



hunter
french

Spindle Tree, Trudoxhill, Frome, BA11 5DP

A handsome Edwardian villa with three bedrooms and full of character and charm. The property has been extended by the current owner and seamlessly blends the original and the new into a wonderful modern living space.

A gated pathway leads to the original front door which features a beautiful stained glass panel. The generous hallway leads through to the living room at the front of the house, which has an open fire with a marble surround and a wooden floor with underfloor heating. Across the hallway is the snug which has a fireplace with a woodburning stove and alcove shelving and cupboards. This room is open plan to the beautifully extended kitchen dining room which is flooded with light from two large Velux windows and has bifold doors opening out to a covered seating area and the garden beyond. The kitchen is fitted with cupboards, an integrated dishwasher, a large electric oven and an induction hob. There is a laundry room with access to the garden, an airing cupboard with double doors and a shower room with a basin and W/C.

A galleried staircase within the turret of the house leads to a landing and two lovely dual aspect double bedrooms, one at the front of the house and the other overlooking the living roof and garden. The third bedroom overlooks the front garden and has a feature fireplace. The family bathroom has been smartly decorated and has a bath with a shower over.

Externally to the front there is a gravel driveway with flower borders and pleached crab apple trees. Double gates lead into the back garden which has stone steps leading up to an garage with light and power. The lawn is flanked with flower beds and shrubs and a Norwegian Maple takes centre stage.

Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema and a railway station with links to Bath, Bristol and London Paddington.

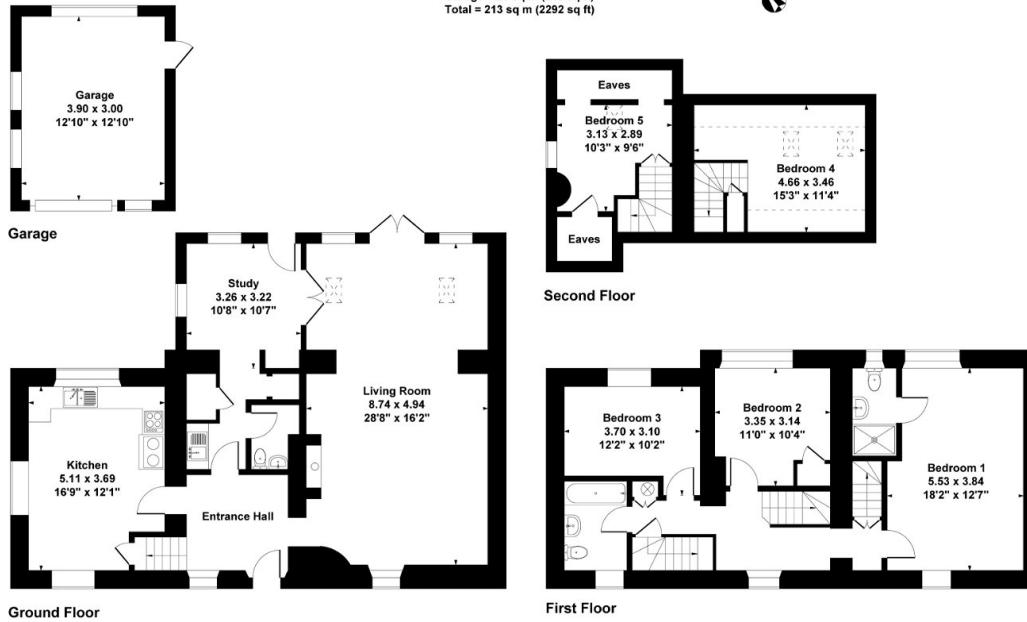
EPC = D Council Tax Band – D Services – Mains gas, Mains electricity, Mains water, Mains drainage.





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Approximate Gross Internal Area
 Main House = 193 sq m (2082 sq ft)
 Garage = 20 sq m (210 sq ft)
 Total = 213 sq m (2292 sq ft)



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 is for illustrative purpose only and should be used as such by any prospective purchaser.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

On The Doorstep -

Frome is on the doorstep of many exciting venues; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden and gallery and Roth Bar restaurant is 10 miles away, with Bruton high street to wander around too. Lastly the internationally known Newt is 13 miles away from Frome, which is an awarding winning hotel with gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. The smaller villages of Nunney and Mells are also worth visiting, enjoying the country pubs and walks they have to offer.

£625,000

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