



## Kiln Close, Wanstrow

£225,000 Council Tax Band B Tax Rate £1,896 per annum



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing of 'Ash Cottage' which is a stylish and beautifully presented modern two bedroom home, in an exclusive development in the village of Wanstrow. The accommodation is surprisingly spacious and well thought out; offering a modern high specification 'glossed finished' kitchen to the front, open plan rear living room with dining space towards the rear, a large W.C. and handy front porch. There are two well-proportioned bedrooms served by a modern bathroom suite on first floor, and externally the home has a generous fence enclosed garden and private parking for multiple vehicles to the side which can be accessed via a garden gate. To view the virtual tour follow this link: [Click Here](#)**

### **Situation**

The ancient parish of Wanstrow is situated midway between Shepton Mallet and Frome on the eastern fringes of the Mendip Hills with population of around 500. A charming village as a walk along the High Street, from the church at one end to the bridges at the other, will demonstrate. Wanstrow has many points of historic note including the potteries, its church, manor, school, turnpike, and railway. There is fantastic access to local schools, including Upton Noble Primary School which is serviced by a free local bus service. The village is also the birthplace of Joseph Harding who is credited with having invented the formula for producing cheddar cheese, and is fondly referred to as the 'Father of Cheddar Cheese'. The local pub is a popular watering hole at the centre of the community. A short drive from the villages puts you in Frome where you have a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. The property is also within easy touching distance of Bruton, which is renowned for its excellent schools and quaint character streets.

### **Key Features**

**Stylish and Beautifully Presented Modern home**

**Modern Gloss Kitchen**

**Open Plan Rear Living**

**Enclosed Landscaped Garden**

**Parking for Multiple Vehicles to Side**

**Quiet Social Village with Amenities**





## Rooms

### Hallway

3'8" x 4'1" (1.12m x 1.24m)

### Kitchen

8'1" x 11'10" (2.46m x 3.61m)

### Living Room

12'0 x 12'5" (3.66m x 3.79m)

### W.C.

3'6" x 6'10" (1.07m x 2.08m)

### Bedroom One

11'11" x 9'3" (3.63m x 2.82m)

### Bedroom Two

6'9" x 11'10" (2.06m x 3.61m)

### Bathroom

6'9" x 11'10" (2.06m x 3.61m)  
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### Landing

6'1" x 3'7" (1.85m x 1.09m)

### Garden

To the rear of the home via the living room, there are UPVC French style double doors that open into a fence enclosed private garden, with gated access to the side parking. The garden has a sunny patio seating area and then is mostly laid to lawn with the entirety of the garden catching the sunshine.

### Parking

The property offers a luxury by modern standard with 2 private owned parking spaces and easy on road parking making it comfortable to allow for visitors.

## Directions

Heading from Frome towards the A361 until you reach the Nunney catch roundabout, take the first left from the roundabout and continue along the A359. Once arriving in Wanstrow turn left onto 'The street' and the development is on your right. The property is in the middle of the development on your right hand side.

## Agents Notice

This is company sale and Forest Marble are instructed by a corporate client, as such certain information may not be available to the agent. We understand that the property is subject to a management company and associated charges. Additional material information may be available at request from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages.





## Forest Marble Ltd

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