

Oak Cottage,

Buckland Dinham, Frome, BA11 2QN

COOPER
AND
TANNER



£700,000 Freehold

A wonderful opportunity to purchase this five-bedroom character cottage, enjoying high specification internal modernisations throughout, whilst set in a stunning countryside position and offering retained features.

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 5  1  2 EPC D

£700,000 Freehold

DESCRIPTION

Found in the ever-popular village of Buckland Dinham, accessed via a tranquil country lane is this imposing five-bedroom character cottage, providing high specification and sympathetic internal modernisation and stunning private gardens.

The home's internal accommodation provides a cosy front lounge, a light and airy kitchen, a modern utility and a ground floor cloakroom. The first floor provides a master bedroom with en-suite and dressing room, three further good-size bedrooms, a four-piece family bathroom and the second floor has two well proportioned bedrooms.

The lounge to the front has ample space for large lounge furnishings, it has a log burner taking centre stage and enjoys lots of natural light. The room has an impressive bespoke staircase leading to the first floor. The 'Shaker style' kitchen to the rear comprises a range of base and wall mounted cabinets, double fitted oven, ceramic sink inset into the worktop, fitted hob with extractor hood overhead and useful reservation bar. The kitchen has a newly installed utility room and fitted cloakroom with wash hand basin and W.C.

The first floor has a generous size master bedroom to the left with a fantastic adjoining walk-in style dressing room, with newly fitted en-suite complete with skylight window. There is a large storage cupboard and double doors open onto the raised balcony. The first floor has a double bedroom to the front with built-in storage and an additional rear single bedroom.

The first floor is completed with an exceptional four-piece family bathroom with a free-standing roll-top bath, walk-in double shower unit, wash hand basin and W.C.

Making your way to the second floor a landing leads to an additional double bedroom and single bedroom.

OUTSIDE

Externally the home has stunning landscaped gardens which are mainly laid to lawn, with a range of mature trees. Beyond the garden are tranquil panoramic countryside views and access for walking. To the front of the home is off-street parking leading to the garage with a newly fitted electric garage door. There is gated side access and a newly fitted oil tank which is fence enclosed.

LOCATION

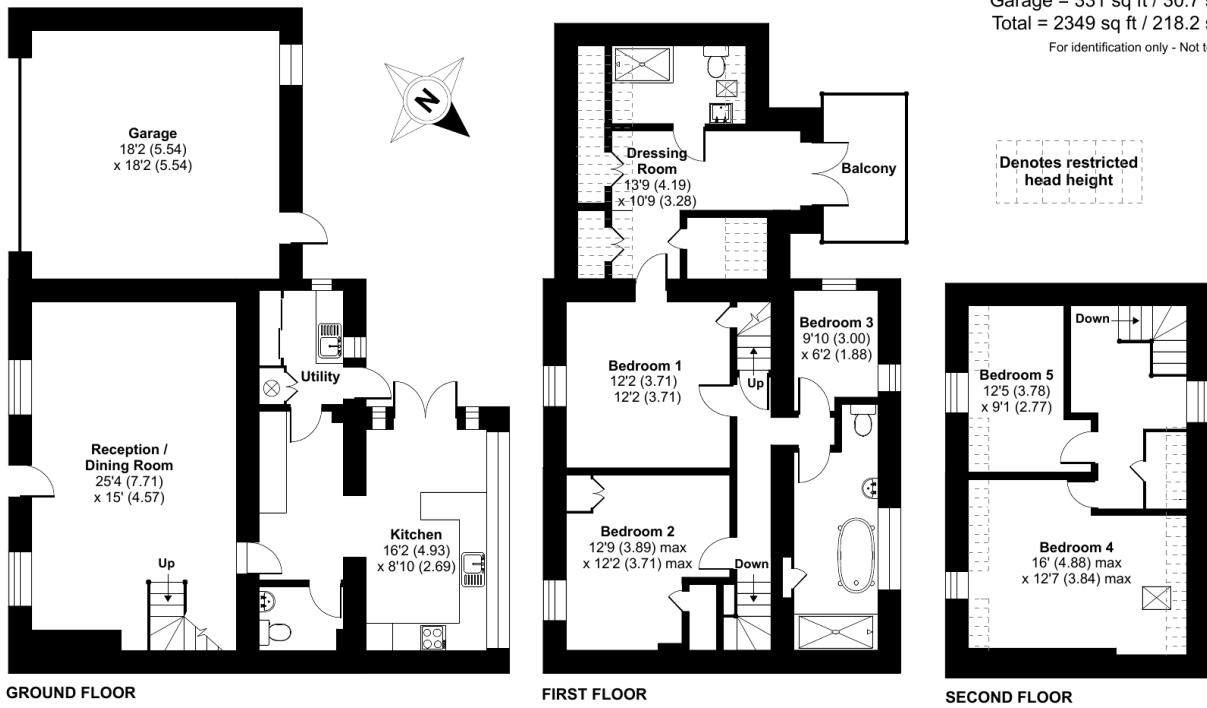
This sought-after Somerset village offers a church, garage and village hall and lies approximately sixteen miles from Bath and two and a half miles from Frome. Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, theatres and a cinema. Communication links are excellent, with Bath and Bristol within commuting distance, and the A303, A36, M4 and M5 are all within easy reach. The local railway station provides services to London Paddington, Bristol, Bath and Weymouth, with additional connecting services via Westbury to London Paddington.





Oak Cottage, Lower Street, Buckland Dinham, Frome, BA11

Approximate Area = 1857 sq ft / 172.5 sq m
 Limited Use Area(s) = 161 sq ft / 14.9 sq m
 Garage = 331 sq ft / 30.7 sq m
 Total = 2349 sq ft / 218.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 925619



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