



Oakley Way, Frome

£475,000

Council Tax Band E Tax Rate £2,980 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing at Oakley Way, a contemporary modern build home that is bursting with style and offers fantastic living space across two floors. The home was completed in late 2024 and the vendors have added high specification finishes and personal style that have created a warm and inviting home that will set itself apart from other similarly aged properties. You will enjoy four bedrooms, including en-suite facilities to the primary bedroom, in addition to a separate office or study located on the ground floor. The living spaces are exceptionally light, courtesy of the large windows that are a feature of the design, and there is a very natural flow through the space from the large entrance hallway, to the bay fronted living room and through to the impressive kitchen diner that looks out to beautifully landscaped rear garden. This highly energy efficient home also features a double driveway with EV charging facility and a single detached garage. To view the virtual tour please follow this link: [Click Here](#)

What Our Vendor Loves

"This house has been a place of calm, comfort, and happiness for us. We love the colour scheme and the feeling it creates throughout the space, and we especially enjoyed choosing the palette together.

My favourite rooms are the living room, with its beautiful new dusky pink panelling, the kitchen diner, which is such a lovely social space, and the downstairs loo with the bright and vibrant Emma Shipley wallpaper. We will truly miss this house."

Situation

Situated on the Southern Fringe of Frome, within easy reaching distance of local services, supermarkets, Victoria Park, and the Town Centre, this area also enjoys excellent access to the Mendip Hills and surrounding countryside. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. However, Frome prides itself on the great selection of independently run shops that line the historical cobbled streets; while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

Key Features

Detached House

Four Bedrooms with Additional Office

Exceptional Finish Throughout

Highly Energy Efficient Home

Landscaped Garden

Double Driveway and Garage



Rooms

Entrance Hallway

4'10" x 12'2" (1.47m x 3.71m)

WC

3'0 x 5'11" (0.91m x 1.80m)

Office

10'5" x 5'10" (3.18m x 1.78m)

Kitchen Diner

10'6" x 20'10" (3.20m x 6.35m)

Utility Room

7'11" x 5'6" (2.41m x 1.68m)

Living Room

10'4" x 14'6" (3.15m x 4.42m)

First Floor Landing

14'8" x 3'4" (4.47m x 1.01m)

Bedroom One

10'8" x 11'9" (3.25m x 3.58m)

En-Suite

7'11" x 4'6" (2.41m x 1.37m)

Bedroom Two

10'7" x 10'1" (3.22m x 3.07m)

Bedroom Three

10'3" x 10'5" (3.12m x 3.18m)

Bedroom Four/Dressing Room

10'6" x 9'7" (3.20m x 2.92m)

Bathroom

8'6" x 6'2" (2.59m x 1.88m)

Garage

19'10" x 10'3" (6.04m x 3.12m)

Directions

From our offices turn right up Wallbridge and bear left onto Locks Hill. Proceed to the traffic lights where you will cross straight over onto Rossiters Hill. At the roundabout take the first exit, left, onto The Butts and then the first exit again, to the left, at the roundabout from Marston Road. Pass straight across the roundabout onto Sandys Hill Lane before forking right onto Oakley Way where the house will be on your left hand side.

Agent Notes

We are informed the property is subject to an estate management charge that will be applicable from the point of completion of this development. This plot (build) was completed in late 2024 and benefits from the balance of the 10 year NHBC warranty. Additional material information may be available 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 outcome 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 want from your estate agent.





Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area*
1399 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------|---|---------|-----------|
| Very energy efficient - lowest running costs | | | |
| 95-100 | A | | |
| 81-94 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - highest running costs | | | |
| England, Scotland & Wales | | 69 | 77 |

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.