

22 Whitestone Road,

Frome, BA11 2DW

COOPER
AND
TANNER



OIEO £320,000 Freehold

Situated along the ever-popular Whitestone Road and offered to the market with no onward chain, this spacious three-bedroom semi-detached home presents an exciting opportunity for those looking to modernise and add value. With garage & driveway parking and South-West facing garden.

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 3  1  1 EPC

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DESCRIPTION

Set well back from the road, the property enjoys generous off-road parking to the front with a paved frontage and tandem driveway leading to a single garage. Internally, the accommodation is well-proportioned throughout, beginning with a welcoming entrance hall featuring a large under-stairs storage cupboard offering potential for the installation of a ground floor WC, subject to the necessary consents.

To the front of the property is a generously sized sitting room with a wide window and double doors opening into a formal dining room. The dining area in turn opens directly into a full-width conservatory, providing an excellent space for entertaining and enjoying views over the rear garden.

The kitchen is accessed from the dining room and is of a particularly good size, with ample countertop space and potential to reconfigure or extend (STPP).

Upstairs, there are three bedrooms—two generous doubles and a well-proportioned single—served by a compact family bathroom.

OUTSIDE

Outside, the rear garden is enclosed, private, and enjoys a favourable south-westerly orientation, ideal for those who enjoy the afternoon and evening sun.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.





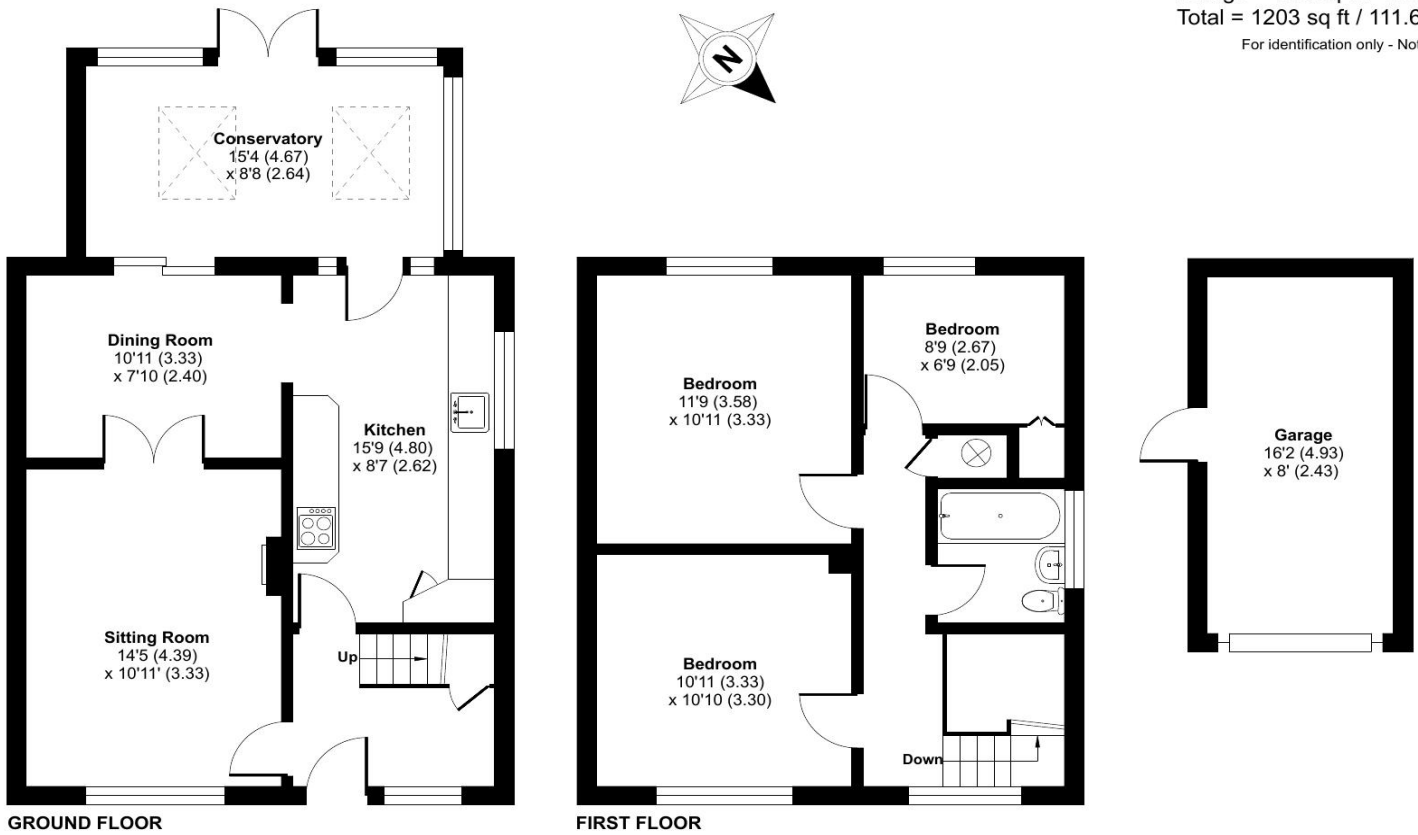
Whitestone Road, Frome, BA11

Approximate Area = 1074 sq ft / 99.7 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1203 sq ft / 111.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1298298



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