



Kiln Close, Wanstrow

**£240,000**

Council Tax Band B    Tax Price £1,896.70 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing, of 'Ash Cottage' which is a stylish and beautifully presented modern two bedroom home, in an exclusive development within the village of Wanstrow. The accommodation is surprisingly spacious and well thought out offering a modern high specification 'glossed finished' kitchen to the front, open plan living room with dining space towards the rear, a large central W.C. and handy front porch for shoes and hanging coats. There are two well-proportioned bedrooms served by a modern bathroom suite on first floor, and externally the home has a generous fence enclosed garden plot and private parking for multiple vehicles which can be accessed via a garden gate. To view the virtual tour follow this link:**

[\*\*Click Here\*\*](#)

### **What our owners love.**

The owners have discussed how peaceful the position of the home is, set within the private cul-de-sac with residents use only. Behind the homes garden currently is a field and pretty gardens of a neighbour again adding to the privacy and tranquillity. The home offers more space and storage than typical modern properties, and with the luxury of 4 parking spaces there really is all you need possibly to those downsizing, first time buyers and everyone wishing to buy in between. The village of Wanstrow has a lovely social set up with a useful car garage, children's play park, local visitors farm/farm shop and places itself well for access to the vibrant towns of both Frome and Bruton.

### **Key Features**

- Stylish and Beautifully Presented Modern home
- Modern Gloss Kitchen
- Open Plan Rear Living
- Enclosed Landscaped Garden
- Parking for Multiple Vehicles to Side
- Quiet Social Village with Amenities



## Rooms

### Hallway

3'8" x 4'1" (1.12m x 1.24m)

### Kitchen

8'1" x 11'10" (2.46m x 3.61m)

### Living Room

12'0 x 12'5" (3.66m x 3.79m)

### W.C.

3'6" x 6'10" (1.07m x 2.08m)

### Bedroom One

11'11" x 9'3" (3.63m x 2.82m)

### Bedroom Two

6'9" x 11'10" (2.06m x 3.61m)

### Bathroom

6'9" x 11'10" (2.06m x 3.61m)

### Landing

6'1" x 3'7" (1.85m x 1.09m)

## Garden

To the rear of the home via the living room, there are UPVC French style double doors that open into a fence enclosed private garden, with gated access to the side to the parking. The garden has a sunny patio seating area and then is mostly laid to lawn with the entirety of the garden catching the sunshine.

## Parking

The property offers a luxury of parking by modern standard, with 4 private owned parking spaces making it comfortable to allow for visitors.

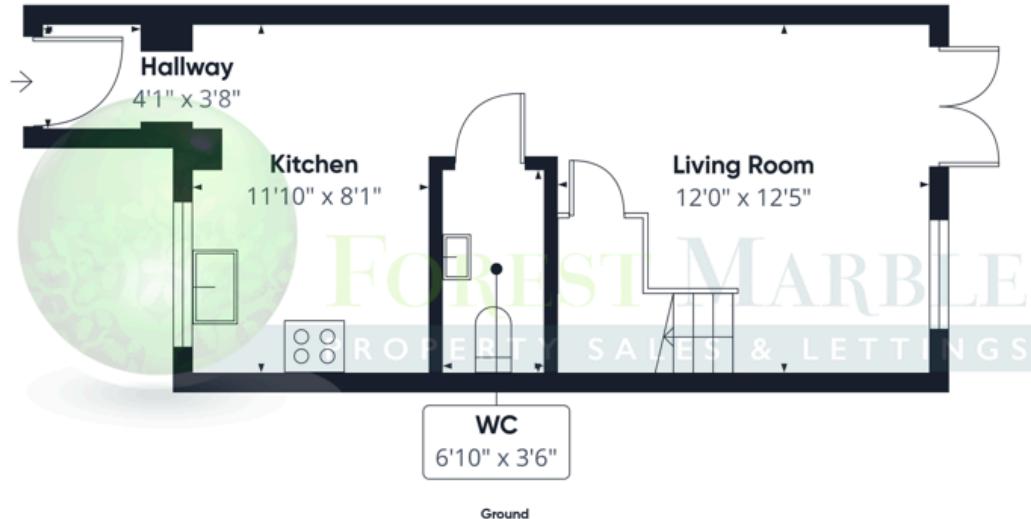
## Directions

Heading from Frome towards the A361 until you reach the Nunney catch roundabout, take the first left from the roundabout and continue along the A359. Once arriving in Wanstrow turn left onto 'The street' and the development is on your right. The property is in the middle of the development on your right hand side.

## Agents Notice

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Approximate total area<sup>(1)</sup>  
565 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Forest Marble Ltd

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