



## The Lays, Beckington

oieo £650,000 Council Tax Band G Tax Rate £4,140 per annum



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing at The Lays, a stunning four bedroom family home that sits on a quiet cul-de-sac in the popular Somerset village of Beckington. The property is close to local village amenities including two pubs that serve meals daily, and the local GP surgery which is just moments away, with commuter and transport links to Frome and Bath easily reachable. The house itself offers considerable living space and impressively sized bedrooms. The four bedrooms on the first floor are serviced by a modern, contemporary styled family bathroom along with an equally well appointed en-suite to the main bedroom. The ground floor living space is beautifully light, with dual aspect receptions rooms and bright open spaces that will offer flexible options for families of all sizes. Externally the home benefits from a generous plot that wraps round the house and includes a beautiful rear garden with large lawns, established plants, trees and planted beds. Driveway parking for multiple vehicles is available immediately to the front of the house. To view the virtual tour please follow this link: [Click Here](#)

## What Our Vendors Love

### The House:

In a word – space. Although a little quirky being split level, the lounge and dining area are great for entertaining, and the fireplace is such a fabulous feature too. Having the second sitting room, means that we and our (now) adult children, and their friends, can have our own space when we want it. The pocket doors to the kitchen also means "the chef" can still be sociable when we have dinner parties. The bedrooms have meant that none of us have had to compromise on size. I am astounded by the number of birds that visit our garden here, and will miss sitting on a sunny day in the conservatory listening to the birdsong.

### The Village:

We love the village community, the two pubs and wonderful deli. The bus service to and from Frome and Bath is excellent. Beckington memorial hall is the hub of the village and holds many events throughout the year including the famous Panto at Christmas. There is a children's playground behind the hall and once a week the Pizza man visits us. The annual Carols around the Christmas Tree with mulled wine and treats is not to be missed. Cricket is very big in the village with the Beckington Badgers a formidable side and we have our own tennis club and all weather courts. The BP garage with its M&S food shop is a 15 min walk and the Surgery is just a 3 min walk away.

## Key Features

Detached House

Four Bedrooms including En-Suite Facilities

Village Location with Access to Frome and Bath

Multiple Reception Spaces

Generous Plot with Sunny Gardens

Quiet Cul-de-Sac



## Rooms

### Entrance Hallway

15'10" x 7'6" (4.82m x 2.29m)

### Lounge

15'10" x 11'4" (4.82m x 3.45m)

### Dining Area

11'0" x 11'5" (3.35m x 3.48m)

### Sunroom

10'7" x 11'0" (3.22m x 3.35m)

### Sitting Room

15'8" x 13'11" (4.78m x 4.24m)

### Kitchen

9'3" x 16'0" (2.82m x 4.88m)

### Utility Room

9'3" x 6'2" (2.82m x 1.88m)

### WC

6'10" x 2'8" (2.08m x 0.81m)

### First Floor Landing

2'11" x 11'1" (0.89m x 3.38m)

### Bedroom One

15'10" x 12'0" (4.82m x 3.66m)

### En-Suite

6'9" x 7'8" (2.06m x 2.34m)

### Bedroom Two

11'4" x 15'10" (3.45m x 4.82m)

### Bedroom Three

14'0" x 10'6" (4.27m x 3.20m)

### Bedroom Four

9'10" x 7'9" (3.00m x 2.36m)

### Bathroom

8'0" x 7'6" (2.44m x 2.29m)

## Directions

From our office take a left onto Wallbridge. At the traffic lights turn left onto New Road and bare left onto Rodden Road, continue on this road until you join Bath Road, this will link into OldFord Hill then onto Frome Road. At the roundabout take the first exit onto the A361 then at the next roundabout take the first exit onto Warminster Road and then the second right hand turn onto Sandy Lane. At the T-Junction turn right onto Goose Street and then the immediate next right then the second right turn and the Lays is on the right hand side.

## Agent Notes

Additional material information may be available. 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 finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Approximate total area<sup>®</sup>  
1792 ft<sup>2</sup>  
Reduced headroom  
19 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

GIRAFFE360



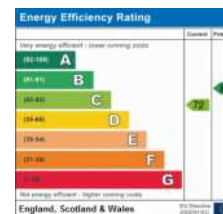
**Forest Marble Ltd**

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

Email: [aaron.blaney@forestmarble.co.uk](mailto:aaron.blaney@forestmarble.co.uk)



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.