Bromley Road, Frating
CO7 7DR
Offers in the Region Of £685,000

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- **Executive Detached Family Home**
- **Four Double Bedrooms**
- **Three Reception Rooms**
- **Kitchen/Breakfast Room**
- **Utility Room & Cloakroom**
- **Bathroom and En-Suite Shower Room to Principal Bedroom**
- **Double Garage & Driveway**
- **Short drive to Station, Major Road Links and Schools**
- **Large Rear Garden**
- **Stunning Field Views To Rear**

A HOME WITH SPACE, STYLE & STUNNING OPEN-FIELD VIEWS GUIDE PRICE

Huge amounts of space • Four Bedrooms • Double Garage • Beautiful Landscaped Garden • Open-Field Views • Village Location

If space is high on your wish list, this could be the one you've been waiting for. Beautifully cared for and offering an impressive amount of versatile accommodation, this substantial detached family home is tucked away amongst similar quality properties in the sought-after village of Frating.

Inside, the generous accommodation has been designed around modern family life, with plenty of room to live, work, relax and entertain. There is a welcoming living room, a superb modern kitchen, breakfast room, separate dining room and a particularly useful large conservatory overlooking the garden. For those working from home, there is also a dedicated study, providing a quiet space away from the main living areas. A separate utility room plus a cloakroom adds further practicality. Upstairs, there are four generously proportioned bedrooms offering plenty of space for a growing family, guests or those simply wanting more room to spread out. There is an En-suite shower room and family bathroom.

But it is outside where this home really comes into its own. The beautifully landscaped rear garden enjoys an open outlook across the surrounding fields, creating a wonderful sense of space and privacy. A large patio provides the perfect setting for summer entertaining, along with a summer house offering an additional versatile space – ideal as a hobby room, or somewhere to escape and unwind. There is also ample off-street parking and a double garage, giving this home the practicality that larger families often need but rarely find.

A VILLAGE LOCATION WITH EXCELLENT CONNECTIONS

Frating offers a peaceful village setting while remaining conveniently positioned for everyday amenities and commuting. Local bistro pubs and a convenience store are close by, while a choice of mainline railway stations are just a few minutes' drive away. There is also easy access to major road links and local schools, making this an excellent location for families looking for space and countryside surroundings.

A substantial and beautifully maintained detached home with four bedrooms, exceptional living space, a double garage and an enviable open-field outlook. Homes offering this combination of space, garden, views and village living are not often available. If you've been looking for a family home that gives you room to grow, work and entertain, we highly recommend arranging an early viewing.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LIVING ROOM
18' 4'' x 14' 3'' (5.58m x 4.34m)

CONSERVATORY
15' 8'' x 12' 6'' (4.77m x 3.81m)

DINING ROOM
13' 2'' x 9' 9'' (4.01m x 2.97m)

STUDY
14' 3'' x 8' 9'' (4.34m x 2.66m)

KITCHEN
17' 5'' x 10' 5'' (5.30m x 3.17m)

BREAKFAST ROOM
10' 5'' x 7' 6'' (3.17m x 2.28m)

UTILITY ROOM
8' 4'' x 6' 8'' (2.54m x 2.03m)

CLOAKROOM





FIRST FLOOR LANDING
Window to front aspect, airing cupboard.

BEDROOM ONE
16' 0'' x 14' 2'' (4.87m x 4.31m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
14' 9'' x 9' 1'' (4.49m x 2.77m)

BEDROOM THREE
14' 11'' x 10' 2'' (4.54m x 3.10m)

BEDROOM FOUR
14' 2'' x 8' 11'' (4.31m x 2.72m)

FAMILY BATHROOM
9' 3'' x 7' 4'' (2.82m x 2.23m)

EXTERIOR

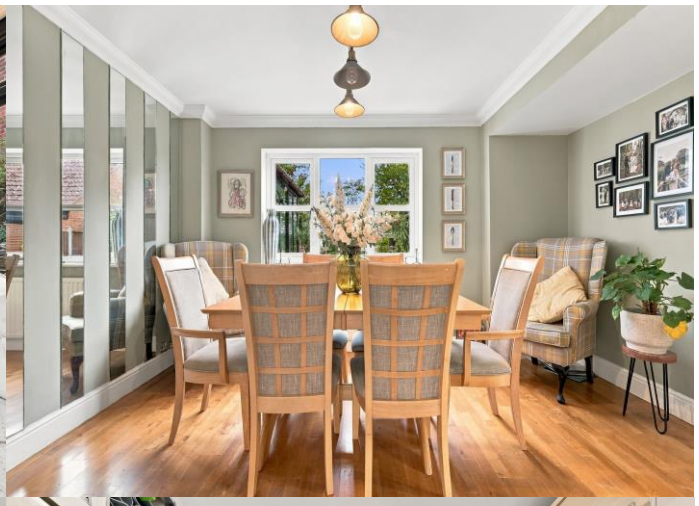
GARAGE ONE
17' 2'' x 8' 4'' (5.23m x 2.54m)

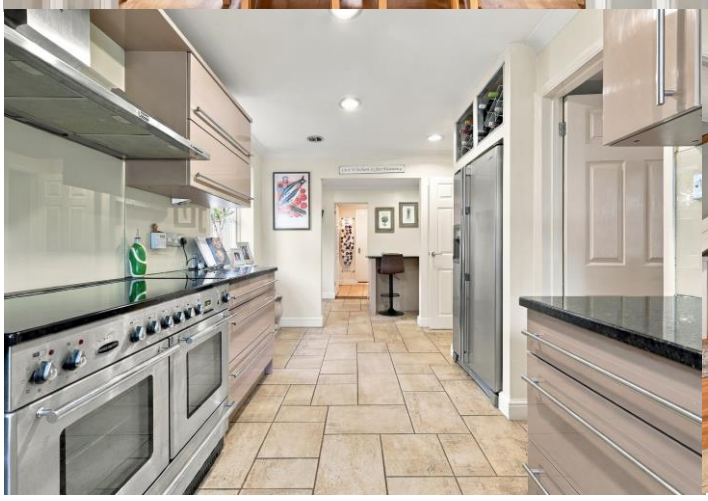
GARAGE TWO
17' 2'' x 8' 4'' (5.23m x 2.54m)

STORE
6' 8'' x 5' 10'' (2.03m x 1.78m)

SUMMER HOUSE
12' 3'' x 8' 8'' (3.73m x 2.64m)

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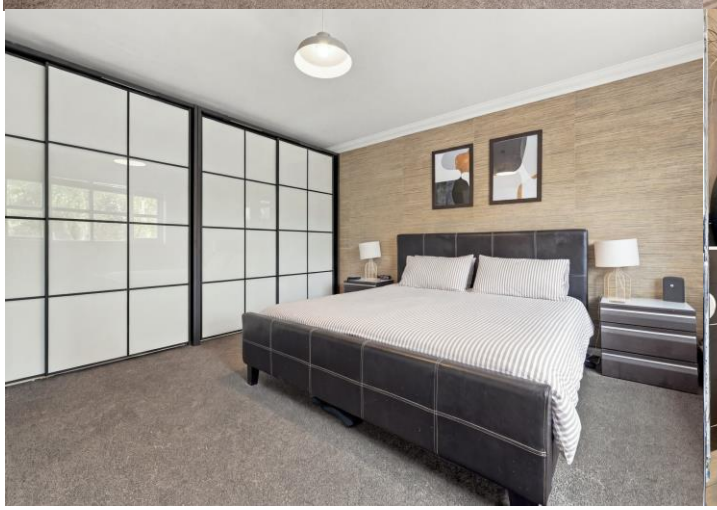




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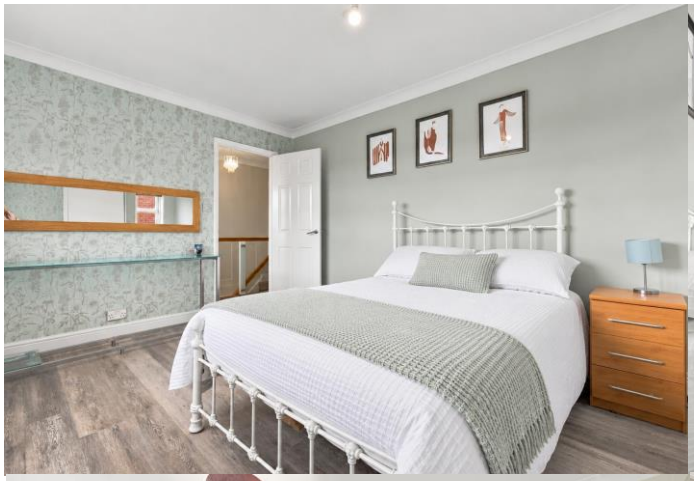







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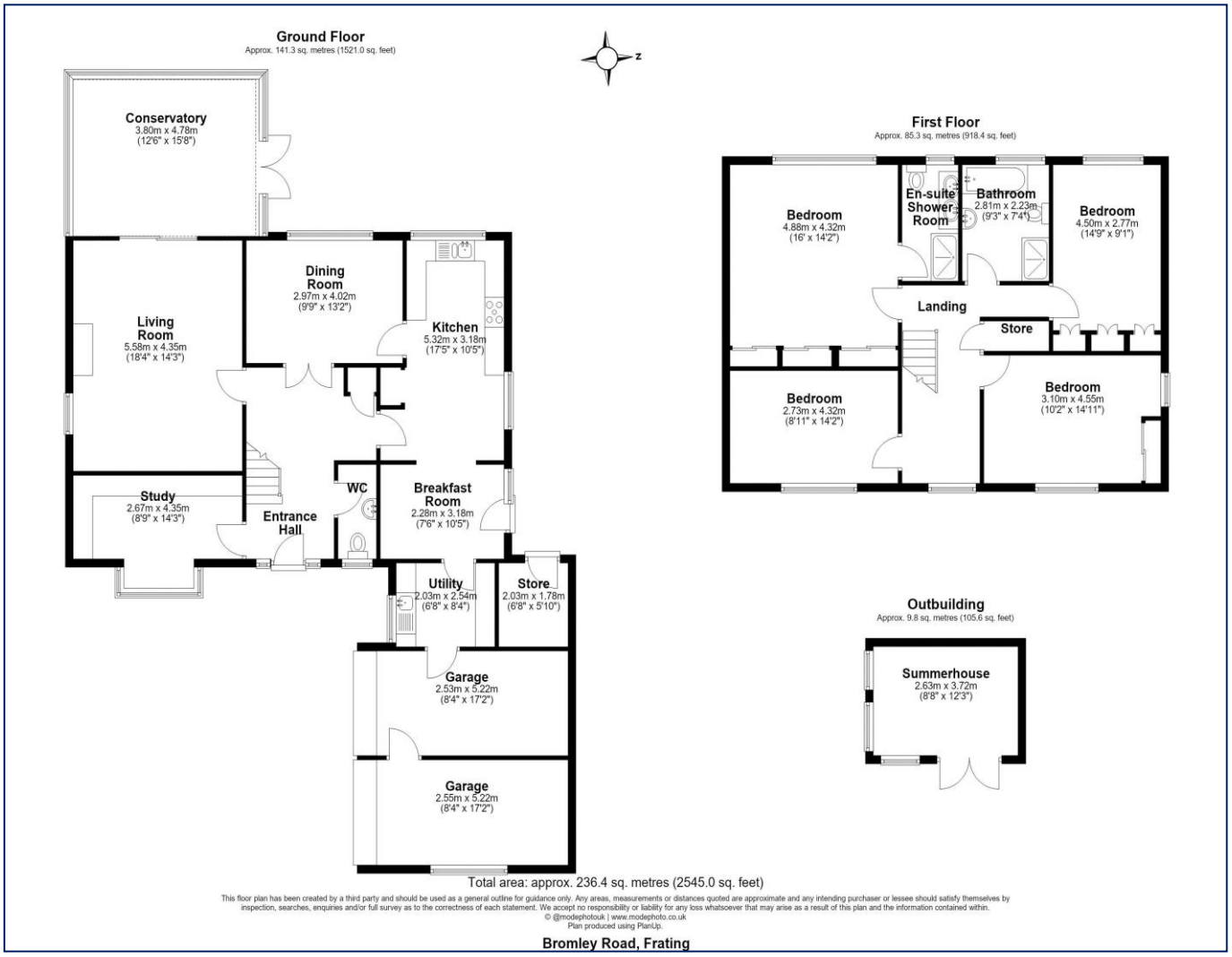


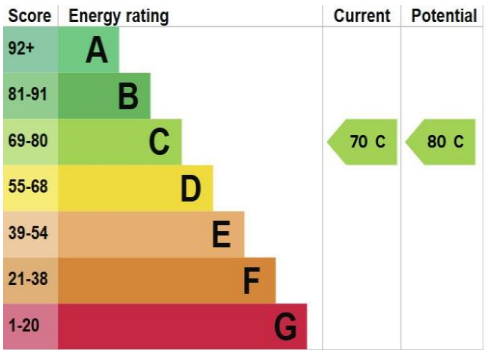





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