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ESTATE AGENT

2 Red Lion Gardens, Rode, BA11 6NA.

Asking Price: £825,000

Immaculately presented home with imaginatively landscaped gardens. 4 bedrooms, 2 bathrooms, double garage & ample parking set in the heart of the village.

The welcoming entrance hall sets the scene for all the accommodation – the spaces throughout are light & spacious. Both the dual aspect sitting room with fireplace & the impressive kitchen dining room have sliding patio doors to the broad patio & Italianate style garden. We also find a study, utility & cloakroom. Upstairs we find a large central landing which leads to all four bedrooms. The master bedroom is dual aspect with ensuite shower room & built in wardrobes. There are three remaining double bedrooms; one at the front of the house with wardrobes whilst the last two overlook the garden. These share the family bathroom. Living spaces are smartly presented throughout.

Externally we find a broad patio across the rear of the house – perfect for outdoor eating and entertaining. Steps take us to the landscaped garden which has lawns, a sunny seating area outside the summer house. Gravelled beds are planted with ornamental architectural plants. To one side of the house there is a useful raised vegetable & herb garden with garden shed for the green fingered. At the front of the plot is ample parking on the herring bone driveway in front of the double garage.

Rode enjoys an active community & a variety of local amenities including pubs, post office & store, bakery, well-regarded primary school, village hall, church & great walks. Nearby village of Beckington has a primary school, a private prep school & the excellent Mes Amis deli & café, together with a petrol station with M&S shop. The property is also conveniently accessible to the A36 providing access into Bath, which lies to the north providing city centre shopping plus an excellent selection of restaurants & cultural attractions including the Theatre Royal & cinemas. In addition, there are rail links to London from both Westbury Station and Bath Spa Station. Bradford on Avon Station connects direct to London Waterloo & Bath. Nearby Frome offers vibrant market town amenities & great places to eat. **EPC – C.**

- A light & spacious detached village home
- Four double bedrooms, two bathrooms
- Impressive kitchen dining room
- Well-proportioned living spaces throughout
- Popular village location
- Landscaped garden & double garage





*Well located village home
with comfortable spaces*

*Attractively landscaped
gardens & double garage*

*Four double bedrooms
& two bathrooms*

