

2 Fairview,

Trudoxhill, BA11 5DG

COOPER
AND
TANNER



Offers Over £575,000 Freehold

An immaculately presented three bedroom semi-detached home in the popular village of Trudoxhill. Extended and renovated throughout, with an attractive double fronted facade, spacious open-plan living, generous garden and ample off-street parking.

2 Fairview, Trudoxhill, BA11 5DG

 3  1  2 EPC E

Offers Over £575,000 Freehold

DESCRIPTION

Occupying a prime position within the charming village of Trudoxhill, this beautifully appointed three-bedroom semi-detached home offers a delightful blend of character and contemporary living, having been thoughtfully extended and extensively refurbished by the current owners.

Set behind a gravelled driveway with parking for multiple vehicles, the property enjoys an attractive double-fronted elevation complemented by an oak-framed porch, creating an inviting first impression.

Internally, the accommodation is both spacious and versatile. To the front of the home lies a cosy sitting/family snug, perfect for relaxing evenings with original flagstone flooring and the quintessential log burner. To the rear, the heart of the home is undoubtedly the expansive open-plan kitchen/dining/living area. This light-filled space spans the full width and length of the property and features limestone-style flooring with underfloor heating, a stylish breakfast bar island, and modern shaker-style cabinetry. The original, characterful stone wall has been left exposed and leads into a walk-in pantry. To the front of the room is the living area, with soft carpeting and another Bi-fold doors open seamlessly onto the generous rear garden, ideal for indoor-outdoor living and entertaining. A practical utility room provides further storage and leads through to a convenient downstairs cloakroom/WC.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a tastefully appointed family

bathroom. Each room enjoys pleasant outlooks, with the master bedroom being a particularly impressive space, with vaulted ceiling and skylights, feature panelling and benefiting from built-in storage and a bright and light en-suite walk-in shower room. The other bedrooms are both excellent sized doubles, with neutral decor and attractive cast iron radiators.

OUTSIDE

Outside, the rear garden is of a generous size and laid mainly to lawn, with a patio terrace offering the perfect spot for al fresco dining and family gatherings under a pergola. There is a studio in the garden, ideal for home working, with an additional storage room. To the rear you back onto open fields.

A wonderful opportunity to acquire a ready-to-move-into village home with excellent access to nearby Frome.

ADDITIONAL INFORMATION

There is a public right of way to the side of the property. Electric heating. Mains electricity, water and drainage. No gas.

LOCATION

The village has a pub, village hall, vets and farm with a café selling ice-cream and activities for children. The market town of Frome is four miles away, offering a range of shops, restaurants, theatres, and sports facilities. Babington House, Hauser & Wirth and the Newt are close-by. Schools are in nearby Nunney, Upton Noble, Bruton and Frome. Private schools within easy access are Kings Bruton, All Hallows, Warminster, Millfield and Downside. Easy access to the A303 for London and Exeter. Mainline railway stations are located at Westbury and Gillingham.





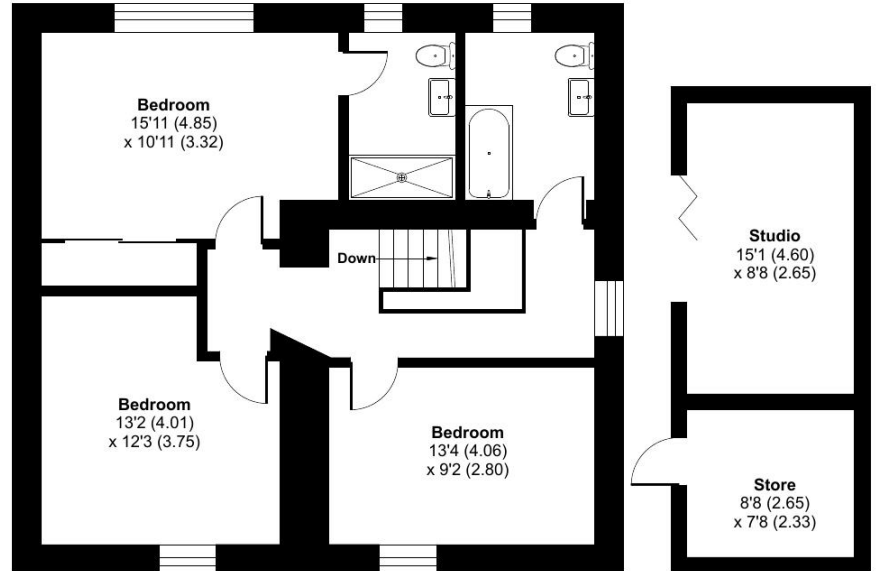
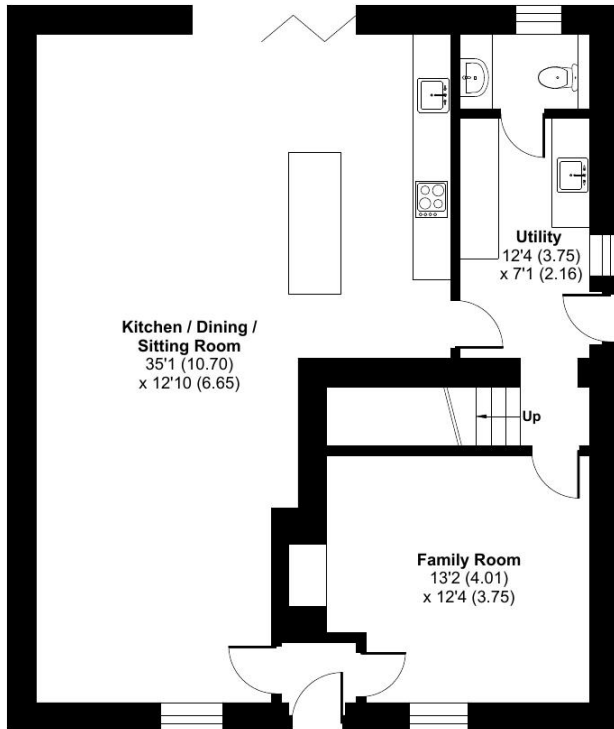
Fairview, Foghamshire Lane, Trudoxhill, Frome, BA11

Approximate Area = 1756 sq ft / 163.1 sq m

Outbuilding = 197 sq ft / 18.3 sq m

Total = 1953 sq ft / 181.4 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). © nclhcom 2025. Produced for Cooper and Tanner. REF: 1288960



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