

# 10 Rode Common, Rode, BA11 6QQ



£780,000 Freehold

A detached country house with extensive gardens and paddock on the edge of this highly sought after village. Gated driveway parking, double garage with a large naturally light and versatile space above.

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**£780,000 Freehold**

## DESCRIPTION

Occupying a generous plot of approximately 1.57 acres on the edge of the ever-popular village of Rode, this attractive detached family house presents a rare opportunity to acquire a charming country home with extensive gardens, outbuildings and paddock land. Offering well-balanced accommodation throughout, the property combines characterful features with bright, versatile living spaces, all set within beautifully established grounds.

The front door opens directly into a welcoming and generously proportioned sitting room, a wonderfully characterful space featuring exposed beams and an impressive inglenook fireplace which forms a natural focal point. Dual aspect windows allow for an abundance of natural light and enhance the sense of space. From here the accommodation flows seamlessly into a further reception area which enjoys a bright, airy atmosphere, with double doors opening directly onto the rear garden terrace, an ideal arrangement for entertaining and summer gatherings. A formal dining room sits to the front of the house, benefitting from twin windows overlooking the approach and a further fireplace, creating an elegant setting for family meals or more formal occasions. The kitchen is positioned to the rear of the house and enjoys a pleasant dual aspect outlook over the gardens. Fitted with an attractive range of wall and base units topped with solid oak work surfaces, it offers a practical and stylish workspace complemented by integrated appliances. There is space for a small breakfast table and chairs, while a door provides direct access to the gardens. A separate utility room offers additional storage and work surfaces, space for white goods and its own external door. A ground floor WC with cloakroom completes the accommodation on this level.



Stairs rise to a bright and spacious landing which leads to four well-proportioned double bedrooms and a family bathroom. The master bedroom is particularly impressive, benefitting from a dual aspect outlook, fitted wardrobes and a generous en-suite bathroom. The remaining bedrooms are all comfortable doubles and share the well-appointed family bathroom.

## OUTSIDE

One of the most striking features of the property is the exceptional plot extending to approximately 1.57 acres. A sweeping driveway leads into the grounds and provides comfortable parking for several vehicles in addition to the detached double garage with EV charging point. The garage benefits from twin up-and-over doors, power and light. Above the garage sits an incredibly versatile triple-aspect room which offers enormous potential. To the rear of the garage are further useful outbuildings including a workshop and a separate stable currently used for garden storage. The current owners advise the workshop and stables previously held planning permission for conversion into a self-contained annexe, making it an appealing prospect for multi-generational living. These adaptable spaces could serve a variety of purposes depending on individual requirements and any necessary planning consents.

The main portion of the gardens lie to the rear of the house and provide an attractive and private setting. Immediately adjoining the property is a large patio terrace, ideal for outdoor dining and entertaining during the warmer months. Beyond this, expansive lawns extend across the garden, framed by well-stocked borders that provide colour and interest throughout the seasons, there is a further patio, and the front garden holds a well. The property also includes an additional paddock of approximately 0.75 acres. This area has proved highly productive for growing fruit and vegetables and offers excellent potential for those seeking a smallholding lifestyle or further amenity land.

## AGENT'S NOTE

Prospective purchasers should be aware that the property sits adjacent to the A361 and therefore experiences some degree of road noise, which has been reflected in the pricing of the home. A rarely used public footpath crosses the driveway and continues into the fields adjoining the gardens.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains Gas, Elec and Water. Private Drainage.

## LOCATION

Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.



# Rode Common, Rode, Frome, BA11

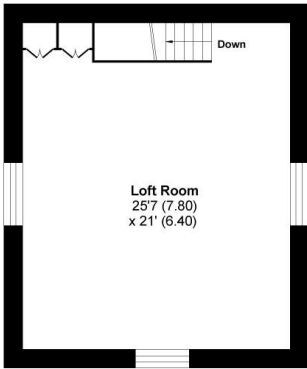
Approximate Area = 1838 sq ft / 170.7 sq m

Garage = 363 sq ft / 33.7 sq m

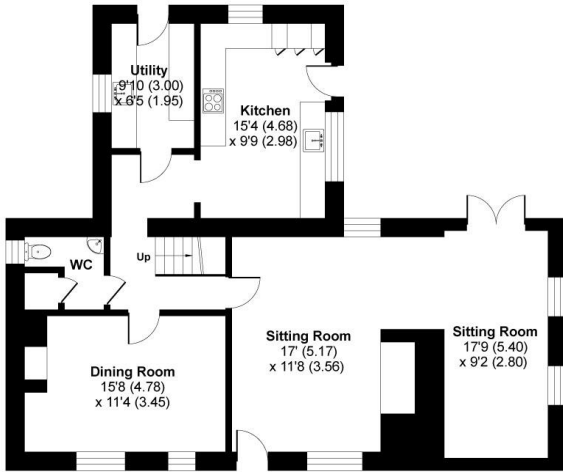
Outbuildings = 996 sq ft / 92.5 sq m

Total = 3197 sq ft / 296.9 sq m

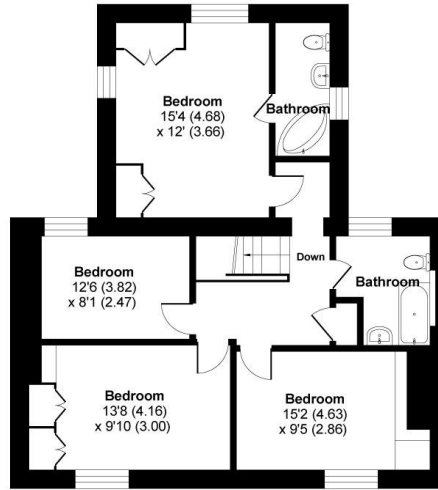
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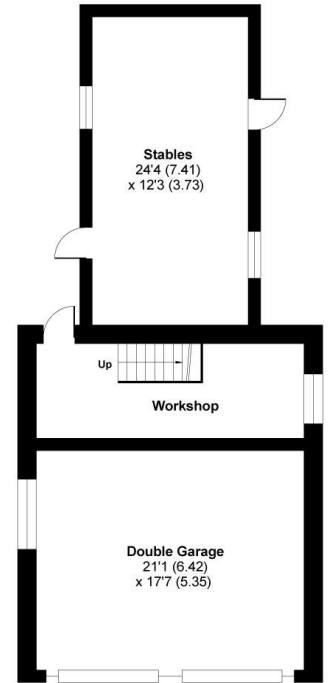
OUTBUILDING FIRST FLOOR



GROUND FLOOR



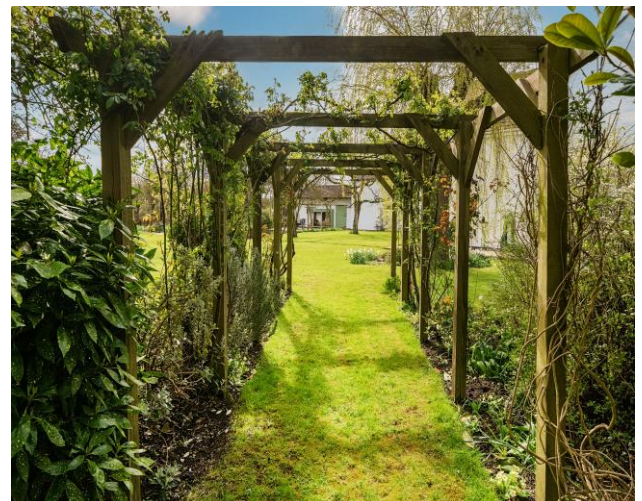
FIRST FLOOR



GARAGE / OUTBUILDING GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2026. Produced for Cooper and Tanner. REF: 1435983



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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AND  
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