

11 Keyford Gardens,

Frome, BA11 1JY



£465,000 Freehold

A beautifully modernised Victorian three-bedroom home in the heart of the Keyford Conservation Area, just a short stroll from the centre of Frome. This charming mid-terrace blends period character, including sash windows, a log burner and exposed beams, with stylish contemporary finishes throughout. The property has front and rear gardens, off road parking for 2 cars, and is offered to the market Chain Free.

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DESCRIPTION

Tucked away within the desirable Keyford Conservation Area, and just a short stroll from the vibrant heart of Frome, this beautifully modernised Victorian mid-terrace offers an exceptional blend of period charm and contemporary comfort. Set within a friendly and active terrace community, this is a home that feels both welcoming and wonderfully connected. Approached from the communal lane to the rear, where two private parking spaces await, you enter into a practical and well-designed entrance hall. Here, a downstairs WC sits neatly to one side, while the adjoining utility room provides excellent storage for coats and boots, along with useful shelving, an ideal everyday entrance that keeps the home effortlessly organised. From here, the space opens into the heart of the home: a thoughtfully designed kitchen featuring warm wooden worktops, a generous array of white gloss wall and floor units, and a central island with breakfast bar seating for two. Crisp white subway tiling forms a clean-lined backdrop, complemented by an open-shelved pantry area and additional understairs storage. It is a space both stylish and highly functional. To the rear, a charming dining room is bathed in natural light from two overhead skylights, creating a bright and uplifting setting for family meals or relaxed entertaining. At the front of the property, the sitting room is rich in character. A log-burning stove forms the focal point, framed by open shelving to either side of the chimney breast, while a picture rail adds a gentle nod to the home's Victorian heritage. A large south-facing sash window and door open directly onto the front garden, drawing in light throughout the day and enhancing the sense of connection between inside and out.

The first floor hosts a bright double bedroom and a well-proportioned single bedroom, both light and airy. The family



bathroom is finished with fresh white subway tiling and includes an over-bath shower, maintaining the home's cohesive and contemporary feel. Occupying the second floor, the master bedroom is a particularly special retreat. With exposed beams, rooftop views across Frome, and a modern en-suite shower room, it offers both character and privacy in equal measure. The home is beautifully decorated and has recently had new timber framed double glazing installed throughout.

OUTSIDE

Outside, the south-facing front garden is a true highlight. A magnificent mature magnolia tree provides a stunning focal point, surrounded by established planting and a generous patio area perfectly suited to outdoor dining and summer gatherings. To the rear, beyond the communal lane, lies the enclosed private garden and parking area. Two useful storage sheds sit at the front, while a larger cabin at the rear offers flexible additional space, ideal as a workshop, studio or garden retreat. This is a particularly lovely period home, thoughtfully updated, full of light and character, and ideally positioned within walking distance of Frome's independent shops, cafés and cultural attractions. A rare opportunity in a sought-after setting.

ADDITIONAL INFORMATION

Gas central heating. Mains' electricity, gas, water and drainage connected.

AGENT'S NOTE

There is a Right of Way for residents of the terrace across the front of the home.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.



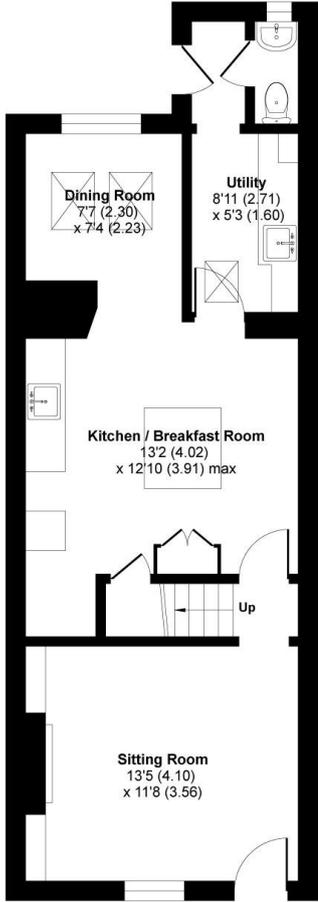
Keyford Gardens, Frome, BA11

Approximate Area = 1132 sq ft / 105.1 sq m

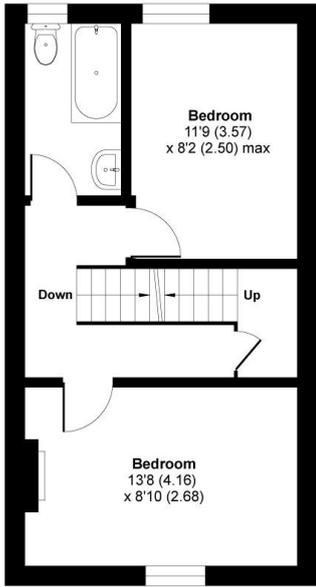
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1158 sq ft / 107.5 sq m

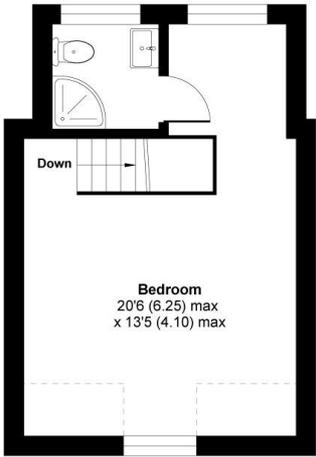
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1421858



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