

# 74 High Street, Rode, BA11 6PB

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£450,000 Freehold

74 High Street is an attractive village centre home with an extensive plot including large gardens, plenty of driveway parking and a single garage.

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**£450,000 Freehold**

## DESCRIPTION

74 High Street in Rode represents an exciting opportunity to get into one of the most sought-after villages, positioned between Frome, Bradford on Avon and Bath.

Throughout the house there are well proportioned, light and airy rooms. The front door opens into an entrance hall leading into the home. The living room is an excellent size and features a fireplace which provides a great focal point for the space.

The kitchen/dining/family space is to the back of the house with double doors opening onto the gardens. There are a range of wall and base units, room for appliances and plenty of space for a table and chairs and sofas. This open planned and naturally light space is perfect for family living and would also suit those that enjoy entertaining. There is also a downstairs w.c on the ground floor and a large cloak/boot room which provides sheltered access into the single garage, something that could be converted if somebody wished (subject to gaining the relevant consents of course).

On the first floor there are two large double bedrooms and a very well-appointed shower room.

## OUTSIDE

To the front of the home is a large predominantly lawned garden with a number of mature plants, shrubs and trees and with a long private driveway running through the centre which leads to the single garage.

The gardens to the rear are a great size, fully enclosed and with a good degree of privacy. Immediately adjoining the kitchen/dining/family room is a seating area, perfect for al-fresco dining.

Beyond is a slightly raised, large and level lawn bordered by plants and shrubs.

## LOCATION

Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields.

Private schools are to be found in Bath and Warminster.







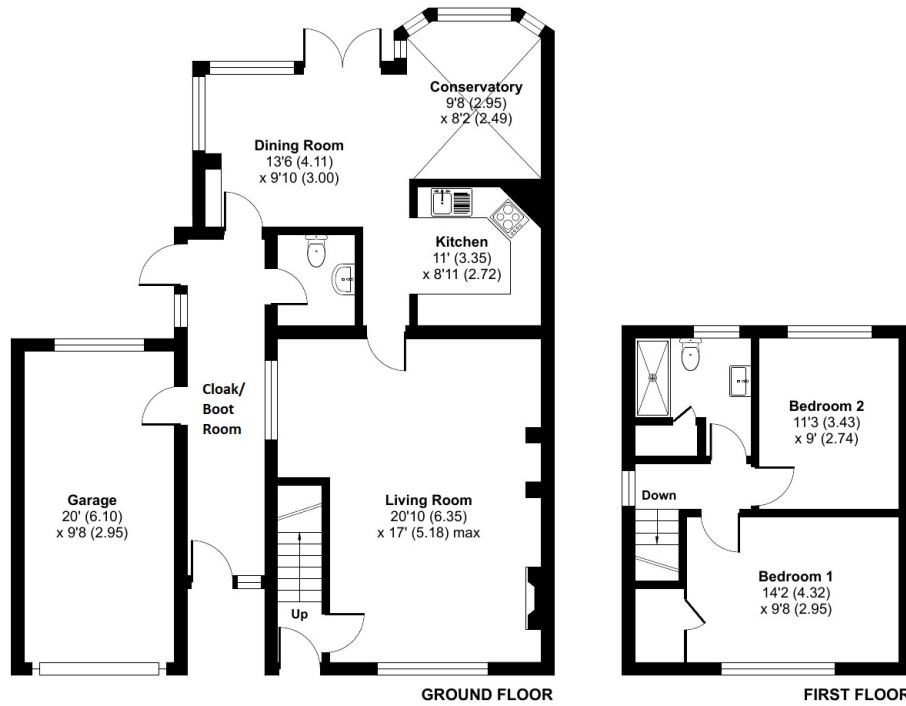
# High Street, Rode, Frome, BA11

Approximate Area = 1093 sq ft / 101.5 sq m (excludes lean to)

Garage = 193 sq ft / 17.9 sq m

Total = 1286 sq ft / 119.5 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 2023. Produced for Cooper and Tanner. REF: 1015854



## FROME OFFICE

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