

# 11 Pensford Way,

Frome, BA11 2YE



## Offers in Excess of £450,000 Freehold

Set at the end of a peaceful cul-de-sac on the Bath side of town, this spacious four-bedroom detached home offers ideal family living with a landscaped south-facing garden, conservatory, and integral garage. Inside, you'll find a bright sitting room, formal dining room, kitchen with utility, and four well-proportioned bedrooms including a master with en suite. With driveway parking, scope to convert the garage (STP).

# 11 Pensford Way, Frome, BA11 2YE

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OIEO £450,000 Freehold

## DESCRIPTION

Tucked away on the popular Bath side of town, 11 Pensford Way is a well-maintained four-bedroom detached home, offering generous and versatile accommodation throughout. Built in 1997, the property enjoys a lovely south-facing garden, an integral garage, and driveway parking for at least two vehicles. To the front, the house is set behind a neat, low-maintenance gravel garden, with a paved driveway leading up to the garage and main entrance.

Once inside, a welcoming hallway provides access to all ground floor rooms, along with a useful cloakroom and storage cupboard. To the left, the sitting room is bright and comfortable, featuring a generous bay window facing northeast and double doors that lead through to a formal dining room, ideal for entertaining. From here, sliding patio doors open out onto a spacious south-facing conservatory, which enjoys lovely views of the landscaped rear garden and makes a great additional living space all year round. The kitchen is also positioned at the rear of the house and has space for a breakfast table and chairs. A door from the kitchen leads into a handy utility room, which in turn provides further access to the garden. For those in need of extra ground floor space, the integral garage could offer scope for conversion (subject to the relevant consents).

Upstairs, the home offers four well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and an en suite shower room, while a second large double, also with built-in storage, overlooks the garden to the rear. A third bedroom, currently used as a home office/guest room, is a good-sized single, and the fourth is a small double with a charming dormer window. There is a generous linen store and a well-appointed family bathroom with a large window completes the first floor.

## OUTSIDE

Outside, the rear garden is attractively landscaped and enjoys a sunny southerly aspect. There's a spacious patio area ideal for summer dining, established flower and shrub borders, mature trees, and a greenhouse tucked to one side. It's a private and peaceful setting, ideal for families or keen gardeners. Located in a quiet residential spot with easy access to local schools, shops, and transport links, this lovely home is perfectly suited to growing families looking for a quiet yet convenient lifestyle in one of Frome's most sought-after areas.

## ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

## LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.







## Pensford Way, Frome, BA11

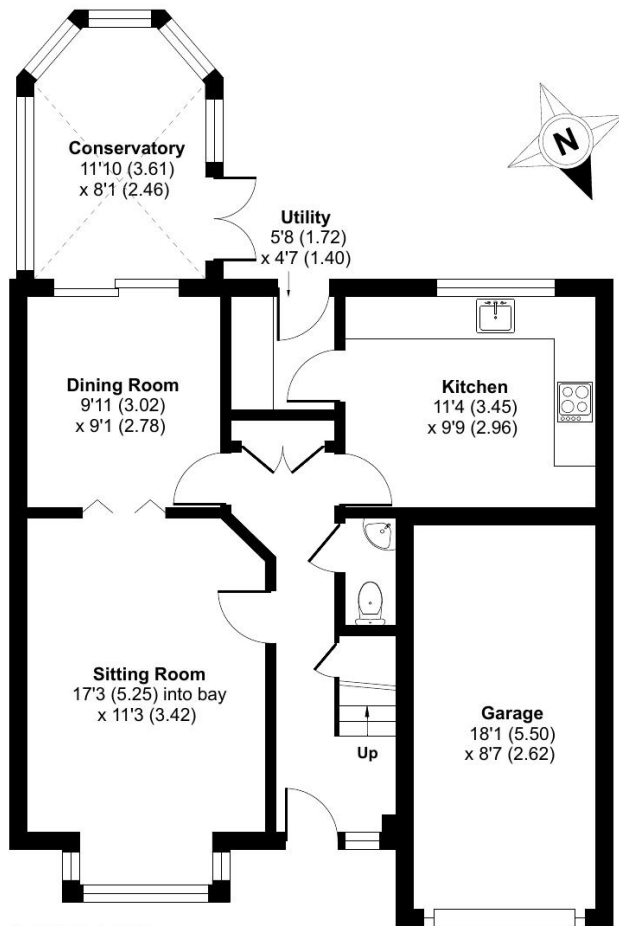
Approximate Area = 1290 sq ft / 119.8 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

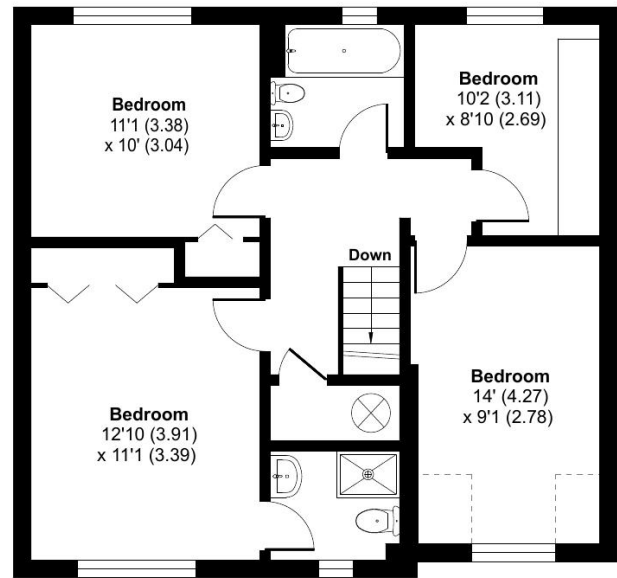
Garage = 155 sq ft / 14.3 sq m

Total = 1463 sq ft / 135.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1302061



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