




# TRUDOXMEAD

Trudoxhill, Frome



## A DETACHED FIVE/SIX BEDROOM FAMILY HOME, WITH OUTBUILDINGS AND LAND, IN A PEACEFUL RURAL POSITION CLOSE TO FROME.

The property offers spacious and versatile accommodation, arranged over two floors, with a wealth of potential.

   EPC  
5/6 4 5 E

Services & Green Credentials: Mains electricity and water (unmetered). Private drainage (septic tank which does conform to current regulations).  
Oil fired central heating & AGA. 2 thermal panels which heat the water. 21 solar panels installed in 2009 (8 years of the FiT remaining).

Local Authority: Somerset Council - [www.somerset.gov.uk](http://www.somerset.gov.uk)

Council Tax Band: E

Tenure: We are advised that the property is Freehold  
what3words: ///necklaces.ashes.brilliant

Viewings: Strictly by prior appointment with the agent

Land Area: 4.90 acres

## SITUATION

The property is situated on the edge of the rural village Trudoxhill which has a thriving community with a popular pub The White Hart Inn, a busy village hall and a veterinary centre.

Nearby is the sought after town of Frome, the largest market town in Somerset, with a thriving arts community and good shopping including, a host of small independent shops, two theatres, a cinema and a sports centre and mainline rail services.

This popularity is bolstered by the presence of Babington House, the renowned Hauser and Wirth with gallery shop and restaurant and the recent addition of The Newt Hotel. The city of Bath is within 18 miles of the property. Bath is a World Heritage Site, famed for its Roman heritage and Georgian architecture and provides extensive shopping, leisure and cultural facilities and excellent restaurants.

There is an excellent selection of well-regarded schools in the area, including All Hallows, Sexey's, Downside, Wells Cathedral School, Millfield and King's Bruton, together with a wide choice of schools in Bath.

The mainline train station at Frome gives access to London Paddington (journey time approx 90 minutes) and Bristol (journey time approx 1 hour). The property is well situated for access to the A36 and beyond to the A303 and M3 to London. Bristol International airport is a 45 minute drive away.

Frome 4 miles, Babington House 8 miles, Bruton 9.5 miles, The Newt 12 miles, Wells 15 miles, Bath 18 miles (all distances are approximate).



## THE HOUSE

Originally built in the 1930s, the house has been fully refurbished by the current owners over the past 25 years, though it would now benefit from general updating throughout.

The property is entered through an attractive oak front door into a welcoming hallway. To the right is the heart of the home: a bespoke oak kitchen fitted with an Aga and a large central island, perfect for family living and entertaining. Beyond the kitchen sits a sun room, where bifolding doors open directly onto the south-facing patio.

Also on the ground floor is a spacious double reception room featuring a multifuel log burner within an oak surround. From here, a door leads into a self-contained one-bedroom groundfloor annexe. Attached to the main house but with its own independent entrance, the annexe comprises a bedroom and bathroom, offering superb flexibility for multigenerational living, guest accommodation or potential income. It could also be easily re-incorporated into the main house if preferred.

To the side of the property is a practical boot room, a WC, and a utility room fitted with a Belfast sink.

A staircase rises to the first floor, where the principal bedroom enjoys an en suite bathroom, Juliette balcony, and walk-in wardrobes. There are four further double bedrooms on this level, one of which benefits from an en suite, along with a generous family bathroom.



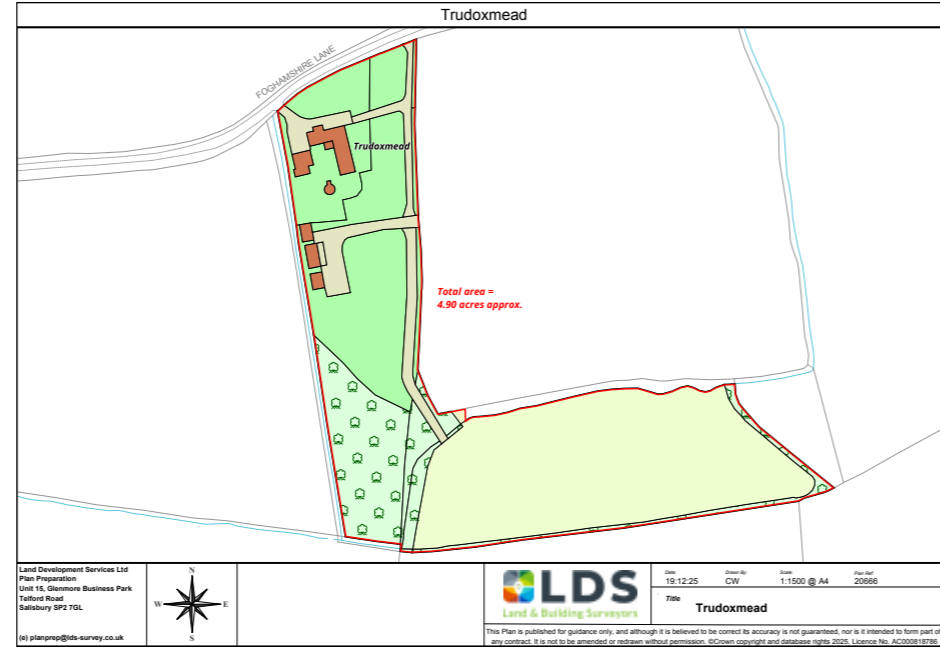
## GARDENS, GROUNDS & OUTBUILDINGS

The property is approached via a sweeping private driveway, offering plentiful parking alongside a detached double garage with an attached workshop/store, wine cellar, additional storage, and a gardener's WC. Behind the garage sits a generous southfacing greenhouse.

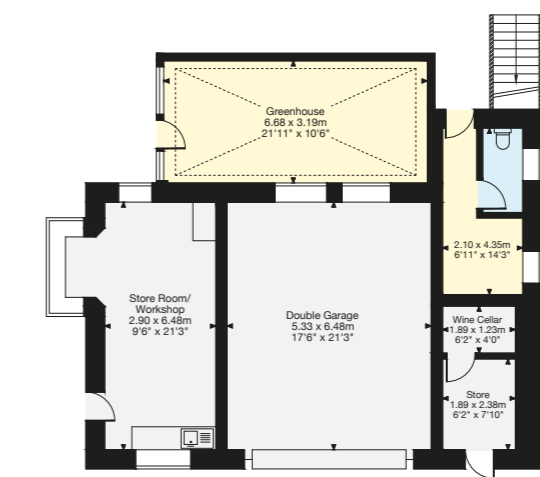
An external staircase on the garage leads to a spacious games room—an exceptionally versatile area ideal for use as a studio, home office, annexe or, subject to the necessary planning consents, further conversion.

A range of outbuildings accompanies the main house, including two stables with an adjoining tack room, a hay store with an attached log store, several additional stores, and a hen house. There is also a larger doubledoored barn, with mains water and electricity serving both the stable block and tack room.

The mature gardens extend to approximately one acre and include sections of boundary wall, sweeping lawns, a variety of fruit trees, and a productive kitchen garden with fruit cage. Beyond the formal gardens lies a small copse and paddocks, all enveloped by open farmland.



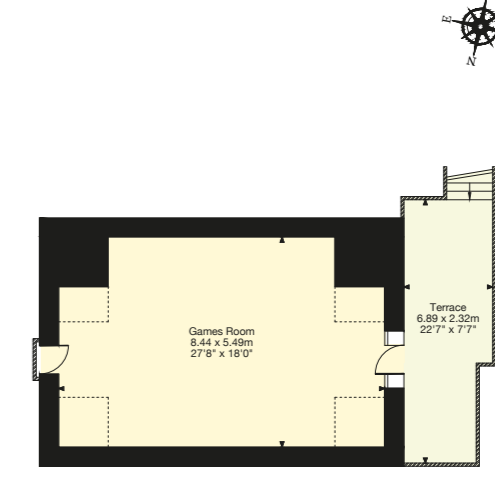
Gross Internal Area (Approx.)  
Main House = 300 sq m / 3,229 sq ft  
Garage / Stores = 146 sq m / 1,571 sq ft  
Outbuildings = 137 sq m / 1,474 sq ft  
Total Area = 583 sq m / 6,274 sq ft



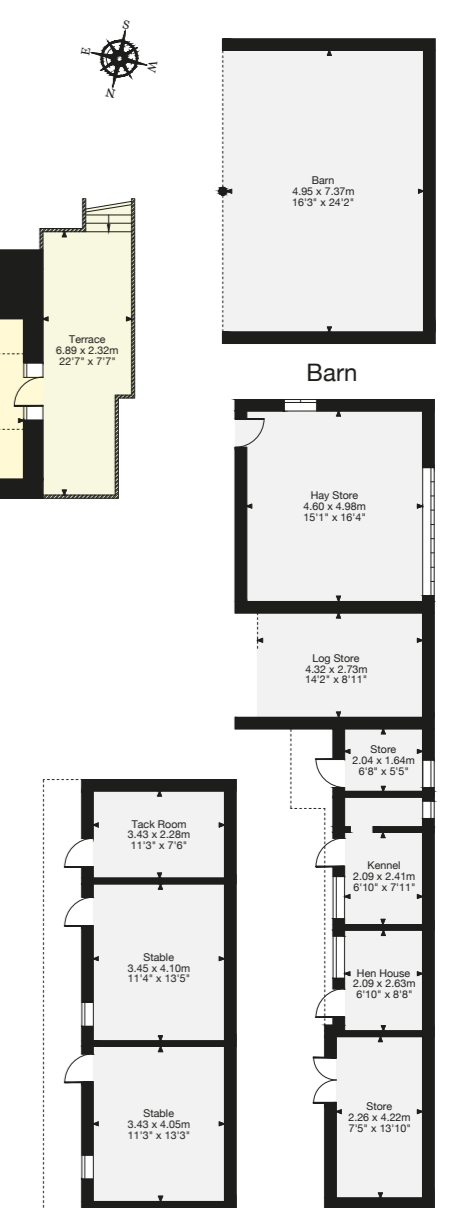
Ground Floor  
Garage / Stores



First Floor



First Floor  
(above Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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