

# 45 Church Lane, Rode, BA11 6PN



**£650,000 Freehold**

A beautifully modernised stone-built detached dormer bungalow set in the popular village of Rode, offering versatile accommodation, generous parking and a west-facing garden. The property features a bright entrance hall, five bedrooms across two floors, two reception rooms with log burners, and a stunning open-plan kitchen dining room with French doors to the garden. Outside, the home benefits from landscaped gardens and a large outbuilding with workshop, utility and WC access, making it ideal for modern family living, home working or hobbies. Offered to the market for the very first time, having been built by the family in the 1960s.

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## £650,000 Freehold

### DESCRIPTION

A beautifully presented detached dormer bungalow situated in the highly desirable village of Rode, offering spacious and versatile accommodation that has been tastefully modernised while retaining a warm and welcoming feel throughout. Set back from the road, the property benefits from a substantial driveway providing parking for multiple vehicles. The front garden is predominantly laid to lawn with raised beds, presenting the perfect blank canvas for a keen gardener to create an attractive landscaped space. The home itself is stone built and complemented by modern anthracite double glazing, blending character with contemporary style.

You are welcomed into the home through a covered porch, opening into a large, bright entrance hall which forms the central hub of the property. From here, the majority of the ground floor accommodation can be accessed, along with the staircase rising to the first floor. Positioned to the front of the property is the generous master bedroom, a particularly light room benefiting from dual aspect windows and a well-appointed ensuite shower room. There are also two single bedrooms on the ground floor, both versatile spaces that could equally serve as a home office, hobby room, or craft space. These rooms are served by a modern family bathroom fitted with white sanitaryware and an over-bath shower.

The heart of the home is undoubtedly the open plan kitchen dining room, a wonderful sociable space designed for modern living. The room enjoys triple aspect windows, flooding the space with natural light, and features a log burner, creating a cosy focal point. There is ample space for a dining table and chairs, along with a relaxed seating area. The kitchen itself is well appointed with quartz worktops, a butler sink, a good range of wall and floor

units, integrated appliances, and a gas range cooker. French doors open directly onto the rear decking, seamlessly connecting indoor and outdoor living. A further sitting room/snug provides an additional reception area, again featuring a log burner, ideal for winter evenings. On the first floor, there are two further single bedrooms, both benefiting from built-in storage and enjoying far-reaching views across the surrounding fields, making them peaceful and characterful spaces.

### OUTSIDE

Externally, the rear garden enjoys a desirable west-facing aspect, perfect for afternoon and evening sun. A large decked area provides an ideal setting for summer dining and entertaining, shaded when desired from a large awning and complemented by a further tiled patio level. To the side, a lawned garden with planted borders offers additional outdoor space. The property also benefits from a large outbuilding, which houses a workshop, separate utility area, and access to a WC, providing excellent practical space for hobbies, storage, or home working.

### ADDITIONAL INFORMATION

Gas central heating. All mains services are connected.

### 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, Post Office, village hall and playing fields and renown Comedy Festival.

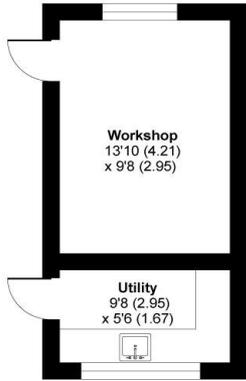
Private schools are to be found in Bath and Warminster.



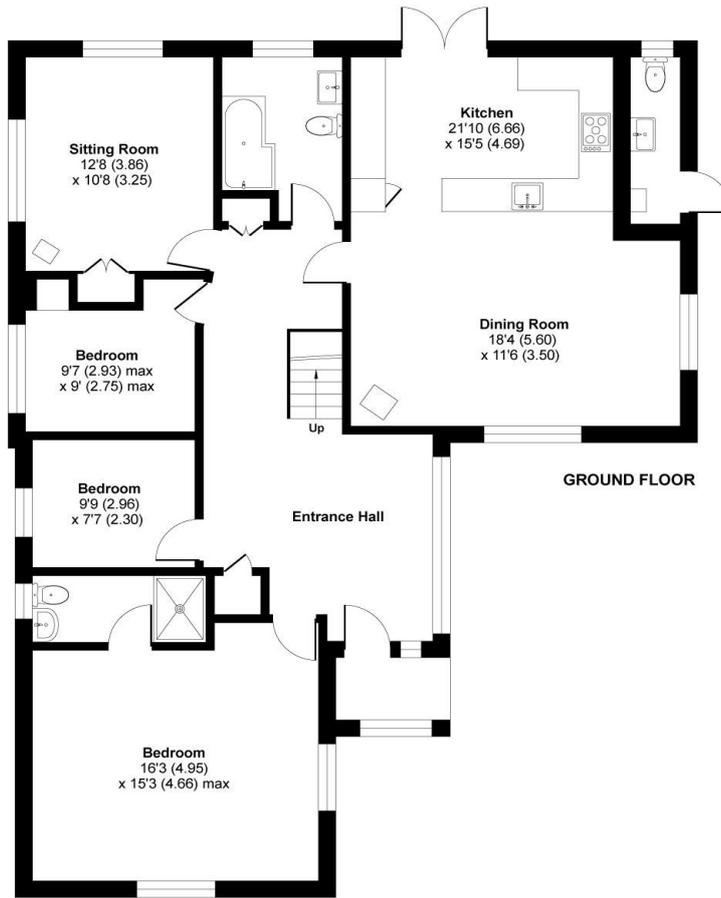


# Church Lane, Rode, Frome, BA11

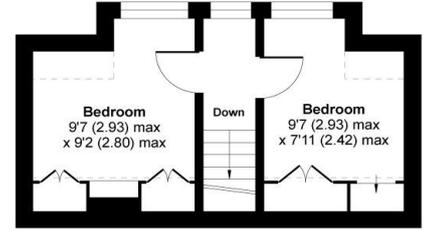
Approximate Area = 1503 sq ft / 139.6 sq m  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 Outbuilding = 215 sq ft / 19.9 sq m  
 Total = 1731 sq ft / 160.7 sq m  
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2026. Produced for Cooper and Tanner. REF: 1420530



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