

34 Bath Road, Beckington, BA11 6SH

COOPER
AND
TANNER



Guide £525,000 - £550,000 Freehold

An extended, four-bedroom family home situated within the sought-after village of Beckington and enjoying beautiful countryside views.

34 Bath Road Beckington, BA11 6SH

 4  2  1 EPC D

Guide £525,000 - £550,000 Freehold

DESCRIPTION

A substantial four-bedroom family home situated within the ever sought after village of Beckington, on a good-sized plot and offering generous and extended living accommodation.

The home is entered into via a small hallway which gives access to the first reception room which is utilised currently as a lounge, and stairs that rise to the first floor. The lounge is a naturally light space, with a beautiful wood burner as the focal point of the room. A large window overlooks the front of the plot, and a door leads from the lounge, into the kitchen/diner.

The kitchen/diner offers ample storage, with a range of wall and base units and a small peninsula - perfect as a breakfast bar or as extra preparation space. There is space in this room, for a dining table, or a small island if desired. French doors lead out from the dining area, onto the rear garden. From this room, there is access to the spacious utility area with w.c. adjoining, and the utility room also leads through to the second reception room and the garage.

The utility room has plenty of space for freestanding appliances and has further storage space. To the rear of the home, is the second reception room with underfloor heating, which is a wonderful size and has been utilised as a second sitting room but could suit a variety of different uses such as a playroom or study, or even a guest room if required. French doors lead outside onto the patio area.

On the first floor, the staircase leads off separately, onto two small landing areas which provides access to the four bedrooms and family bathroom. Bedroom one is a very generous size and has ample space for a double bed and additional furniture. Bedrooms two, three and four are also good size double rooms, with bedrooms three and four benefitting from built in wardrobe space. Our vendors currently utilise bedroom four as a home office, fitted with spacious, purpose-built desks and plenty of shelving, which could remain at the property dependent on the purchaser's requirements.

The family bathroom is a very generous size, with w.c., wash hand basin and bath with shower over. A window allows for plenty of natural light in this room.

OUTSIDE

To the front of the property is a large driveway, suitable for at least three vehicles, and this leads up to the single garage with up-and-over door. There is a garden area to the front, which is currently flowerbeds, and this is separated from the neighbour's plot by a shared pathway.

To the rear of the home is a good size garden which is predominantly laid to lawn and leads down to a further lawned and bedded area which boasts beautiful and mature shrubs and plants. There is a shed in situ, along with a small greenhouse. The garden is approximately 120ft long.

This wonderful garden, perfect for children and pets, backs onto open fields, providing you with the most beautiful view, all year round.

ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected.

LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby. The historic market town of Frome is 4 miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.





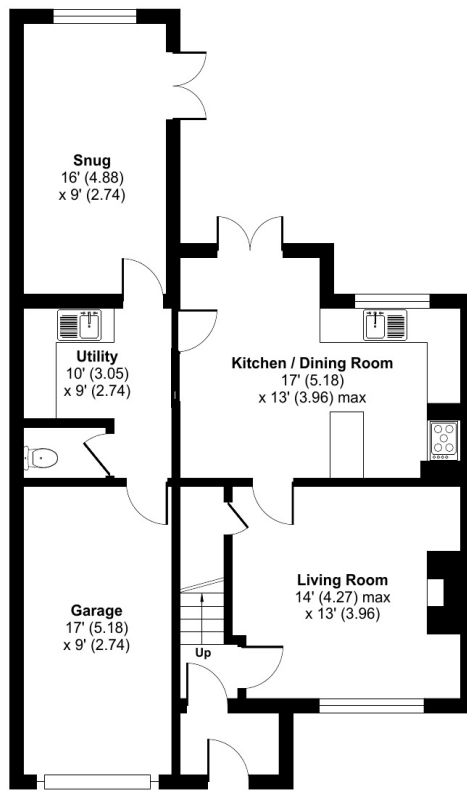
Bath Road, Beckington, Frome, BA11

Approximate Area = 1297 sq ft / 120.4 sq m

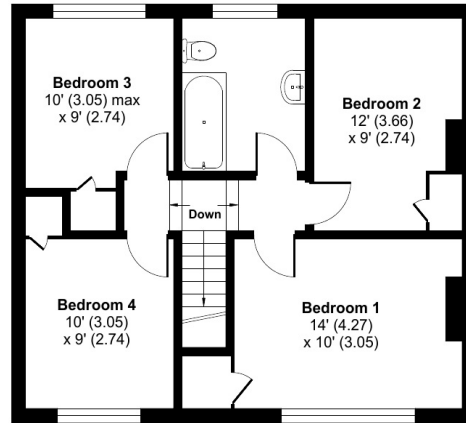
Garage = 153 sq ft / 14.2 sq m

Total = 1450 sq ft / 134.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1069294



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