



Willow Cottage, 5 Rudge Road, Standerwick, BA11 2PT OIEO £1,250,000 Freehold

COOPER  
AND  
TANNER



# Willow Cottage, 5 Rudge Road, Standerwick, Frome BA11 2PT

 5  4  3 EPC TBC

OIEO £1,250,000 Freehold

## DESCRIPTION

An opportunity has arisen to purchase this vastly extended and high specification finished five/six-bedroom detached (including a ground floor bedroom) attractive stone finished family home, which has been carefully designed and modernised throughout to a high specification. The home offers generous light and airy open plan living accommodation, five first floor double bedrooms and has the further luxury of a working from home study on the ground floor, secondary possible study to rear and nearly 3700sq feet of accommodation, ideal for those hoping to achieve multiple generational living set up.

The home's internal accommodation provides a modern finished open plan kitchen/breakfast room with additional space for lounge/dining area, separate lounge to the front, play room/study ground floor double bedroom with wet room (could be ideal for older relatives), ground floor utility and lobby, five first floor double bedrooms (including master bedroom with en-suite) two further first floor bathrooms, utility room, fitted cloakroom and attractive entrance porch with large entrance hallway.

The open plan kitchen/breakfast (Shaker style) family room comprises a range of base and wall mounted cabinets finished in a neutral tone, the twin bowl sink is inset into the marble style worktop, integrated double oven, and space for a large standing fridge/freezer. The kitchen has an ideal central reservation bar creating the perfect space for family entertainment whilst cooking. The kitchen is open plan in design with the dining space and adjoining lounge area. The room enjoys far reaching uninterrupted countryside views and has bi-fold doors opening onto the garden. The lounge to the front is a lovely tranquil feeling room with space for large lounge furniture. The room retains a central red brick focal fireplace and glass doors allowing the room to segregate from the kitchen. The large entrance hallway has a door leading to the playroom/study room and fitted cloakroom. To the rear of the home via the kitchen is a dual aspect ground floor bedroom (could suit multiple generational living) with modern wet room shower room and a utility room. The master bedroom to the rear enjoys exceptional countryside views and has ample space for large bedroom furnishings.

The bedroom has large walk-in built-in wardrobes and benefits from a modern en-suite with walk-in shower, free standing bath W.C. and his and hers wash hand basins.

The first floor provides a secondary double bedroom with en-suite looking onto the garden. There is a third double bedroom to the rear also looking onto the open countryside and two double bedrooms to the front. The bedrooms are served by the modern four-piece family bathroom, comprising of walk-in shower, bath, wash hand basin and W.C.

## OUTSIDE

Externally the home has large private wrap around landscaped gardens, with uninterrupted panoramic countryside views. The garden is mainly laid to lawn with a rear large patio seating accessed via the bi-folding doors, an area which is perfect for those looking to entertain guests/family or host a BBQ. To the front of the home is extensive driveway parking for a large number of vehicles, which leads to the integral double garage.

## LOCATION

The hamlet of Standerwick is situated around the A36 south of Bath, which is just 13 miles away. The village has a friendly pub and the excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods. Nearby is the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery and delicatessen. The thriving village of Beckington is close by and offers a lively Anglican church, two public houses, tennis, football, and cricket clubs, village hall, village school and the Springmead private day nursery and prep school.

The historic market town of Frome, with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema is just 4 miles.











Local Information Standerwick

**Local Council:** Mendip District

**Council Tax Band:** F

**Heating:** to be confirmed

**Services:** to be confirmed

**Tenure:** Freehold



#### Motorway Links

- A36, A303
- M4, M5



#### Train Links

- Frome, Bath,
- Warminster and Westbury

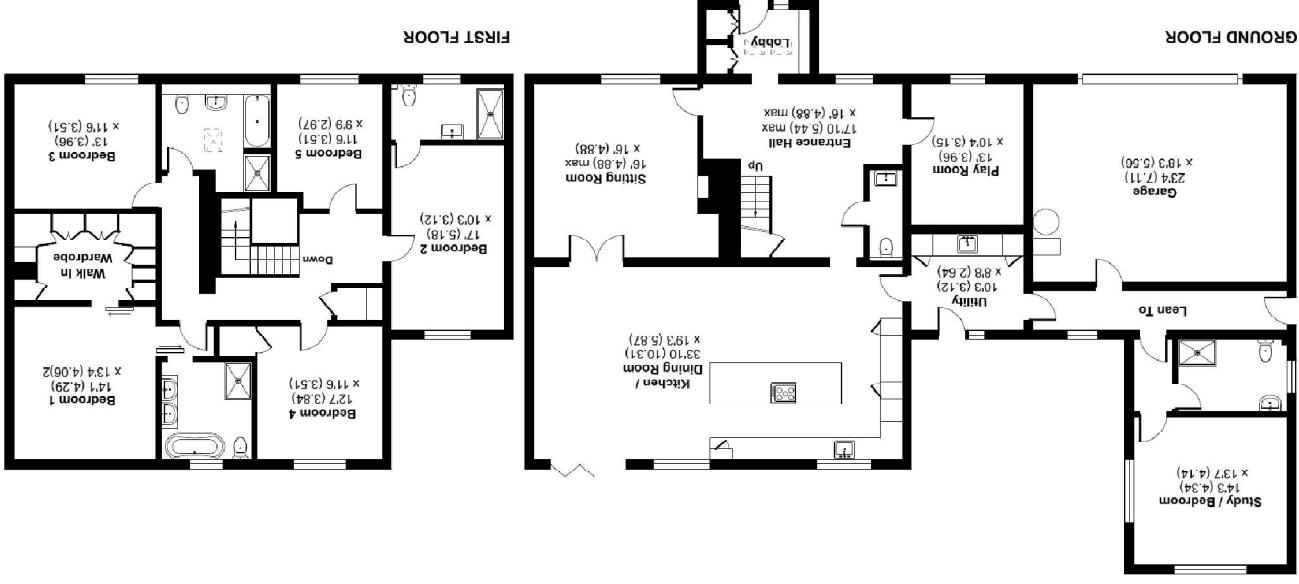


#### Nearest Schools

- Frome, Bath, Beckington, Bruton
- Street, Warminster and Wells

## Rudge Road, Standerwick, Frome, BA11

Approximate Area = 3337 sq ft / 310 sq m (includes garage & excludes lean to)  
Outbuilding = 292 sq ft / 27 sq m  
Total = 3629 sq ft / 337 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cooper and Tanner. REF: 921552

### FROME OFFICE

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