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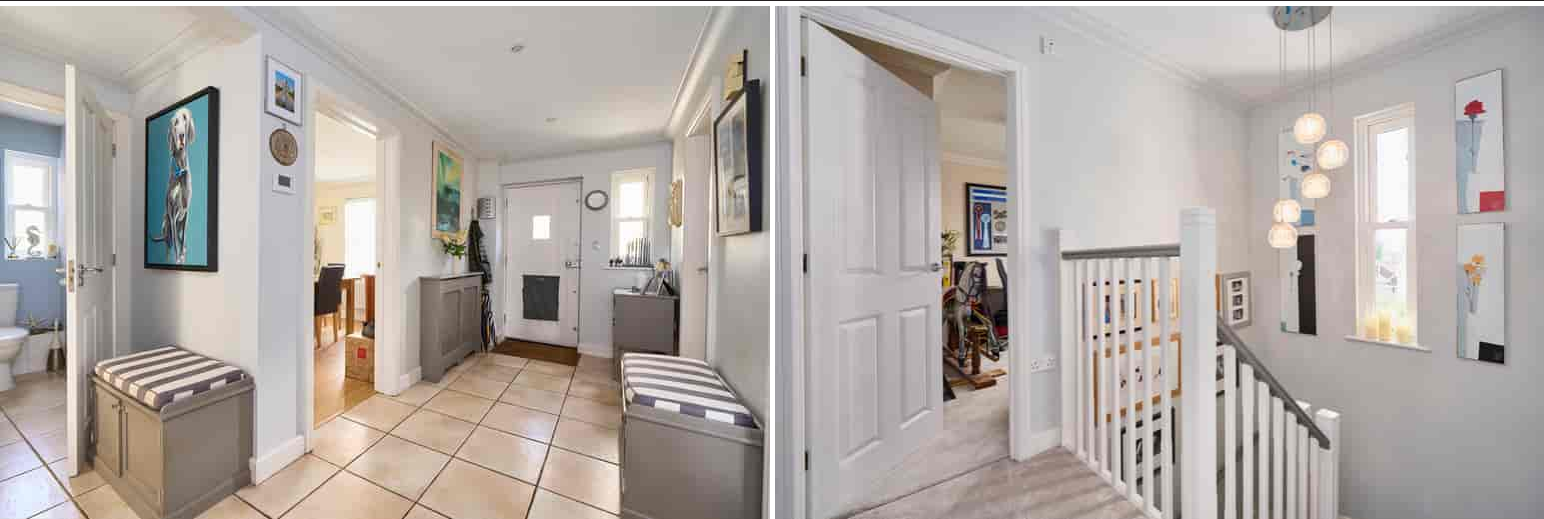
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Residential Sales



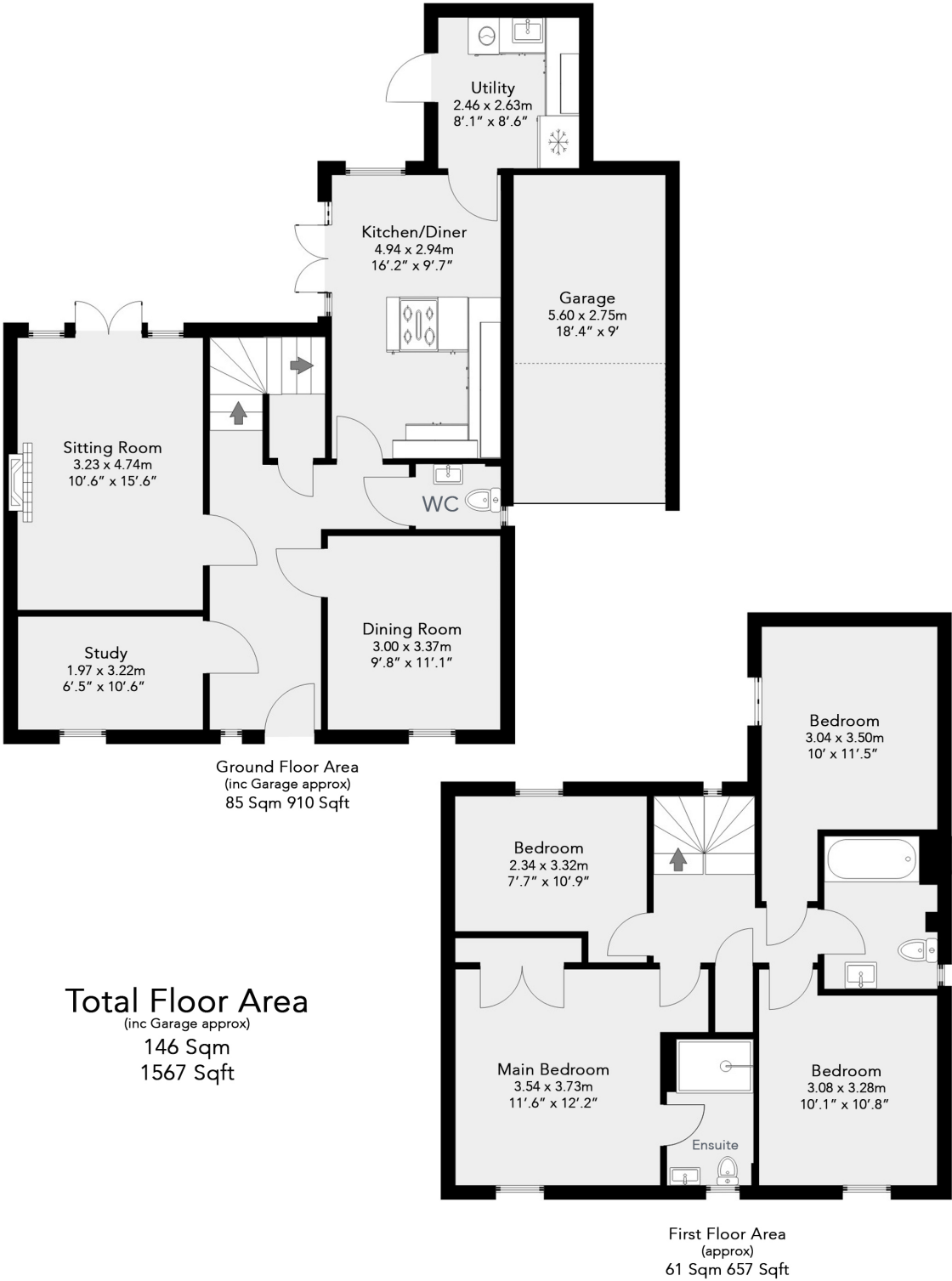
4 The Old Brewery, Rode



Floor Plan



4 The Old Brewery, Rode, BA11 6NU



4 The Old Brewery
Rode
BA11 6NU

A spacious and attractive 4 bedroom home in the sought after village of Rode, featuring bright, well proportioned rooms, a private rear garden, garage and off street parking.

Tenure: Freehold

Offers in Excess of
£550,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Situation

4 The Old Brewery is situated in the popular Somerset village of Rode. The village benefits from a pre–school and Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Somerset Council
Council Tax Band: Band E

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Description

Tucked away in a peaceful position on the site of a former brewery, this attractive 4 bedroom semi–detached home is set within the sought after village of Rode. The beautifully presented accommodation is light and airy and boasts 3 reception rooms of generous proportions creating excellent living space.

A bright and welcoming entrance hall leads to the reception rooms including a study/snug, a generous separate dining room and a sitting room with French doors opening to the garden. The kitchen is well equipped with integrated appliances and offers ample space for casual dining. Completing the ground floor is a practical utility room and a cloakroom.

The first floor offers 4 generously proportioned double bedrooms including a superb principal suite with contemporary en suite shower room and built–in wardrobes. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private rear garden with patio area, ideal for outdoor entertaining , a garage located in the adjoining coach house building with power and lighting and off street parking to the front.

Accommodation

Ground Floor

Hallway

With tiled flooring, front aspect window, radiator, understairs storage cupboard.

Dining Room

With hardwood flooring, radiator, front aspect window.

Study

With hardwood flooring, radiator, front aspect window.

Cloakroom

With tiled flooring, WC, wash hand basin, side aspect window, radiator.

Living Room

With hardwood flooring, rear aspect window, French doors to patio, 2 radiators, fireplace with inset electric fire.

Kitchen/Breakfast Room

With a range of floor and wall mounted units having granite surfaces incorporating stainless steel sink with mixer tap and scored drainer, integrated appliances include freezer, dishwasher, oven, 5 ring gas hob with extractor over, microwave, coffee machine, tiled flooring, rear aspect window, French doors to patio and garden beyond.

Utility

With tiled flooring, range of floor and wall mounted units having worktop incorporating stainless steel sink, space and plumbing for washing machine, gas fired boiler providing domestic hot water and central heating.

First Floor

Landing

With rear aspect window, airing cupboard.

Bedroom 4

With rear aspect window, radiator.

Bedroom 3

With front aspect window, radiator.

Bedroom 2

With rear aspect window, radiator.

Bathroom

With side aspect window, WC, bash hand basin, bath having glazed shower screen and shower over, heated towel rail.

Bedroom 1

With front aspect window, radiator, built–in wardrobe, door to :–

En Suite Shower Room

Recently refitted with tiled flooring, front aspect window, double width walk–in shower, vanity unit having inset wash hand basin and concealed cistern WC, heated towel rail.

Externally

Garden, Garage and Parking

The property benefits from a brick block paved parking space in front of the leasehold single garage set within the adjoining coach house building.

The well enclosed garden to the rear is predominantly laid to level lawn with a paved patio area and various mature plants and shrubs.

