

# Little Silvers,

Upton Noble, BA4 6AS

COOPER  
AND  
TANNER



OIEO £450,000 Freehold

An exciting opportunity to purchase a detached home, set in the very heart of the popular village of Upton Noble, with three double bedrooms, off-street parking and a good-sized garden.

# Little Silvers, Upton Noble, BA4 6AS

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OIEO of £450,000 Freehold

## DESCRIPTION

Little Silvers is a spacious and well-proportioned three-bedroom home, with a private rear garden and off-street parking for one car.

You enter a very useful porch, which is ideal for storing coats and boots. A further door will lead you into the living room, from here you have access to all the downstairs living space and a set of stairs that lead to the first-floor accommodation. The living room is generous in size, is filled with traditional features including beams and a working log burner, which acts as the main focal point in the room. Towards the rear of the home there is a good-sized office and a downstairs W.C. On the right-hand side of the living room, you are greeted by the dining room which is a good size and could comfortably fit a good sized dining room table and chairs. This room is perfect for entertaining with friends and family, a set of double doors leads out to the very generous sized conservatory, you also have access to the garden and the office from here. The kitchen is at the very end of the home and is fitted with a range of wall and base units and has space for an oven. There is a utility room with space for white goods.

On the first floor you are greeted by a landing which will give you access to the three bedrooms, all are doubles and have built-in storage, the family bathroom which has been fitted with a three-piece white suite, including a bath, a W.C and a basin. The master can be found on the far-left hand side of the property and has the added benefit of a good sized en-suite.

## OUTSIDE

Outside is mainly laid to lawn, however, there is a good-sized patio which would be perfect to entertain with family and friends. There is space for a good sized shed and a further storeroom which is perfect for storing all your gardening tools.

## ADDITIONAL INFORMATION

LPG heating. Main water, electricity and drainage are all connected.

## LOCATION

Little Silvers is in a superb location for those looking to have a semi - rural home yet still within a short drive of a fantastic range of facilities and within commuting distance of the local major towns and cities and beyond. The village of Upton Noble offers a well-regarded primary school. Monthly socials and exercise classes are held in the village and the neighbouring village of Batcombe a popular pub. Bruton is less than a 10-minute drive and provides further schools, both state and private, shops and amenities and a thriving arts community with the Hauser and Wirth gallery just on the outside of the town and The Newt hotel and gardens a little further beyond.

The market town of Frome is located about 15 minutes away and, as with Bruton, offers a good range of facilities and amenities and has a fantastic artisan community with many opportunities to get involved. Bruton has a railway station and is on the Bristol to Weymouth line. Westbury and Castle Cary railway stations offers a regular mainline rail service to London.





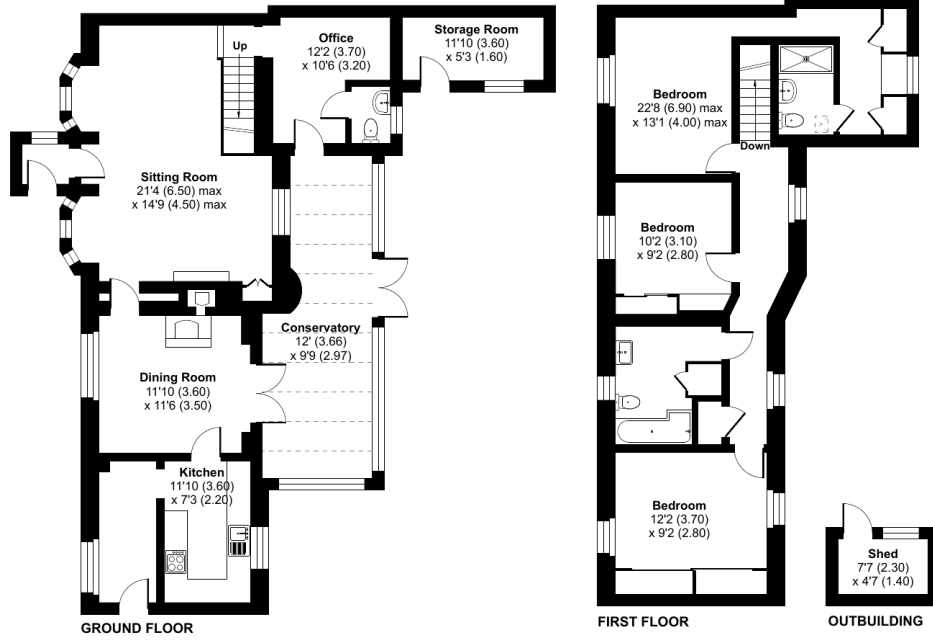
# Church Street, Upton Noble, Shepton Mallet, BA4

Approximate Area = 1812 sq ft / 168.3 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 1909 sq ft / 177.3 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). © ritchecom 2024. Produced for Cooper and Tanner. REF: 1131079



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