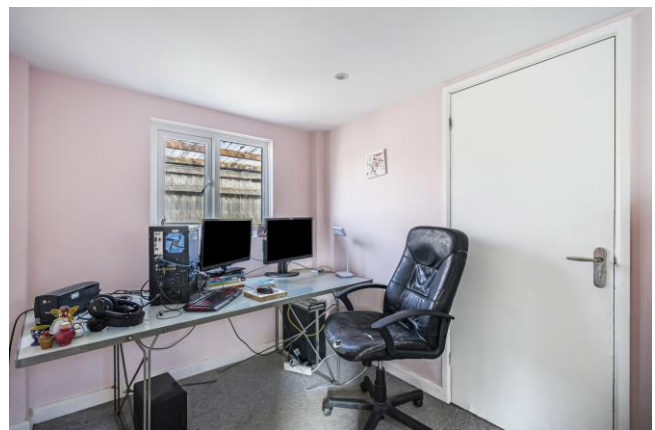


44 Rodden Road,

Frome, BA11 2AQ

COOPER
AND
TANNER



£445,000 Freehold

An attractive 1930's detached family home which enjoys a two-storey extension and occupies a good plot within a popular part of Frome.

44 Rodden Road, Frome, BA11 2AQ

 3  2  1 EPC D

£445,000 Freehold

DESCRIPTION

44 Rodden Road is an extended, 1930's, detached family house with driveway parking for multiple vehicles, enclosed gardens and a self-contained home office.

The accommodation includes an entrance hall leading to the main hall which provides access into the sitting room, the kitchen and stairs rise to the first floor. To the front of the house is the dining room which is an excellent proportion, open planned with the sitting room and filled with natural light. The sitting room is also a great size and is complete with attractive wooden floorboards continuing from the dining room and an outlook across the gardens. The kitchen includes a range of wall and base units, integrated cooker/hob/extractor, room for a dishwasher and fridge/freezer and an outlook over the garden. From the kitchen a door leads through to the utility room with downstairs w.c., the dual aspect office and the garage.

On the first floor there are three bedrooms and a family bathroom. The master bedroom is very spacious and enjoys an outlook to the rear over the gardens. Bedroom number two is also a good size double with a bay window to the front. Bedroom three is a single. The family bathroom is of an excellent spec and includes a bath with separate shower.

OUTSIDE

To the front of the house there is driveway parking for multiple vehicles. There is a garage adjacent to the house and a wrap around, predominantly lawned garden to the side and rear. There is also a well-appointed home office in the garden

which could suit multiple uses.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

There are multiple lapsed permissions for various proposed extensions to the property. Further details can be found on the Somerset Council website, using the property postcode.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafes, 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 and 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 and 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.





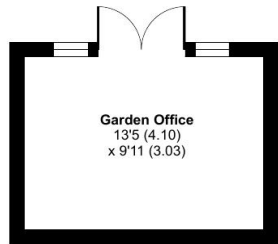
Rodden Road, BA11

Approximate Area = 1308 sq ft / 121.5 sq m (includes garage)

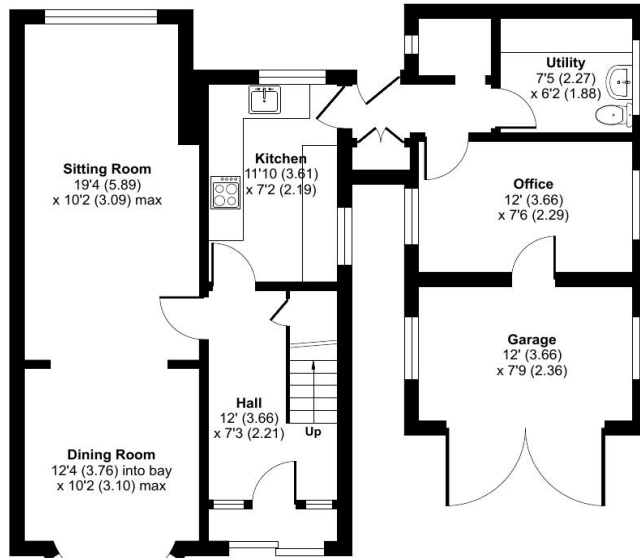
Outbuilding = 134 sq ft / 12.4 sq m

Total = 1442 sq ft / 134 sq m

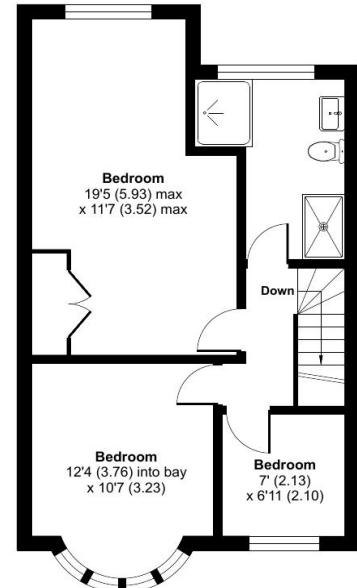
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1258346



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket