, it is mainly laid to lawn and there is a variety of fruit trees, a dedicated section for being able to grow your own vegetables and there is also a patio area which makes the perfect entertaining space for you to enjoy with friends and family.

## ADDITIONAL INFORMATION

Oil central heating. Mains electricity, water and drainage. There is a new "Grant" vortex condenser boiler.

## LOCATION

Wanstrow is situated approximately six miles from the historic market town of Frome which offers a range of shopping facilities, a leisure centre, cafés, hospital and a medical centre. The village of Wanstrow benefits from a farm shop and café at Redwood Rare Breeds at the Bruton end of the village. There is a church, public house, a weekly pop-up post office in the village hall, pilates and yoga classes and various other events and groups plus a monthly mobile library. Bruton is just five miles distant and offers the popular Hauser and Wirth restaurant, art centre, shops and the famous Newt in Somerset. The beautiful Georgian city of Bath is approximately eighteen miles. Westbury, which has its main line train station, is approximately eleven miles away offering services to London.





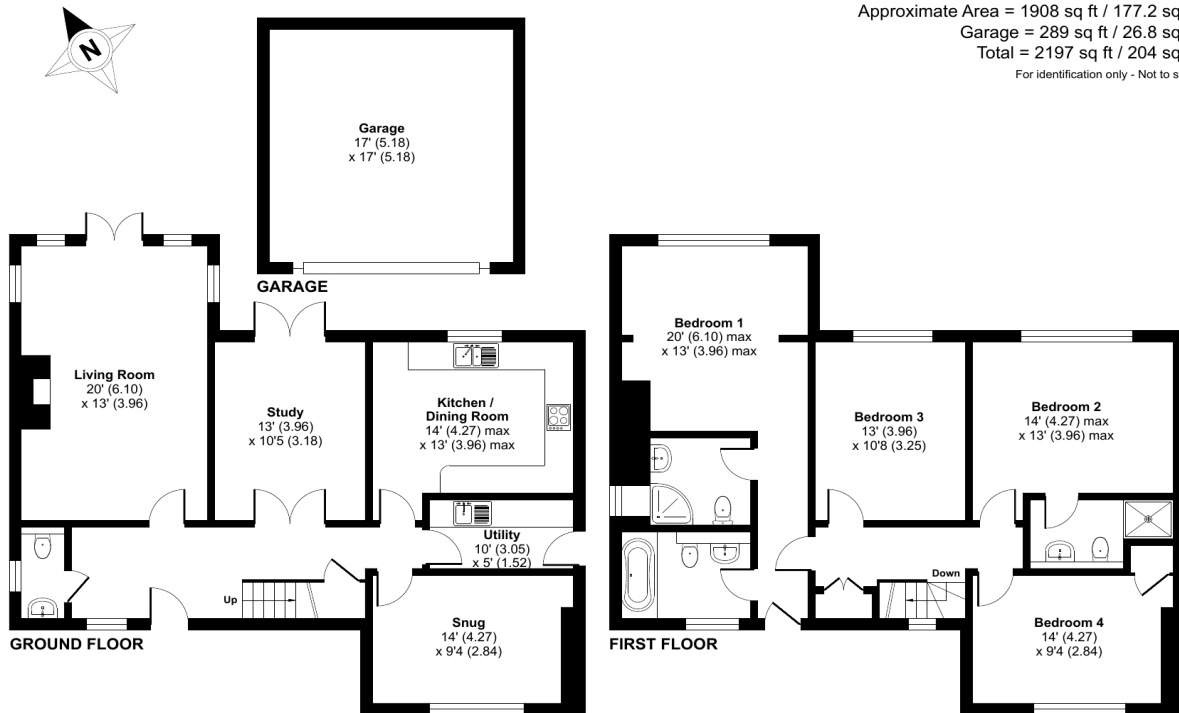
# Awen, Wanstrow, Shepton Mallet, BA4

Approximate Area = 1908 sq ft / 177.2 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2197 sq ft / 204 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2024. Produced for Cooper and Tanner. REF: 1077171



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