



17 Berkley Marsh, Berkley, Frome, BA11 5JE

OIEO £800,000 Freehold

COOPER
AND
TANNER



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 5  2  3  1.18 Acres Approx. EPC E

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Description

With over an acre of land and outbuildings, this attractive period family home enjoys a wonderful semi-rural location surrounded by countryside and within a ten-minute bike ride of Frome Town Centre.

The accommodation includes well-proportioned rooms filled with attractive features including wooden floors, exposed beams and much more. The 'Jewel in the Crown' is the open plan living /dining room with views over the gardens and neighbouring land. A double-sided multi-fuel burner takes centre stage.

The kitchen/breakfast room is a great size and features double doors opening onto the front gardens, an excellent arrangement for al-fresco dining in the summer months. Completed just 3 years ago, there are a range of wall and base units, good storage, an attractive Quarry tile floor under foot and plenty of room for a family size table and chairs. There is also a well-appointed utility room, a boot area and a downstairs w.c.

On the first floor there are five bedrooms and a large family bathroom which contains a bath and separate shower. The master bedroom includes an en-suite and a mezzanine floor above. Bedroom 3 also enjoys en-suite facilities.

Outside

To the front of the property there is comfortable parking for up to 10 vehicles. There are beautiful, mature, private gardens that are predominantly laid to lawn and decorated by a variety of tree's, plants and shrubs. Adjacent to the house is a detached double garage, a large outbuilding and a level and fully enclosed paddock, ideal for those wishing to keep animals.

The outbuilding has been utilised as a flexible studio/home office/guest accommodation and currently provides a lovely and bright living/dining/kitchen area with dual aspect windows, a shower room, two double bedrooms and a utility room.

Location

The property is extremely well situated in the popular hamlet of Berkley which benefits from a local school and a church. The nearby town of Frome offers a wide range of both shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctor's and dentist's surgeries, hospital and post office. The local towns of Warminster and Westbury are easily accessible and benefit from a main line railway station to London Waterloo and London Paddington respectively. Local attractions include Longleat House and Safari Park, Shepton Mallet showground, Stourhead and the nearby cities of Bath and Salisbury.









NOTICE
CHILDREN MUST BE KEPT
STRICTLY UNDER CONTROL
AS ALL BREAKAGES MUST
BE PAID FOR



Local Information

Local Council: Somerset

Council Tax Band: To be confirmed

Heating: Oil central heating

Services: Mains water and electricity. Private drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



Nearest Schools

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

Berkley Marsh, Berkley, Frome, BA11

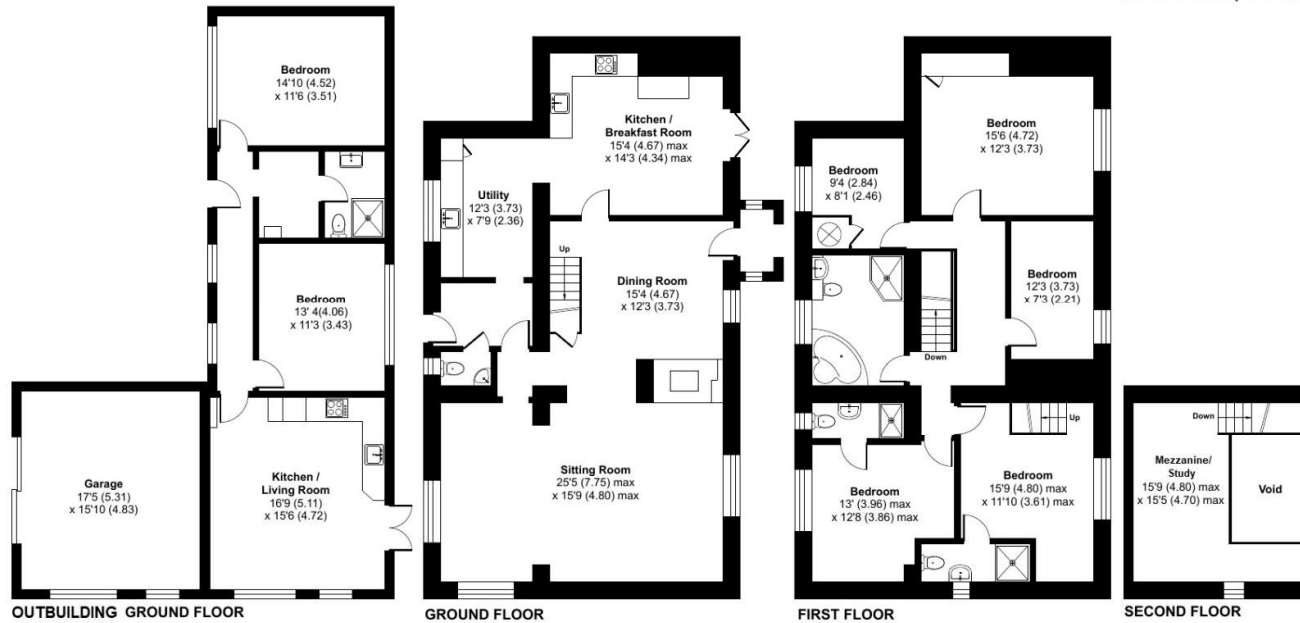
Approximate Area = 2401 sq ft / 223 sq m (excludes void)

Garage = 277 sq ft / 25.7 sq m

Annexe = 766 sq ft / 71.1 sq m

Total = 3444 sq ft / 319.9 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: 1133630

FROME OFFICE

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