



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Styles Hill**  
Frome, BA11 5JG

**Offers in Excess of £475,000**

Interact with the virtual reality tour and call us 24/7 to view this spacious four bedroom family home which sits in one of Frome's most sought after postcodes. The house itself is laid out over two floors and boasts over 2000 square feet of living accommodation. On the upper floor you will enjoy four bedrooms including a beautiful master bedroom with a large en-suite bath and shower room. Whilst on the ground floor you will be spoiled for choice of which reception room to use! The substantial addition of the third reception room to the rear of the property is striking and will really set this property apart from others on the market. Long driveway and garage/workshop will also tick a lot of boxes for a multitude of buyers. Follow this link to view the virtual reality tour:

<https://www.forestmarble.uk/Styles%20Hill.html>



**Outstanding Address**

**Four Bedrooms with Master En-suite**

**Large Private Garden to Rear**

**Over 2000 Square Feet of Living space**

**Integral Garage/Workshop**

**Long Front Garden with Extensive Driveway**

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## SITUATION

The property is found in a highly sought after location on the fringes of Frome. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, theatres, schools, college and a sports centre as you would expect. However 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. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

## ACCOMMODATION

### Entrance Hall

A roomy entrance hall awaits you as you step in from the driveway. With under stair storage and hanging for coats; the hall leads to the living room to the front of the house and the dining and family areas to the rear. Stairs lead to the first floor landing.

### Sitting Room 17' 9" (max) x 12' 3" (5.41m x 3.73m)

The sitting room set to the front of the property boasts a large bay window with views over the front lawn and private approach to the property. The room is of ample proportion for your three piece suite and offers you a wonderful place to retire into of an evening to unwind from the day's activities.

### Dining and Family Room 13' 0" x 18' 3" (3.96m x 5.56m)

Continuing through to the middle of the property from the entrance hall you are greeted by a an open reception space consisting of a family seating and entertaining space complete with open fire, as well as dining area. These two distinct spaces are open plan and lend them wonderfully to convivial family living.

### Kitchen 9' 11" x 18' 8" (3.02m x 5.69m)

Set toward the back of the home with views over the rear garden the kitchen is of considerable size and offers you tremendous storage and worktop space, again with an open plan feel from the family living areas. From here a single door leads out to a seating area within the garden, or you can pass through the kitchen to the utility.



### Utility

The ideal size for a laundry and utility room with plumbing for your washing machine. A single door allows for access out to the side of the property.

### Shower Room

A more than useful addition to the ground floor of the property. The shower room is tiled to walls and benefits from corner shower cubicle, low level WC and wash hand basin, also with heated towel rail.

### Reception and Garden Room 26' 11" x 15' 3" (8.20m x 4.64m)

How you use this room will only be limited by the extent your imagination! There is endless possibility here for man caves, gymnasiums, artists' studio, additional family living space, office space....the list really does go on as you will see on your viewing. This is a considerable addition to the home and one which you will rarely find elsewhere. Single doors lead to the kitchen garden at the side whilst large French doors to the very rear take you out to the greenery of the garden beyond.

### First Floor Landing

Stairs climb from the entrance hall and provide access to four bedrooms and family bathroom.

### Master Bedroom and En-Suite 15' 5" x 10' 7" (plus En-suite) (4.70m x 3.22m)

An extension to the original property this master suite is brilliantly sized to accommodate your king sized bed and bedroom furniture. Views out to the rear make this a pleasant place to wake up in a morning. The en-suite bath and shower room is bright and spacious and houses a panel bath, shower cubicle, low level WC and wash hand basin.

### Bedroom Two 13' 0" x 11' 0" (into wardrobe) (3.96m x 3.35m)

With views over the rear garden this is a comfortable double bedroom with two lots of built in storage.

### Bedroom Three 11' 4" x 12' 4" (into wardrobe) (3.45m x 3.76m)

Another well proportioned double bedroom with plenty of fitted storage running the length of the room and pleasant views to the front aspect.

### Bedroom Four 7' 2" x 7' 3" (2.18m x 2.21m)

A single bedroom also offering potential as home office or nursery.

### **Integral Garage/workshop 27' 1" x 10' 1" (8.25m x 3.07m)**

With an electric up and over door leading in from the drive this is a big space which has any number of uses as tandem garaging, workshop space, or a combination of the two. Access into the utility room adds convenience and security.

### **Gardens**

The property sits on a substantial plot with plenty of private space to both the front and rear of the house. The front garden is partly laid to lawn with established hedging shrubs either side giving a feeling of privacy as you approach the house. To the rear of the house you have a seating area immediately off of the kitchen with access from both the kitchen and the large reception room at the back of the house. The space is landscaped with natural stones and resin bound surfacing. Beyond this is an extensive grassed lawn, bordered by fencing, which boasts mature trees and is the perfect place for the family to play and enjoy time outdoors.

### **Parking**

As you drive in through the stone pillars on the entrance to the property the driveway takes you up to the widened parking area in front of the house. There is ample room here to park multiple vehicles.

### **DIRECTIONS**

From our office, turn left along Wallbridge and proceed straight on at the traffic lights. Turn left into Styles Hill and take the property will be on your left hand side as you pass over the brow of the hill.

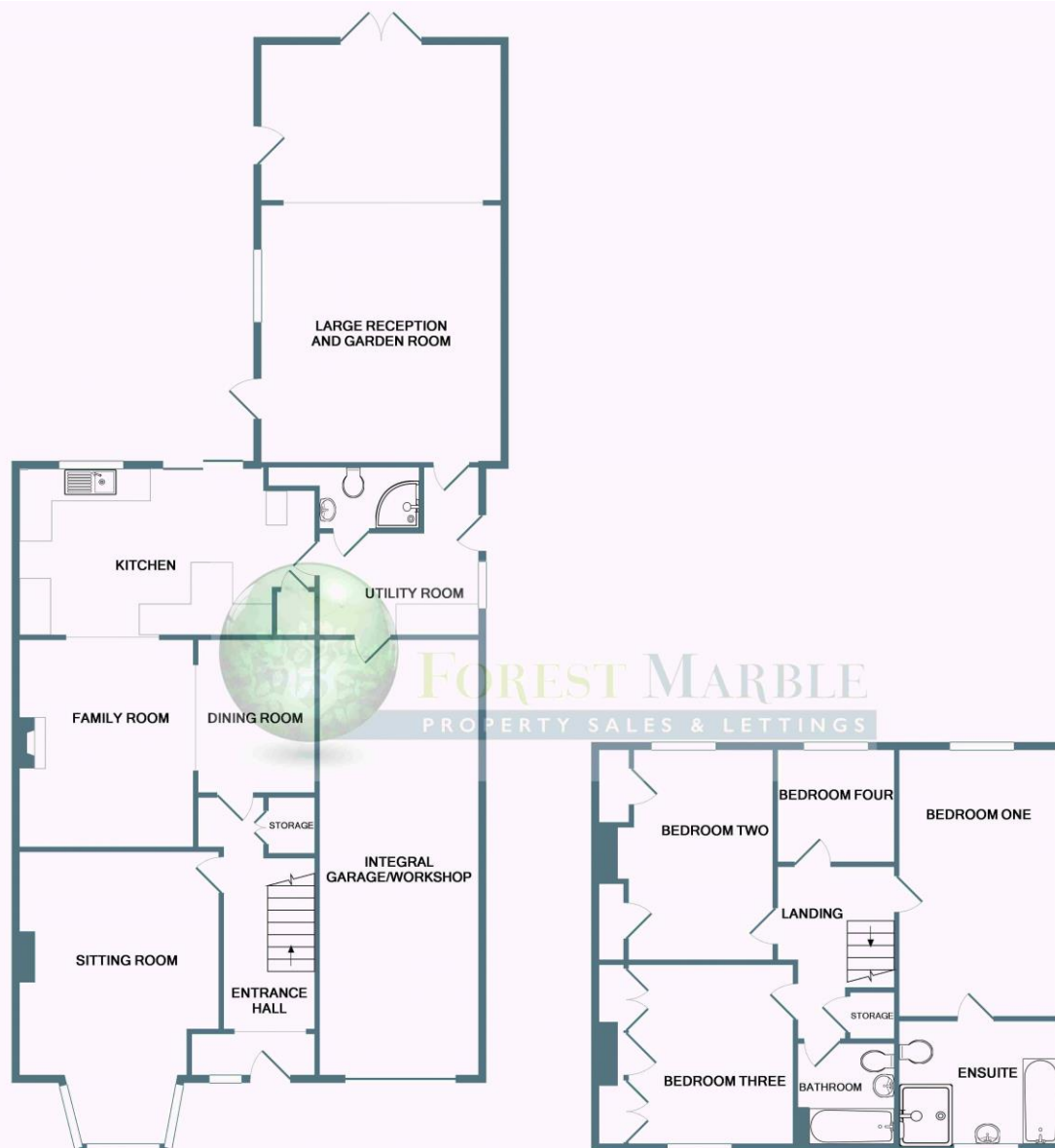
### **AGENTS NOTE**

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.





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  
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