



Birch House, Egford Lane, Frome, BA11 3HN

£975,000 Freehold

COOPER  
AND  
TANNER



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## Description

Birch House represents an exciting opportunity to purchase a spacious detached family size home which enjoys a fabulous plot, including large, landscaped gardens, a double garage and ample driveway parking, on the Western edges of the town.

Thoughtfully designed, there are very well-proportioned rooms with lots of natural light.

The front door opens into an impressively spacious entrance, an excellent first impression.

The sitting room is dual aspect with double doors to the front, leading out onto the gardens. An attractive fireplace takes centre stage within the room with a carved stone surround housing a white woodburning stove, creating a great focal point. There is also attractive cornice work.

To the back of the house, a very spacious open planned kitchen/dining room is complete with an attractive range of wall and base units, topped with granite work surfaces. There is an oven with hob and extractor over and integrated appliances. There is space for a large table and chairs and doors on two sides lead out to the gardens. Off the kitchen/dining room is a sunroom, another great space with lots of natural light, tall ceilings and with doors onto the gardens. There is also a large study and a utility with w.c on the ground floor.

Stairs rise to the galleried first floor landing providing access to the four double bedrooms and bathroom. The master bedroom is an excellent size and features dual aspect windows, fitted wardrobes and a high spec recently renovated en-suite. Bedroom two also enjoys en-suite facilities. The family bathroom has also undergone a full update and is complete with a bath and separate shower.

Birch House is approached off a quiet country lane firstly leading to the brick paved driveway which provides comfortable space for up to 6-8 cars. Beyond the parking is a detached double garage with an up and over door, power and light and a door to the rear.

The gardens are large and have been beautifully landscaped. There are areas of lawn that are decorated by a huge variety of plants, shrubs and mature deciduous trees with multiple beds to grow. There is a pergola, a greenhouse, a seating area and garden store. The garden offers a very good degree of privacy throughout.

## Vendor's Comments

The garden is 8 years old. No garden existed before our arrival here. I designed the beds and planting. The soil is now excellent with the annual addition of fertiliser, and leaf-mould compost gathered from the trees in autumn. A new watering system was added in spring 2023 and is controlled by two, small computers attached to outside taps. Much more efficient and timesaving than hose watering, and easy to operate.

The large greenhouse is 2 years old. The base on which it rests was specially built to meet the criteria of the guarantee from the Greenhouse Company.

## 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, 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 offers direct trains to London Waterloo and connects at Westbury for London Paddington.











#### Local Information Frome

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Gas fired central heating

**Services:** All mains' services are connected

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



#### Nearest Schools

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

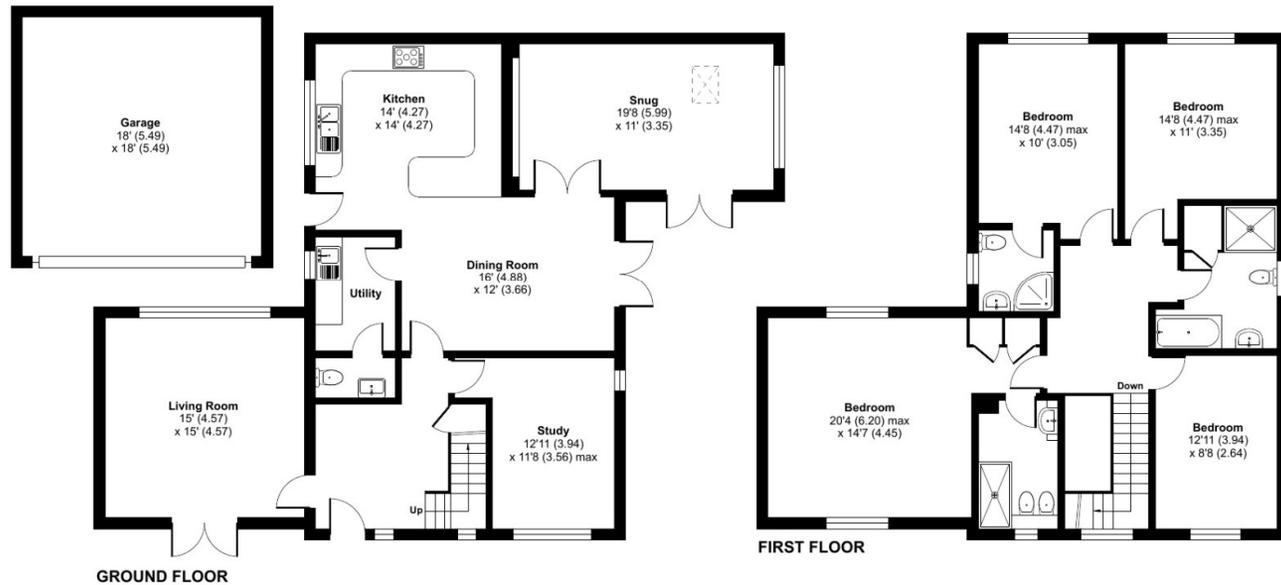
## Egford Lane, Frome, BA11

Approximate Area = 2250 sq ft / 209 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2574 sq ft / 239.1 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 2024. Produced for Cooper and Tanner. REF: 1103013

### FROME OFFICE

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