

7 Church Lane,

Rode, BA11 6PN

COOPER
AND
TANNER



OIEO £500,000 Freehold

A beautiful Grade II listed three-bedroom family home situated within the heart of Rode village and offering ample living space, a spacious kitchen/diner and generous garden.

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 3  2  1 EPC N/R

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DESCRIPTION

You are welcomed into the home via a quaint porchway which leads into the dual aspect and inviting lounge which features a large open fireplace. There is a generous amount of space here for lots of furniture and a large sash window with working shutters, situated at the front of the property. A door from the lounge leads through into the dining room/second reception room which is another good size room, with space for a large dining table and chairs and additional items of furniture. Another large sash window with shutters is situated to the front, filling the room with lots of natural light. A door leads into the kitchen and a staircase leads up to the first floor from here. The kitchen is a fantastic size with a generous amount of storage, plenty of worktop space and room for freestanding appliances as well as offering an integrated eye-level oven. There is additional space for another, smaller dining table and chairs. A window overlooks the rear garden, and a door leads outside.

On the first floor you are welcomed onto a naturally light landing space which gives access to the three double bedrooms and family bathroom. Bedroom one is a great size, dual aspect, double room with lots of built-in wardrobe space and exposed wood floors. A window to the rear of the property gives a beautiful view of the garden. Bedroom two is another double room which is situated to the front of the property. Bedroom two is another good size double and similarly, bedroom three is a good size, neutrally decorated double room, situated to the front of the property. There is ample room for a double bed and additional furniture.

The family bathroom would benefit from a degree of modernisation but is a very good size and offers large bathtub with separate shower, WC and wash hand basin. The room is predominantly tiled.

OUTSIDE

To the rear of the home is a large enclosed rear garden with access gateway onto the lane to the right hand side, as you are looking at the property.

The external kitchen door leads to a covered area which runs along the length of the rear of the house and is currently used for storing firewood. At the far end is a large lockable shed/workspace that also includes a modern w/c facility. This space offers opportunities for a variety of uses and future development. Beyond the patio area, there are some steps leading up to a large lawned area, bordered by various plants and shrubs

Within close proximity of the property, is the single garage. There is ample on street parking available on Church Lane and Cheap Street, where the garage is located.

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.

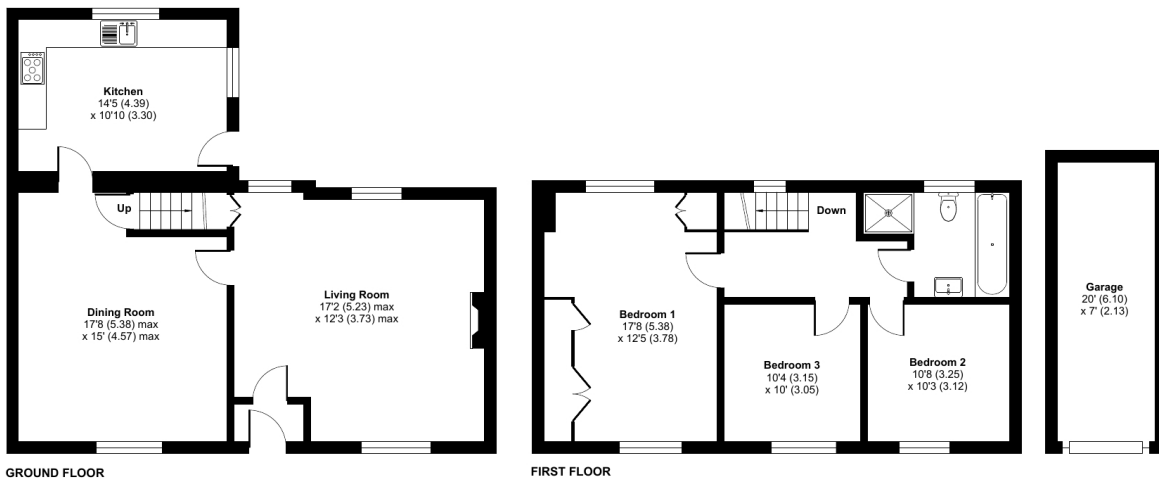




Church Lane, Rode, Frome, BA11

Approximate Area = 1506 sq ft / 140 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 933751



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