



hunter
french

Christchurch Street East, Frome

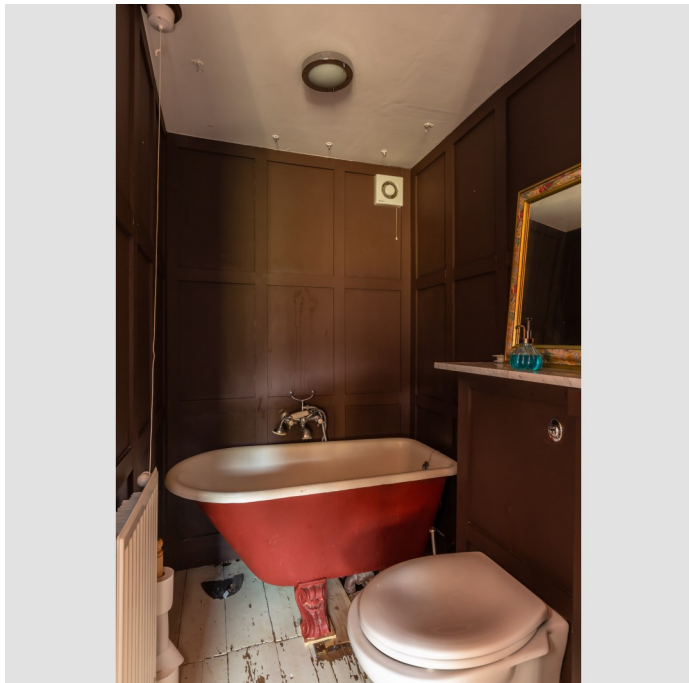
As you enter the property you are greeted by the classic Georgian proportions and features. The spacious kitchen boasts bespoke units with solid wooden worktops, space for range cooker, Belfast sink and feature glass panel wall looking on to the courtyard. The courtyard has a Mediterranean feel and has space for a bistro table. To the front of the property is a living room with stripped wooden floor, feature fireplace, built in storage and a large sash window that floods the room with light.

From the entrance hallway there are stairs leading to a spacious basement which is currently split into two rooms offering a utility and storage or an office if required with a light well. As you rise to the first floor you are greeted with a large and characterful drawing room, complete with jet master fireplace with slate hearth, stunning Oriel window with window seat, stripped wooden floor and original ceiling cornicing. From the drawing room there is a small hall which then leads to a guest bedroom which overlooks the courtyard. The luxurious family bathroom complete with wood panelling, roll top bath and rainfall shower which completes this floor.

On the second floor you have the master bedroom with a bijoux en suite complete with wood panelling and roll top slipper style bath. Also on this floor is another double bedroom with a view of the roof tops. From this floor rises another staircase which leads to a reading nook with a skylight which offers spectacular far-reaching views across town.

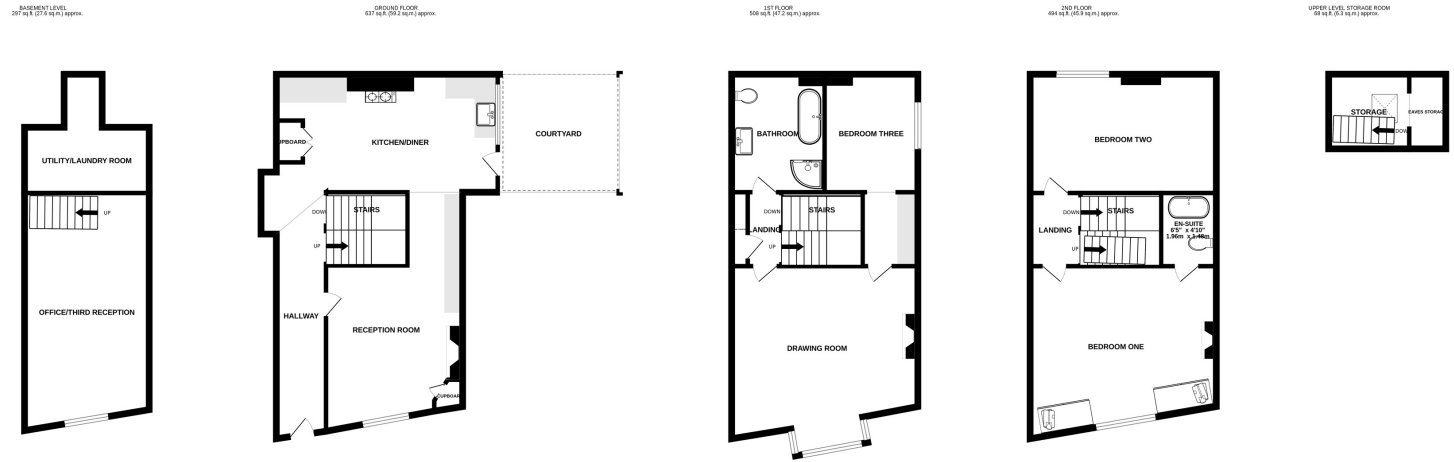
Council Tax Band – B, EPC = E, Services – Mains electricity, Mains gas, Mains water, Mains drainage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	76 C
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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On The Doorstep -

The property is located within the heart of Frome, within walking distance of all the independent shops, cafes and restaurants that Frome has to offer. Frome is a bustling town with a creative scene and many events for all to enjoy – such as The Independent Market and The Frome Festival. Frome is just under 13 miles from Bath and surrounded by beautiful countryside as well as rail links to Bath, Bristol and London Paddington. Living in Frome you get the best of both worlds with all the town has to offer and being so close to the surrounding countryside.



Asking Price £475,000

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