



Ashfield Close, Trudoxhill

Offers in Excess £390,000

Council tax Band B Tax Rate £1,896 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this substantial four bedroom home. The property offers the new owners the sought after benefit of rural living whilst also being close to amenities such as the local pub and nearby ice cream parlour and country shop hosting family friendly events such as a Santa's grotto and Easter trail. The extended accommodation of the property is beautifully presented throughout, including an open plan L shaped lounge and dining room, a country-style kitchen, a utility and boot room/workshop area to the rear. Upstairs feels incredibly spacious, with four bedrooms all of good sizes, and a contemporary family bathroom. The home includes a well proportioned garden to the rear with lawn space and patio seating areas, and enjoys South facing rural views along with a recently added purpose built cabin which makes for an idyllic home office. With private and on street parking found outside the property. To interact with the virtual reality tour, please follow this link: [Click Here](#)

What Our Vendor Loves

"We have loved our warm bustling welcoming family home. We have felt safe and secure watching our children grow. Plenty of easily accessible activities from the village hall, the pub and ice cream parlour have made countless memories in the wonderful village of Trudoxhill. We will be sad to leave for the next adventure"

Situation

Set in the small community of Trudoxhill this delightful property will have you living in a countryside setting, yet still close enough to all of the amenities that the local town of Frome has to offer. The parish incorporates the village of Trudoxhill, Smithwicks, House and Park and up to Gare Hill. It borders Postlebury Wood, Nunney, Tytherington, West Woodlands, Gare Hill and Witham Friary. The parish consists of approximately 150 homes, farms, local businesses, a village hall and White Hart public House. The nearby town of Frome is one of Somerset's finest artisan towns which boasts a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Road transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

Key Features

Extended Four Bedroom Home

Excellent Presentation & Condition

Rural Location with Country Views

Close to Local Amenities and Country Pub

Workshop and Storage

Sizeable Rear Garden with Purpose Built Cabin



Rooms

Entrance Hallway

13'5" x 9'8" (4.09m x 2.95m)

Kitchen

9'6" x 12'6" (2.90m x 3.81m)

Dining Area

13'4" x 9'0" (4.06m x 2.74m)

Lounge

17'8" x 11'6" (5.39m x 3.51m)

Laundry & Utility Room

7'8" x 5'4" (2.34m x 1.62m)

WC

3'11" x 3'11" (1.19m x 1.19m)

Boot room/Workshop

(On the rear elevation there is an up and over garage door that is currently boarded internally, but could be utilised should the additional access be required.)

14'8" x 9'8" (4.47m x 2.95m)

First Floor Landing

6'0" x 20'3" (1.83m x 6.17m)

Bedroom One

11'3" x 11'9" (3.43m x 3.58m)

Bedroom Two

11'11" x 9'9" (3.63m x 2.97m)

Bedroom Three

8'11" x 12'1" (2.72m x 3.68m)

Bedroom Four

8'5" x 7'8" (2.57m x 2.34m)

Bathroom

12'3" x 6'5" (3.73m x 1.96m)

Garden Cabin Home Office

6'11" x 10'6" (2.11m x 3.20m)

Front Garden

A low maintenance front garden laid to gravelling, bordered by walling and a picket fence. Step to the front door.

Rear Garden

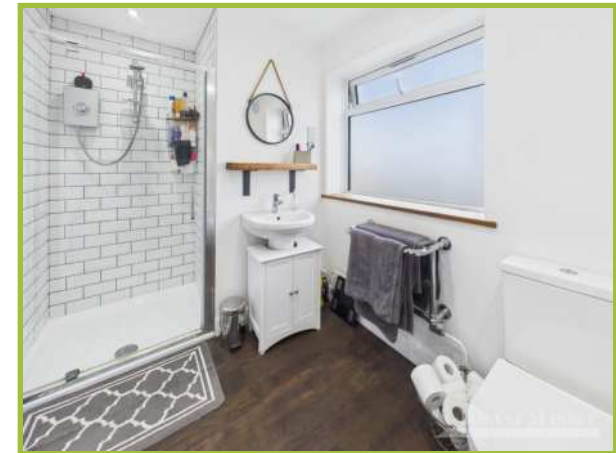
South facing with an array of trees that separate the rear garden from green fields and countryside views, making it the perfect area to enjoy sunny afternoons and appreciate the benefits of rural living. Well proportioned lawn with gravel running along the side leading to a modern, timber built cabin which currently serves as home office. Paved patio seating areas in front of the cabin and immediately to the rear of the house

Directions

From our office turn right along Wallbridge and bear left onto Locks Hill, continue along through the traffic lights and at the round-a-bout take the 1st right along The Butts. At the next round-a-bout go straight over on the Marston Road out of Frome. At the next round-a-bout take the second exit and head towards Nunney Catch, continue along until you see a turning to the left to Trudoxhill. Proceed into the village turning left just after the White Hart Inn and then right into Ashfield Close. The property will be found on the right hand side.

Agent Notes

We are informed by the sellers that there is a right of access that runs to the rear of the property. Additional material information may be available from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing.





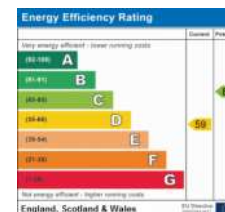
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