

# hunter french



**Bath Office**  
6 Balustrade  
Bath  
BA1 6QA  
01225 444454

**Corsham Office**  
3 High Street  
Corsham  
SN13 0ES  
01249 715775

**Frome Office**  
19 Paul Street  
Frome  
BA11 1DT  
01373 464040

**Devizes Office**  
12 St John's Rd  
Devizes  
SN10 1BD  
01380 722784



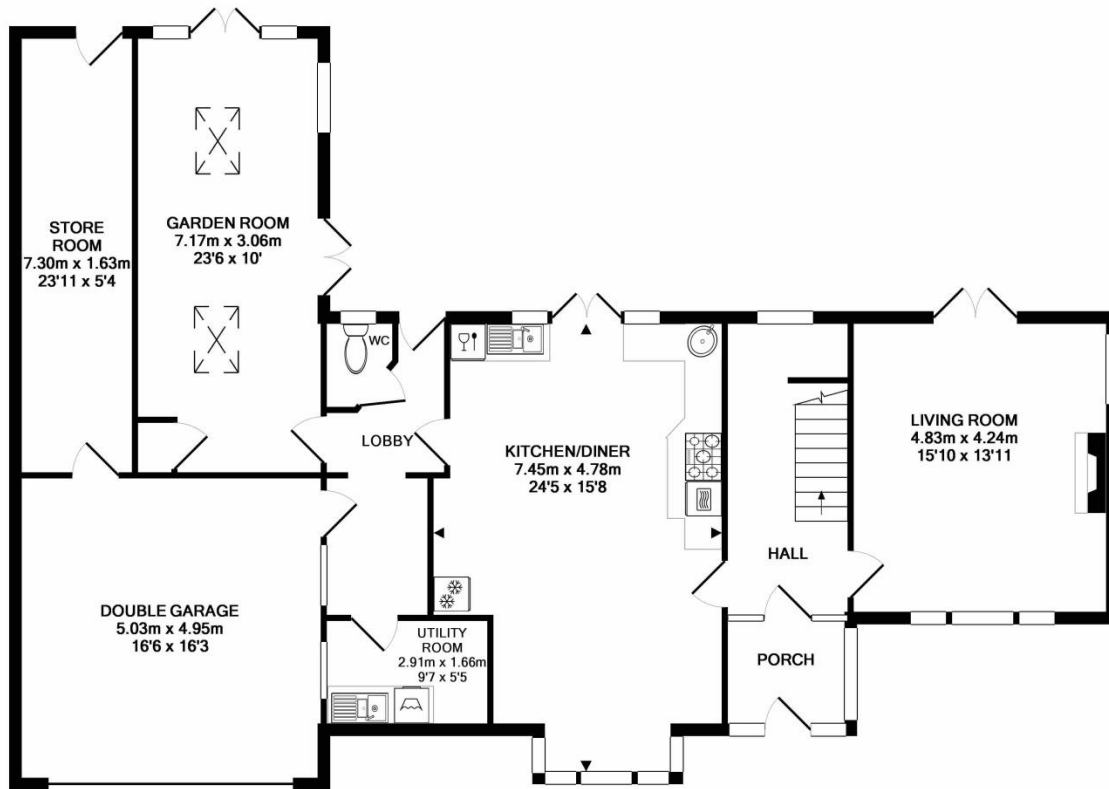


# Marston Lane, Frome, BA1 1 4DS

This unique Arts and Crafts designed former farmhouse and large family home looks out on breathtaking views of the countryside and yet is only a five-minute drive or a gentle twenty-five-minute stroll from the centre of the bustling market town of Frome. Fronted by a gravel drive able to accommodate several cars, you enter through a bespoke oak frame porch and through the reclaimed oak front door into the entrance hall. To the right of the entrance hall there is an impressive triple aspect drawing room with period stone fireplace complete with inset woodburning stove and french doors leading out onto the garden. To the left of the hallway you enter into the heart of this family home, a large open plan kitchen dining room. There are a range of oak fitted units and integrated appliances and with an engineered wooden floor, a seating area, ample space for a large refectory dining table and french doors to the garden, it is a wonderful entertaining space. Beyond the kitchen there is a rear lobby giving access to a WC, the utility room with double sink, a spacious double garage, further storage area, and to a stunning garden room that is flooded with light also fitted with a wood burning stove, with a further two sets of french doors leading to the garden. On the first floor are the five bedrooms. Three of the four double bedrooms including the master bedroom boast spectacular views across the countryside to Whatley. The master bedroom also benefits from an en suite shower room and WC with a heated travertine marble floor. Overlooking the rear garden is a further double bedroom and a single bedroom both, with fitted wardrobes. In addition there is a marble tiled family bathroom with separate shower, also with a heated floor, and a separate WC. Externally there is a good size front garden with gravelled drive flanked by box hedging, flowering cherry trees, two lawned areas and a west facing seating area to enjoy the afternoon sun and the stunning evening sunsets. To the rear of the property there is a mature and enclosed garden with a spacious terrace ideal for alfresco dining overlooking the lawn and a sunny gravelled area for relaxing and dining. A variety of lovely trees and climbing roses surround the garden including a pleached hornbeam hedge, making it a very private space. EPC = D.



Offers in Excess of £750,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 140.3 SQ.M.  
(1511 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 75.0 SQ.M.  
(807 SQ.FT.)

TOTAL APPROX. FLOOR AREA 215.4 SQ.M. (2318 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017