



hunter
french

Oak Cottage, Buckland Dinham, BA11 2QN

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. Oak Cottage is situated in an elevated position in the village on a quiet lane. You are welcomed through the smart oak front porch into the open plan living room which has dual aspect windows, wood burner and space for both dining and living areas. The property has been extended to the rear providing a smart kitchen and utility area with views onto the garden. The kitchen has been fitted with wall and base units, double oven and hob, integrated dishwasher and fridge/freezer. There is also a useful breakfast bar and patio doors to the garden. The utility room provides access to outdoors plus further storage and space for washer, dryer and American style double fridge/freezer and has a large Belfast sink. A w/c completes the ground floor. Oak stairs from the living room provide access to the first floor where you will find two bedrooms, the office and a family bathroom. The master bedroom boasts ensuite shower room, dressing room with plenty of storage and a balcony with views of the garden and beyond. The second double bedroom has built in storage. The office (or single bedroom) enjoys a dual aspect view of the garden and surrounding farmland. The family bathroom has been fitted with a white suite including a modern freestanding bath and a walk-in shower. On the second floor there is a relaxing reading area on the landing, leading to two further oak beamed double bedrooms with lovely views. Externally is a large gravelled outdoor area with Oak steps leading to the tiered garden which is mainly laid to lawn. The garden is boarded by a wall and open style fencing which make the most of the surrounding fields. There is also off-street parking and a large double garage with electric roller door and access to the rear. Buckland Dinham has many countryside walks to enjoy, a playground and a pub with further local pubs and amenities in the surrounding villages of Mells and Nunney. Oak Cottage is a perfect spot for someone wanting to enjoy country life whilst the hustle and bustle of Frome is close by.

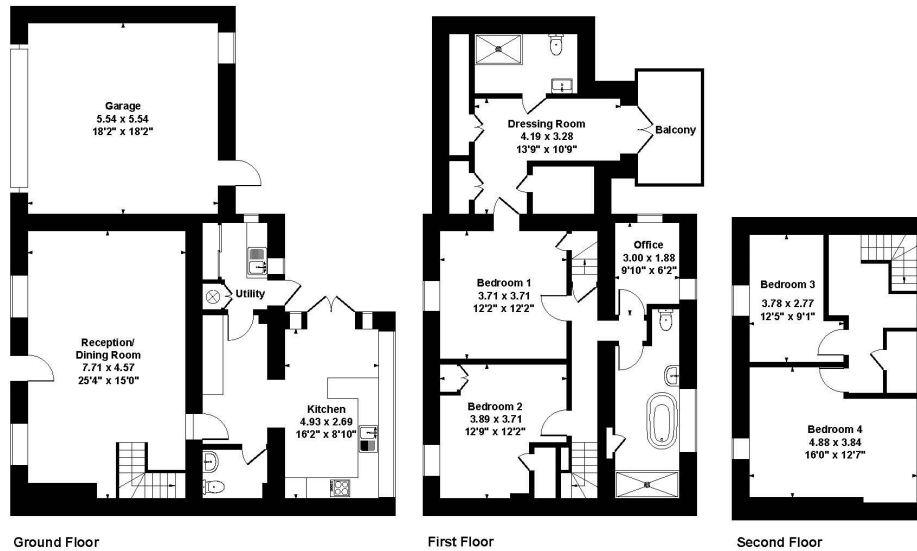
Council Tax - E EPC - D Mains drainage, water, electric and oil central heating.





OAK COTTAGE, LOWER STREET, BUCKLAND DINHAM,
FROME, BA11 2QN

Approximate Gross Internal Area
Total = 218 sq m (2349 sq ft)
Main House = 187 sq m (2018 sq ft)
Garage = 31 sq m (331 sq ft)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.
www.meyerenergy.co.uk

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 Mellis are also worth visiting, enjoying the country pubs and walks they have to offer.

£625,000

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