

Oaklands, Mells Lane, Chantry, Near Frome, BA11 3LW

COOPER
AND
TANNER



£825,000 Freehold

An attractive, double fronted, modern family home with extensive gardens on the edge of this popular village a ten minute drive of Frome

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 5  2  2 EPC C

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DESCRIPTION

An attractive semi rural detached family home.

The ground floor includes a spacious triple aspect living room with a modern glass fronted log burner, oak flooring and French doors opening onto a raised patio. There is a large kitchen/dining room with a Rangemaster cooker, Granite worktops and Travertine tiling. There is also a good size entrance hall, cloakroom and utility room with a fully integrated tumble dryer and washing machine, a pull out larder and cupboards. From the utility there is direct access onto the rear gardens. Thermostatically controlled underfloor heating throughout the ground floor is supplied by an air source heat pump, which generates the heating and hot water for the house.

The first floor features four bedrooms including an impressive master with en-suite wet room facilities and Juliet balcony, as well as the main family bathroom.

The second floor features a spacious multi-use open plan room spanning the width of the house. This room offers potential to be used as a fifth bedroom and has services installed for an en-suite bathroom should this be introduced in the future.

OUTSIDE

To the front of the house there is a gated driveway providing secure parking for multiple vehicles in addition to the double garage. Above the garage is an excellent multi purpose space which could be used as a home office/studio/games room or perhaps could be utilised for additional guest accommodation.

The back garden includes a patio/seating area with lawn beyond.

Adjacent to the house is a level and enclosed paddock laid predominantly to lawn which is child and pet friendly. There is also a vegetable patch area with a shed in the far corner.

LOCATION

The Mendip village of Chantry is situated approximately four miles from Frome and also within commuting distance of both Bath and Bristol. Chantry is surrounded by open countryside and there are many scenic and attractive places to walk nearby.

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.

SERVICES

The house is connected to mains water and electricity. There is private drainage that was fully replaced by our current vendor in the last 5 years. The heating runs via an Air Source Heat Pump.





Mells Lane, Chantry, Frome, BA11

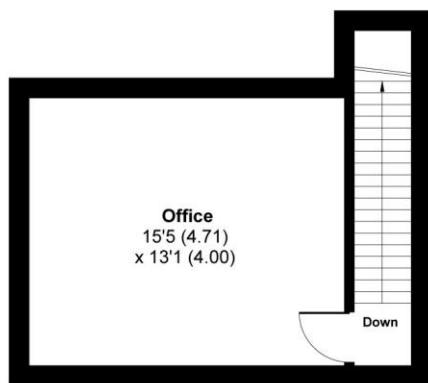
Approximate Area = 1553 sq ft / 144.2 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Garage = 644 sq ft / 59.8 sq m

Total = 2279 sq ft / 211.6 sq m

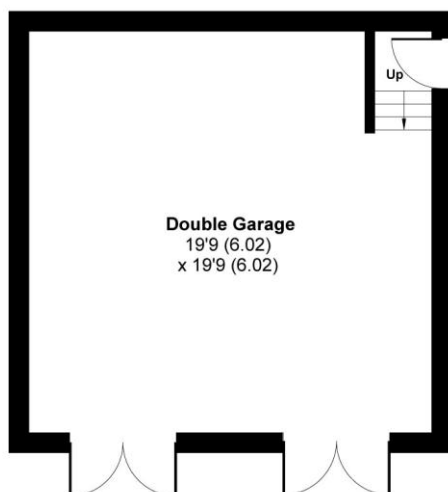
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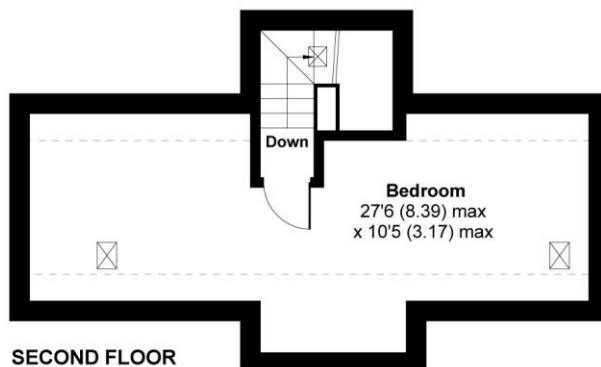
GARAGE FIRST FLOOR



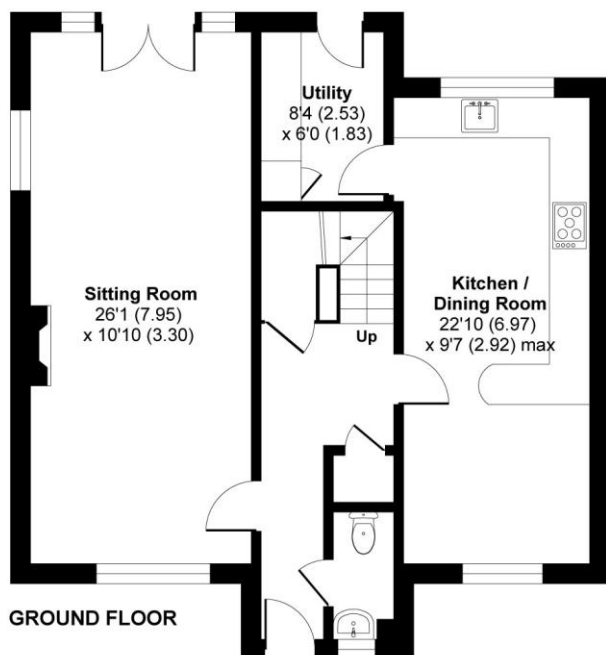
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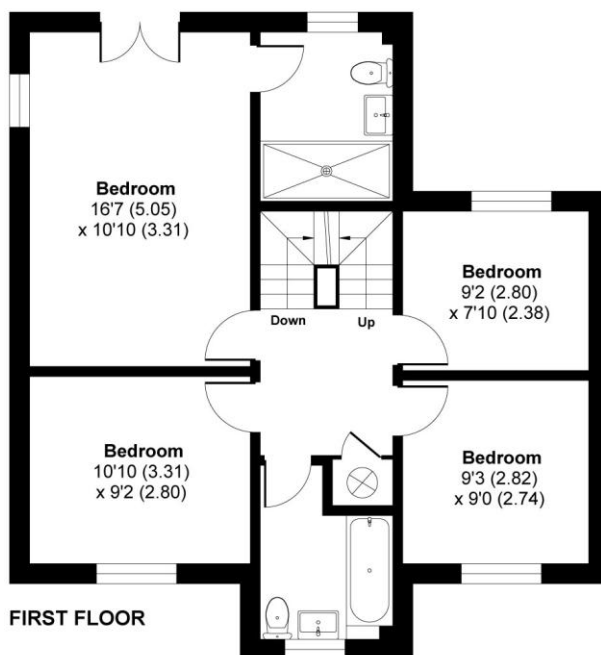
GARAGE GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Cooper and Tanner. REF: 1406550

FROME OFFICE

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