

2a Frome Road, Southwick, BA14 9QD

COOPER
AND
TANNER



£935,000 Freehold

A beautifully modernised and highly adaptable family home with extensive gardens, double garage, and heated swimming pool – ideal for multigenerational living or potential ancillary accommodation (STP).

2a Frome Road, Southwick, BA14 9QD

 4  2  1 EPC C

£935,000 Freehold

DESCRIPTION

2a Frome Road is an immaculately presented and thoughtfully extended detached residence, offering over 2,000 square ft of flexible living space in a private setting, yet within easy reach of local amenities. Set in wraparound landscaped gardens with a heated swimming pool, double garage, and extensive driveway parking, the property is perfectly suited to modern family life, entertaining, or even income potential via ancillary accommodation or holiday letting (subject to consents).

The accommodation, arranged over two floors, comprises up to five bedrooms and three bathrooms, with a versatile layout designed to accommodate larger families, multigenerational households, or those seeking space to work from home. The stunning open-plan kitchen/breakfast room is the heart of the home, finished to a superb standard with a range of fitted and freestanding country style units, industrial fixtures and fittings, Belfast sink, generous worktop space, and ample room for a large dining table. Flooded with natural light, this space opens seamlessly into a spacious utility room, ideal for busy family life.

The main reception room is positioned to the rear, with bi-fold doors opening directly onto the garden, creating an effortless flow between inside and out, perfect for entertaining. A separate snug room offers a cosy retreat, while a further ground floor reception room is currently arranged as a generous fifth bedroom, offering valuable

flexibility. A wide entrance hall and generous cloakroom/WC complete the ground floor.

Upstairs, the principal bedroom suite enjoys a private position to the rear, with leafy views over woodland from the Juliet balcony, and a sleek en-suite shower room. A second spacious double bedroom with dormer-style window also benefits from an en-suite and eaves storage. Two further double bedrooms and a beautifully appointed bespoke family bathroom complete the first floor.

OUTSIDE

Outside, the wraparound gardens are a true feature of the home, thoughtfully landscaped with multiple terraces and seating areas, mature planting, and a lower tier with lawns, trees, and shrubs. There is also a heated swimming pool. Two driveways offer ample parking, one to the upper side of the house leading to the entrance porch, and the other to the lower side with access to the double garage. This layout offers the possibility for development into self-contained accommodation, subject to the necessary consents, or perhaps a lucrative Airbnb-style holiday let.

ADDITIONAL INFORMATION

All mains services are connected. Gas central heating.

Our vendors have advised us that the swimming pool now does require some work to include a new liner.





Frome Road, Southwick, Trowbridge, BA14

Approximate Area = 2464 sq ft / 228.9 sq m

Limited Use Area(s) = 227 sq ft / 21 sq m

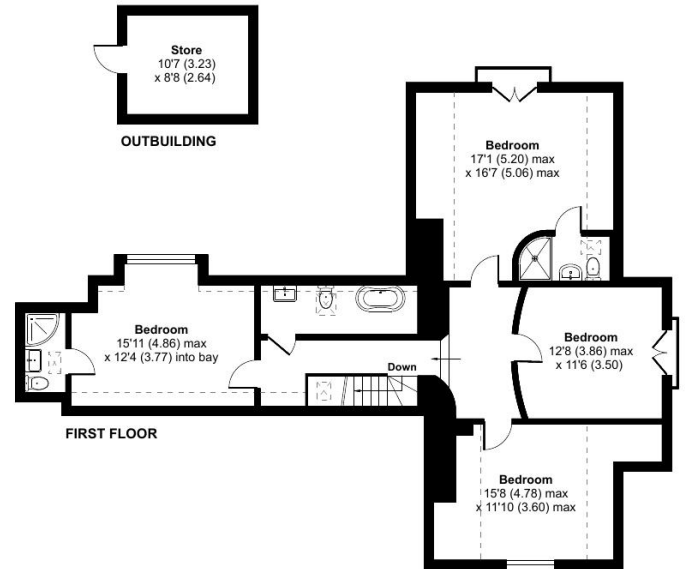
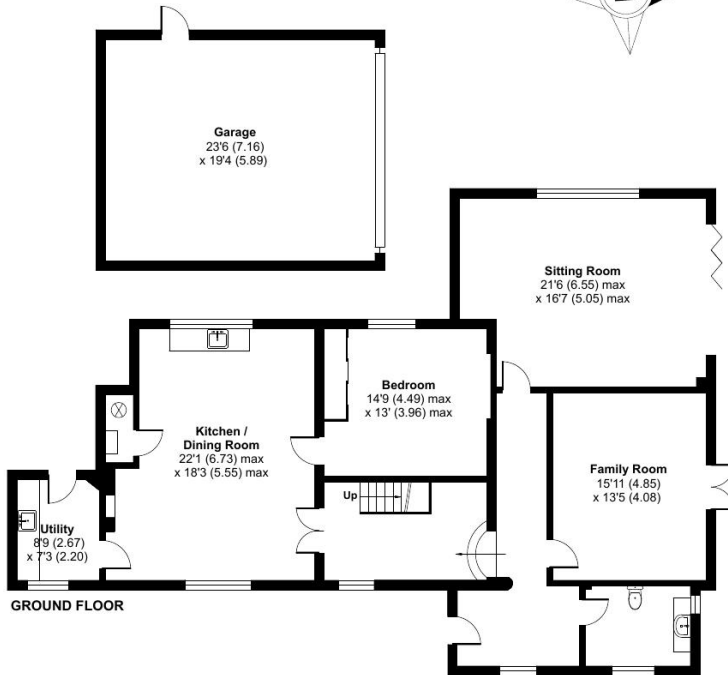
Garage = 454 sq ft / 42.1 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 3237 sq ft / 300.5 sq m

For identification only - Not to scale

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: 1333469



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

