



Overcley House, Southfield Farm, Rodden, Frome, BA11 5LB

£900,000 Freehold

COOPER
AND
TANNER



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Description

Overcley House is a substantial, detached, family home which was built to spec for our vendors 26 years ago. Positioned on the edge of Frome with the most incredible countryside views, this is a very special opportunity to buy something within walking distance of the Town whilst enjoying a peaceful semi-rural location.

The accommodation throughout the house is well proportioned, well-appointed and with great levels of natural light. A very impressive, light and airy entrance hall makes for the perfect first impression. The living room is an excellent size and a woodburning stove takes centre stage, providing a cosy feel on those winters' evenings, whilst a set of doors lead out onto the gardens.

There is a substantial dining area in addition to a very well-equipped kitchen/dining room. The dining room provides ample room for a large table and chairs and there are doors that lead through to the conservatory. The conservatory enjoys uninterrupted views across fields to the rear and makes a lovely naturally light addition to the reception area.

The kitchen is of good quality and has a range of wall and base units, attractive worktops, built-in double oven and hob, room for a table and chairs and views across the fields to the rear, whilst double doors open onto the gardens, a perfect arrangement for entertaining and al-fresco dining.

There is also a separate well-appointed utility room. In addition, there is a multi-purpose room currently used as a studio/office. There is also a downstairs w.c.

Upstairs there are four double bedrooms, a large landing, and a family bathroom. The master bedroom is a truly impressive space with an en-suite. There are tilting and sliding doors leading out to a balcony, a wonderful spot to enjoy your morning coffee taking in the breath-taking views to be had. The other three bedrooms are all fantastic proportions and enjoy lots of storage.

Outside

To the front is private driveway parking for up to four vehicles in addition to the double garage. The gardens lie predominantly to the rear and have been cleverly landscaped to provide an array of colour and a number of seating areas to enjoy. The gardens look directly onto open countryside.

Location

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance. The local railway station is within walking distance and connects at Westbury Station for London Paddington.











Local Information Frome

Local Council: Somerset

Council Tax Band: F

Heating: Oil central heating

Services: Mains electricity. Private water and drainage.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



Nearest Schools

- Frome, Bath, Bruton, Street
- Warminster and Wells

Overcley House, Southfield Farm, Frome, BA11

Approximate Area = 2427 sq ft / 225.4 sq m

Limited Use Area(s) = 220 sq ft / 20.4 sq m

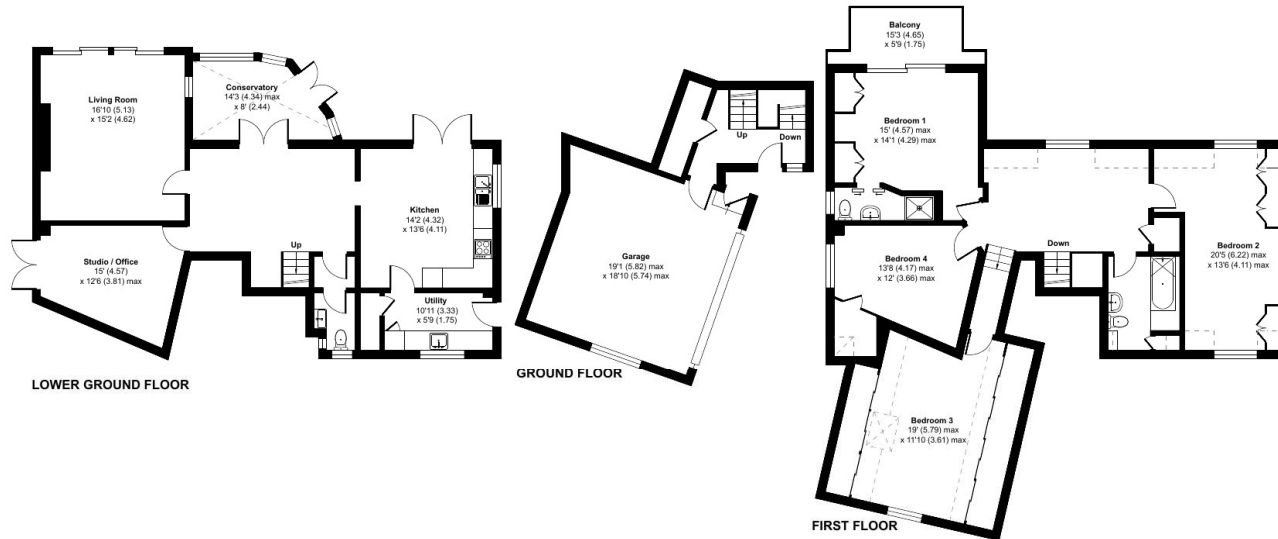
Garage = 111 sq ft / 10.3 sq m

Total = 2758 sq ft / 256.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1069524

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