



Birch House, Egford, Frome, Somerset BA11 3HN

Asking Price £620,000

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- 
- Four bedrooms
 - Sitting room
 - Open plan kitchen/dining room
 - Second reception room
 - Study
 - Utility/WC
 - Family bathroom
 - Two en-suites
 - Detached garage
 - Woodland plot
 - Ample parking

Viewing

Strictly through Cooper & Tanner on
01373 455060

Description

Built around 15 years ago, this individual detached property is set in a large woodland plot on the western edge of the town. The accommodation is arranged over two floors and provides four double bedrooms, two of which have en-suites.

There are two reception rooms, a spacious and well-appointed kitchen/dining room with adjoining utility, a large study and spacious hallway. Externally, there is a garden to the front with a range of mature trees, lawns, a detached garage and ample parking for several vehicles.



The Property

The property is entered via a canopy porch leading to the large hallway, with an under stairs cupboard. To the left is the sitting room with a carved stone fireplace, windows to the front and rear and detailed cornice work. The hallway then leads on into the open plan kitchen/dining room with a wide range of oak floor and wall units with fitted fridge and an Aga, finished in Royal Blue. A set of double doors lead out onto a

terraced garden area with pergola. The utility room has a range of cupboards, a sink, plumbing for washing machine and a separate WC. The second reception is beyond the kitchen and has double doors out onto the garden and a Velux window to the rear elevation.

The first floor accommodation comprises four double bedrooms, a family bathroom, fitted wardrobes and full en-suite to the

master bedroom and an en-suite shower room to bedroom two. Features include oak planked doors, and oak flooring. The property is exceptionally well designed and offers very flexible accommodation.

Viewing is very highly recommended to appreciate what this unique home has to offer.

Outside

The property is approached via a brick paved driveway providing parking for several vehicles. This leads to the double garage with an up-and-over door, power and light, and door to the rear. The garden plot offers lawns to the front and side and a wide variety of mature deciduous trees. There is a seating area to one side with pergola, a greenhouse, garden store, vegetable plot area and further sunny sitting area to the other side with summer house. The garden offers considerable privacy throughout.



Birch House

For illustrative purposes only. Not to scale.
Plan indicates property layout only.



ROOM DIMENSIONS

GROUND FLOOR

FIRST FLOOR

Ground Floor

- Reception Room: 19'5" x 11'0" (5.92m x 3.35m)
- Dining Area: 15'11" x 12'1" (4.85m x 3.68m)
- Kitchen Area: 14'0" x 13'9" (4.27m x 4.19m)
- Sitting Room: 14'10" x 14'7" (4.47m x 4.44m)
- Study: 12'8" x 8'8" (3.86m x 2.64m)

First Floor

- Master Bedroom: 14'9" x 15'0" (4.5m x 4.57m)
- Bedroom: 14'0" x 10'1" (4.27m x 3.07m)
- Bedroom: 14'10" x 11'5" (4.52m x 3.48m)
- Bedroom: 12'8" x 8'8" (3.86m x 2.64m)

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.







Location

Situated on the outskirts of Frome, but within walking distance to the centre. The town features the highest number of listed buildings in Somerset. Frome offers an excellent range of shopping facilities, including Marks & Spencer, a sports centre, two theatres, cinema, several cafés, a choice of pubs, and local junior, middle and senior schools. Communication links are excellent with Bath & Bristol within commuting distance with the A303, A36 & M4 & M5 all within easy reach. Access by rail is found locally with stations at Frome, Bath, Westbury, Warminster and Castle Cary.

Recreation

Tourist attractions such as Longleat, Bath, Stourhead, and Stonehenge are a short distance away, with the Devon and Dorset Coast also within easy reach. Golf can be played locally at Orchardleigh, Mendip and Frome Golf Clubs, whilst National Hunt racing is within easy reach at Wincanton and Exeter, with flat racing at Bath and Salisbury. The rolling Somerset countryside provides a variety of leisure pursuits with horse riding, hunting, walking and cycling well catered for, Diving, dry ski slopes, swimming and outdoor pursuits all available on the Mendip Hills.

The immediate locality provides fantastic riding and walking along the Macmillan Way, Trudoxhill, Gare Hill and the outskirts of the Longleat Estate. There is a network of quiet lanes and bridleways.

Education

An excellent variety of schools can be found in the area to suit all abilities and interests, with Bruton, (Kings and Bruton School for Girls), Bath, Street, (Millfield), Wells and Warminster all having private schools of good repute. The villages of Nunney and Upton Noble have excellent village primary schools.

Services

Mains drainage, water and electricity are all connected.

Heating

Gas fired central heating.

Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT

Tel: 0300 303 8588

Tax Band

Council Tax Band: 'G'

EPC Rating

Rating 'C'

Tenure:

Freehold.

Directions

From the town centre turn right and the mini-roundabout proceed up Broadway, at the top of the hill bear right into Egford Lane, the property is found after a short distance on the left hand side.

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