

# Butler House, Caxton Road Frome, BA11 1GG



**£365,000 Freehold**

A beautifully presented three-bedroom semi-detached home on the popular Printworks development, featuring a stunning open plan living space, south-west facing garden, garage and parking, all within walking distance of Frome station and town centre. Chain free.

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**£365,000 Freehold**

## DESCRIPTION

Situated within the popular Printworks development, this superb three-bedroom semi-detached home offers stylish, modern living in a thriving and well-connected part of Frome. Just minutes from the railway station and within easy walking distance of the town centre, the property enjoys both convenience and a strong sense of community, with resident-led events such as book clubs and running groups contributing to its welcoming atmosphere.

Approached via steps leading to the front door, the property benefits from a small front garden, currently laid with hedging and offering scope for further landscaping and personalisation. Internally, the accommodation is beautifully presented and thoughtfully arranged, with a particular highlight being the impressive open plan kitchen/living space. Designed with modern living in mind, this light-filled room features oversized sliding doors that open directly onto the rear garden, seamlessly blending indoor and outdoor spaces and creating an ideal setting for both everyday living and entertaining. The kitchen is well-equipped with a range of integrated appliances including a dishwasher, induction hob, double electric oven and fridge freezer, complemented by contemporary cabinetry. Further ground floor benefits include a useful utility cupboard with space for a washing machine and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms. The master bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are

served by a stylish family bathroom fitted with a contemporary suite and finished with neutral porcelain tiling. A large linen cupboard on the landing provides additional practical storage.

## OUTSIDE

Externally, the south-west facing rear garden is fully enclosed and designed for ease of maintenance, with a patio area immediately adjoining the house, perfect for outdoor dining, and the remainder laid to lawn, offering a blank canvas for keen gardeners. A rear gate provides access to the designated parking space and garage. The Printworks development itself is particularly well regarded, offering a communal green space, access to riverside walks, EV charging points and a convenient on-site mini supermarket.

## ADDITIONAL INFORMATION

All mains services connected.

Please note whilst the house is Freehold the garage is offered on a lease.

## 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.







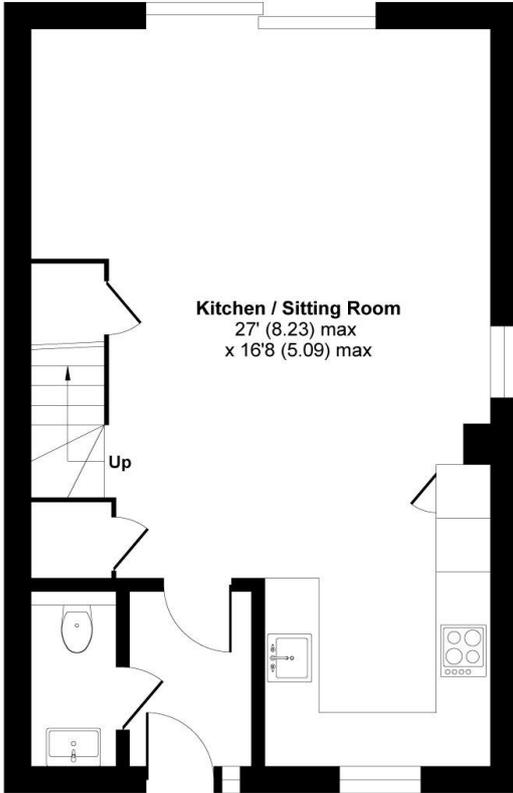
# Caxton Road, Frome, BA11

Approximate Area = 902 sq ft / 83.7 sq m

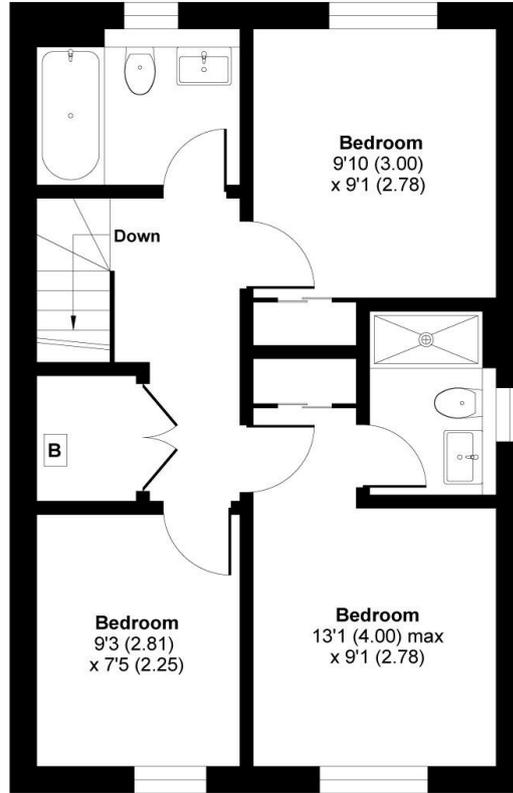
Garage = 198 sq ft / 18.3 sq m

Total = 1100 sq ft / 102 sq m

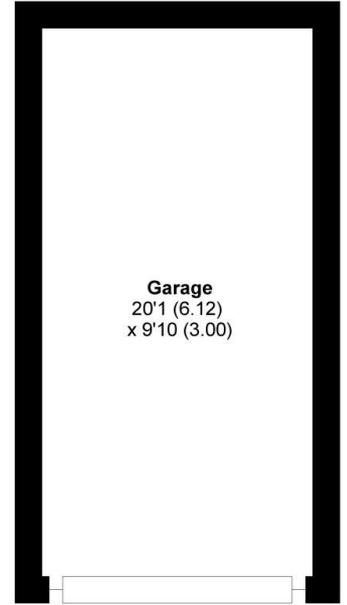
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GROUND FLOOR



FIRST FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2026. Produced for Cooper and Tanner. REF: 1429806



## FROME OFFICE

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