

# 12 Valley View, Frome, BA11 3SD

COOPER  
AND  
TANNER



**£365,000 Freehold**

An immaculate four-bedroom detached home enjoying elevated views across the Frome Valley towards the Westbury White Horse. Ideally located within walking distance of Frome town centre, countryside walks and schools, the property offers generous, well-balanced accommodation throughout. With a spacious kitchen/diner, south-west facing garden and integral garage, this is a beautifully presented family home ready to move straight into.

# 12 Valley View, Frome, BA11 3SD

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£365,000 Freehold

## DESCRIPTION

The property is ideally located within comfortable walking distance of Frome's historic market town centre, scenic countryside walks and Vallis First School. The front door opens into a welcoming entrance porch and hallway, leading through to a generous sitting room positioned at the front of the house, an inviting space filled with natural light. To the rear, the heart of the home is a full-length kitchen/diner, thoughtfully arranged with ample worktop space and a modern range of wall and base units. There is excellent understairs storage, a useful utility area with access to the downstairs WC, and internal access to the integral garage. Doors from the kitchen open directly onto the patio and garden, making this an ideal space for everyday family life and entertaining.

Upstairs, the first floor offers three well-proportioned double bedrooms along with a fourth single bedroom, perfectly suited as a home office, nursery or dressing room. The family bathroom is fitted with a contemporary suite, featuring a walk-in shower and stylish chrome detailing, complemented by a spacious towel and linen cupboard.



## OUTSIDE

Outside, the beautifully maintained south-west facing garden is fully enclosed, private and family friendly. Arranged over two tiers, it is largely laid to lawn with planted borders and bin store to one side, and gated side access to the front of the property. To the front, there is a small lawned garden, driveway parking for 2 cars and a single garage.

This home is offered to the market chain free.

## ADDITIONAL INFORMATION

Gas fired central heating. All mains services are connected.

## LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





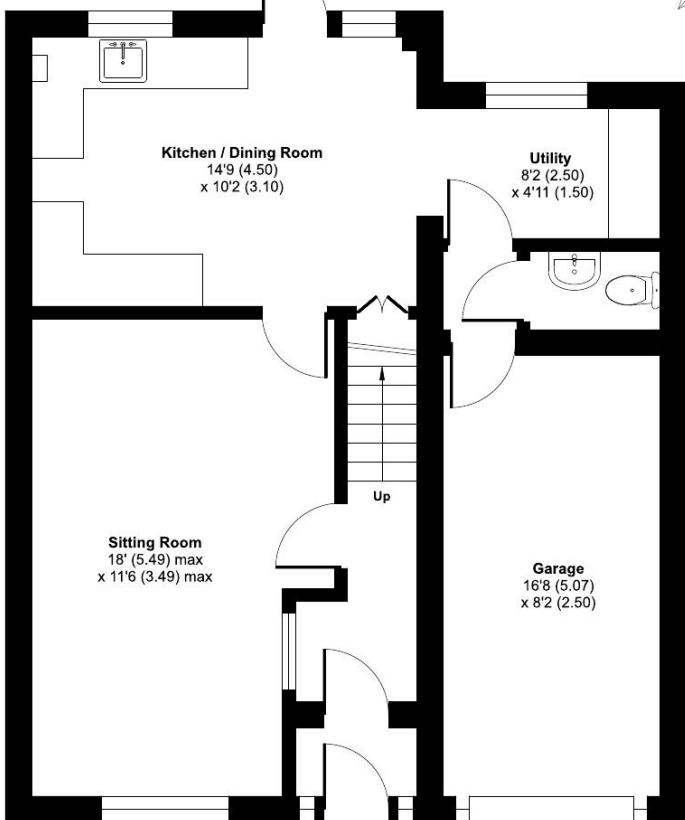
# Valley View, Frome, BA11

Approximate Area = 1030 sq ft / 95.6 sq m

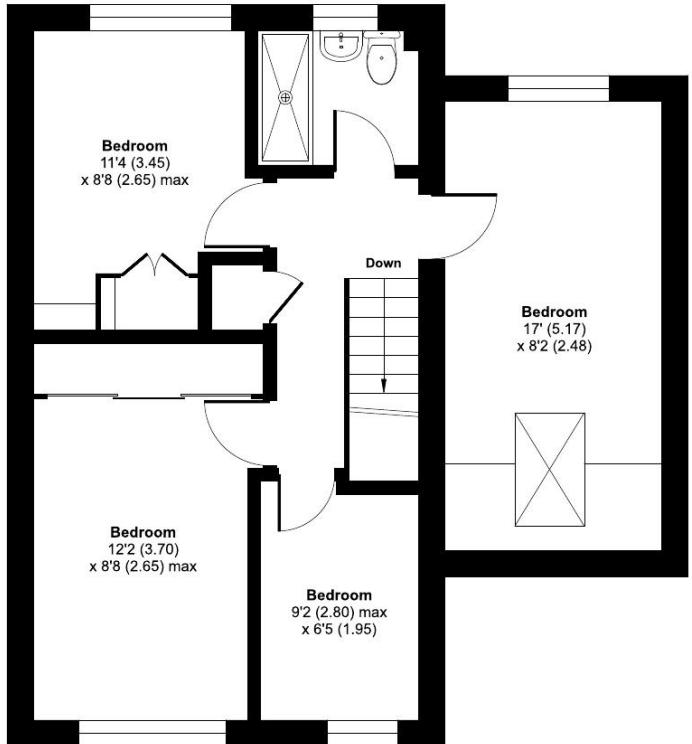
Garage = 136 sq ft / 12.6 sq m

Total = 1166 sq ft / 108.2 sq m

For identification only - Not to scale



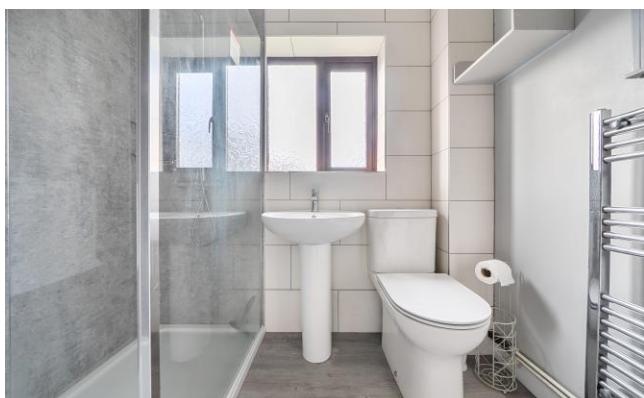
GROUND FLOOR



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: 1396851



## FROME OFFICE

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