

# 4 Rylands,

Beckington, BA11 6SD

COOPER  
AND  
TANNER



£675,000 Freehold

This fantastic detached home is set within the heart of the desirable village of Beckington, located within a tranquil cul-de-sac position and enjoying generous downstairs living accommodation, four good size bedrooms and a private enclosed landscaped rear garden.

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## DESCRIPTION

4 Rylands is an impressive, detached, family home which has been fully refurbished in recent years and represents an exciting opportunity.

The accommodation throughout the home is well proportioned and enjoys a great degree of natural light. The front door opens into a spacious entrance hall which provides access into the utility room, the downstairs w.c, the living room and the kitchen.

The living room is an excellent size with dual aspect windows and a wood burner taking centre stage. The kitchen includes a very stylish choice of wall and base units that are topped with high quality white stone worktops. There are integrated appliances, a free-standing range style cooker with hob and space for a table and chairs. A door from the kitchen spills out onto the back garden, a perfect arrangement for entertaining and al-fresco dining. Positioned between the living room and the kitchen a spacious dining room which overlooks the front garden and provides ample space for a dresser.

On the first floor there are four bedrooms and the family bathroom. The master bedroom is an impressive size and features lots of fitted wardrobes. The second bedroom is also a large double whilst bedrooms three and four are small doubles, perfect rooms for children. The family bathroom is fitted with a bath and shower attachment over.

## OUTSIDE

The rear garden is a true oasis. Enclosed and mature, it features a lush lawn, planted trees and bushes.

Bask in uninterrupted natural sunshine as you enjoy the tranquillity of your own outdoor space.

At the front of the property an extensive garage awaits, providing ample storage or secure parking. The driveway offers additional parking space for multiple vehicles.

## AGENT'S NOTE

Planning permission is in place for further development of the property. Further details available upon request.

## ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected.

## LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby. The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.







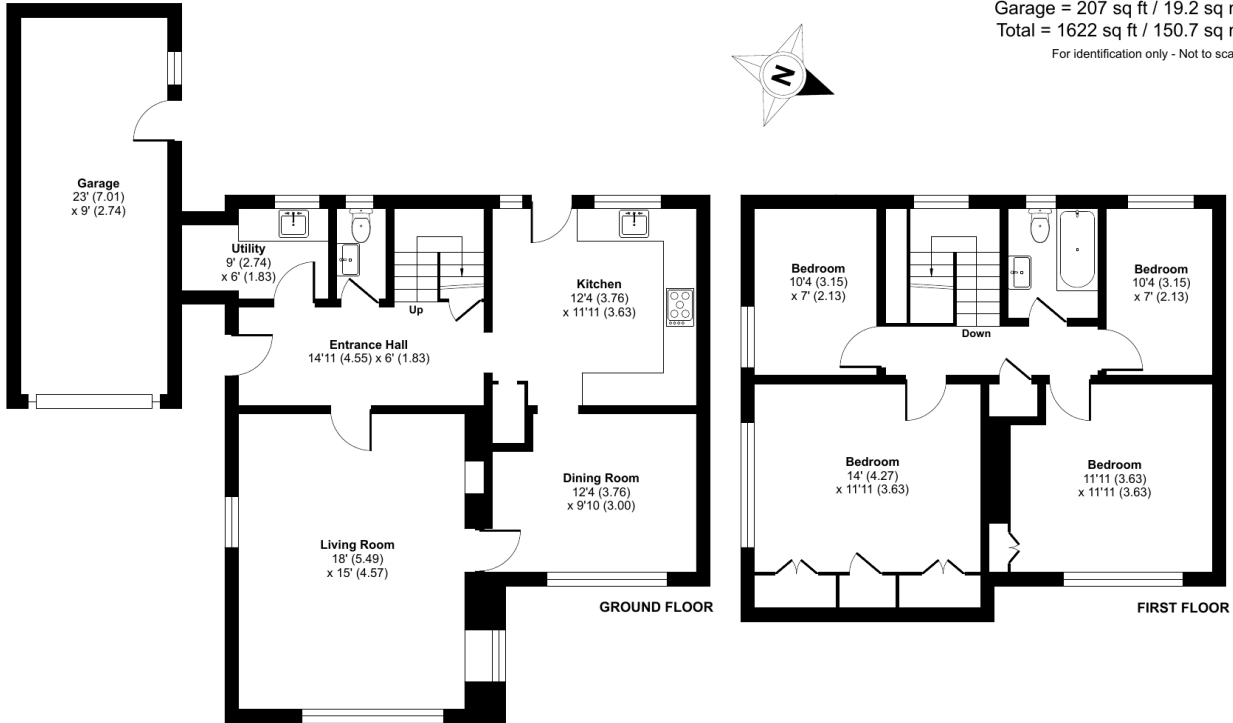
# Rylands, Beckington, Frome, BA11

Approximate Area = 1415 sq ft / 131.4 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1622 sq ft / 150.7 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1100657



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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AND  
TANNER**

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