

8 Marsh Road, Rode

BA11 6PE

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AND
TANNER



Guide Price £500,000-£550,000 Freehold

Positioned just off the village green in the highly regarded village of Rode, this substantial bungalow offers over 130 sq m of well-proportioned accommodation set within a beautifully landscaped, south-facing plot. Light-filled and thoughtfully arranged, the home combines generous living spaces with excellent storage and a strong connection to the garden. Offered to the market chain free, it presents a rare opportunity in a prime village setting.

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DESCRIPTION

Approached via a low-walled front garden with iron gate and pathway to the front door, the home immediately sets a welcoming tone. The frontage is largely laid to lawn, softened by mature planting and a yew hedge, while a gated driveway provides parking for multiple vehicles and leads to a single detached garage.

The home was built in 1965 and has been in the same family ever since. Inside, a light-filled porch opens into a central corridor that neatly anchors the home. To the front right sits a generous sitting room, beautifully proportioned and flooded with light from its dual-aspect windows, with a feature fireplace forming a natural focal point. Double doors connect through to the dining room, an ideal space for entertaining, which in turn opens either to the rear conservatory or into the kitchen. The kitchen is well equipped with a comprehensive range of wall and floor units, granite worktops and a breakfast bar peninsular, offering both practicality and a sociable layout for everyday living.

The bedrooms are arranged along the left-hand side of the property. The master bedroom is positioned to the front and benefits from an extensive range of built-in storage. A second double bedroom sits centrally, also with fitted wardrobes, while to the rear is a further smaller double bedroom, currently incorporating a walk-in shower. A family bathroom with white suite and shower over the bath is complemented by generous storage, alongside a separate WC and airing cupboard. Access to a large loft space provides excellent

additional storage.

Running along the rear is an impressive 7-metre conservatory, enjoying exceptional views across the south-facing garden and creating a wonderful link between house and garden throughout the seasons.

OUTSIDE

The garden itself is a real highlight: thoughtfully landscaped with a dining terrace, a triangular lawn, mature borders and, to the rear, an impressive pergola with established foliage that adds both structure and charm. To the rear of the garage is a useful store room, completing the practical features of the plot.

ADDITIONAL INFORMATION

Gas central heating, electric radiators in the conservatory. All mains services are connected.

LOCATION

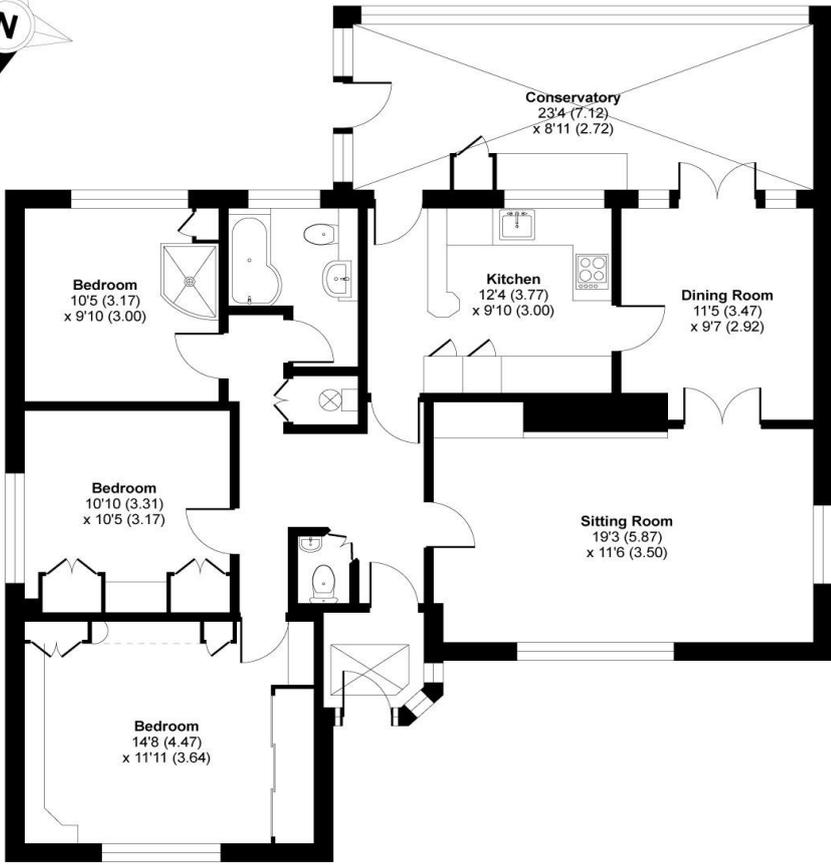
Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington.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



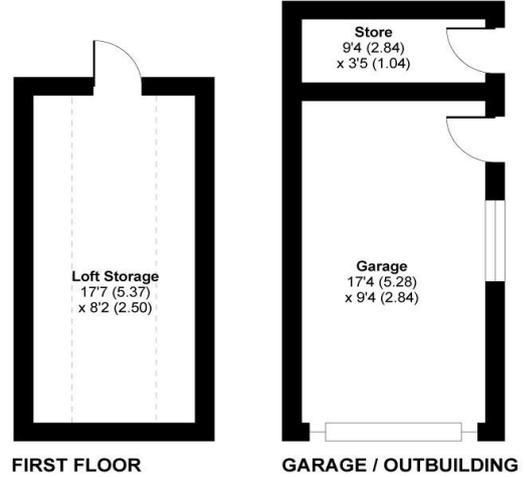


Marsh Road, Rode, Frome, BA11

Approximate Area = 1418 sq ft / 131.7 sq m
Limited Uses Area(s) = 70 sq ft / 6.5 sq m
Garage = 161 sq ft / 14.9 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 1681 sq ft / 156.1 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

GARAGE / OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2026. Produced for Cooper and Tanner. REF: 1400792



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