



**Wool Close, Beckington Frome BA11 6AQ**

**welcome to**

## **Wool Close, Beckington Frome**

- Exceptional Detached Property
- Outstanding Plot With Large Gardens
- Open Plan Kitchen Breakfast Room
- Home Office/ Study
- Four Double Bedrooms - With Two En-Suites

Tenure: Freehold EPC Rating: B

offers in excess of

**£700,000**

The large welcoming stylish entrance hall leads into light spacious contemporary interiors including the comfortable living room, formal dining room and at the heart of the home, an impressive open plan kitchen dining room, fitted to a very high specification throughout integrated with top of the range appliances and open plan to an impressive family room opening out via French doors into the large rear garden. The ground floor is further serviced by a cloakroom, utility room and convenient study, ideal for anyone looking to work from home. Upstairs there are four double bedrooms with the primary bedroom enjoying a good sized dressing area with fitted wardrobes & en suite bathroom, the second bedroom is served by a second en suite and there is a spacious well-appointed family bathroom which is fitted to a very high standard.

Outside the attractive encompassing gardens are private, full of mature planting, enjoying a fantastic sunny aspect and far reaching views across open adjoining fields. The double garage is positioned to the side of the property with power and light connected with a generous driveway approach providing parking for a number of vehicles.

Located less than 10 miles south of the Georgian city of Bath in the ever sought after & picturesque village of Beckington this outstanding family home occupies a generous plot on the edge of an exclusive development that provides access into beautiful open countryside.

### **Front Approach**

### **Entrance Hall**

### **Cloakroom**

### **Study**

7' 1" x 12' 1" ( 2.16m x 3.68m )

### **Living Room**

12' 5" x 16' 8" ( 3.78m x 5.08m )

### **Dining Room**

9' 2" x 11' 6" ( 2.79m x 3.51m )

### **Utility Room**

5' 2" x 7' 3" ( 1.57m x 2.21m )

### **Kitchen Family Room**

14' 4" x 21' 4" ( 4.37m x 6.50m )

### **First Floor Landing**

### **Principle Bedroom**

11' 9" x 16' 9" ( 3.58m x 5.11m )

### **Dressing Area**

3' 4" x 10' 5" ( 1.02m x 3.17m )

### **En-Suite Bathroom**

### **Bedroom Two**

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#### **Property Ref:**

FRO110601 - 0002

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