

# Garden Cottage,

New Buildings,  
Frome BA11 1PA



Offers in Excess of £560,000 Freehold

Garden Cottage is a lovely example of sympathetic design. This modern stone-clad detached house on New Buildings offers spacious family living with modern features in a highly desirable Frome location. With its striking exterior and thoughtfully planned interior, large rear garden and off road parking, this property is sure to impress.

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## Offers in Excess of £560,000 Freehold

### DESCRIPTION

The home has an attractive double-fronted façade, with low maintenance gravel frontage. There is off road parking for around two cars, as well as an integrated single garage. You enter into a wide and welcoming hall, which has access through to both the kitchen/diner and living room, as well as a downstairs cloakroom. A bright, modern kitchen seamlessly flows into the dining area, ideal for entertaining or everyday family life. High-end appliances, including a large range, and stylish cabinetry make this space as functional as it is beautiful. The generous living room has dual aspect views, and French doors opening out on to the impressive garden. A feature fireplace is the focal point in the room.

Upstairs there are three good sized bedrooms, and a family bathroom with bath and separate shower. All three bedrooms have built-in wardrobes and the master has an en-suit shower room. Carpeted and neutrally decorated throughout. The second floor houses and multifunctional space, currently utilised as an office, but would equally make a lovely bedroom, playroom or crafting studio. There is storage under the eaves and a separate WC.

### OUTSIDE

There is a large enclosed rear garden, with patio area, ready for you to enjoy outdoor living in a sizable, private garden ideal for children, pets, or anyone looking to create their own outdoor haven.

### ADDITIONAL INFORMATION

Mains gas central heating. Private septic tank drainage.

All other mains services (electricity and water) are connected.

### 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, and the local railway station connects at Westbury for London Paddington.

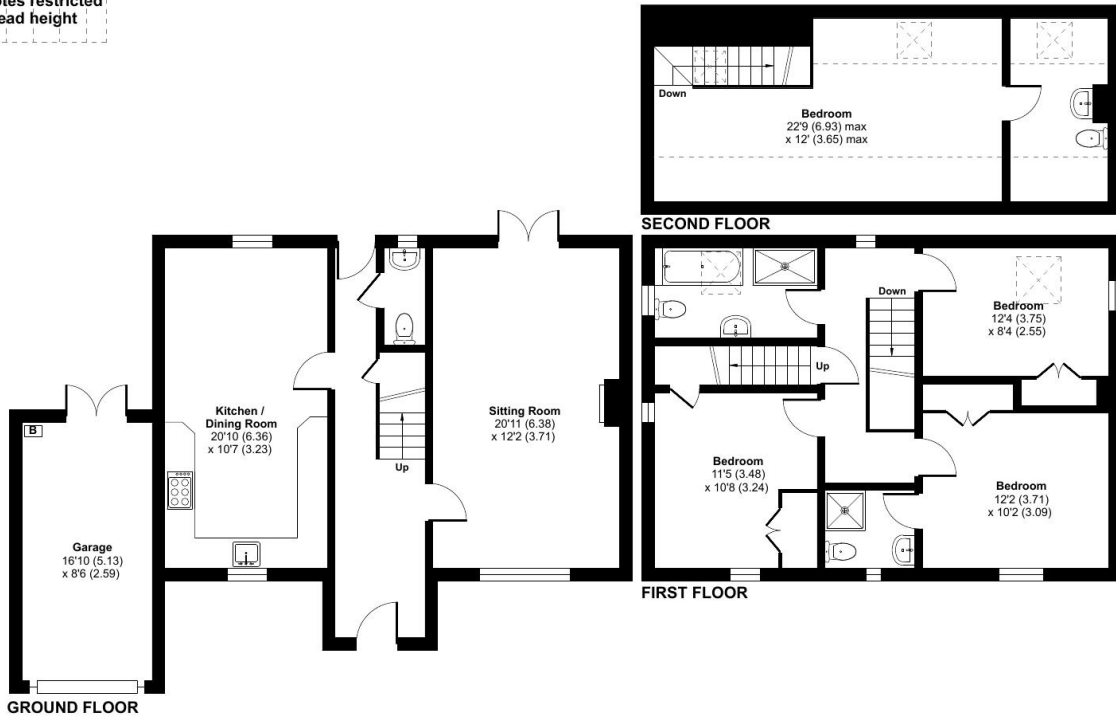
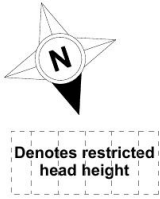




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Approximate Area = 1474 sq ft / 136.9 sq m  
 Limited Use Area(s) = 143 sq ft / 13.2 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 1760 sq ft / 163.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1209543



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