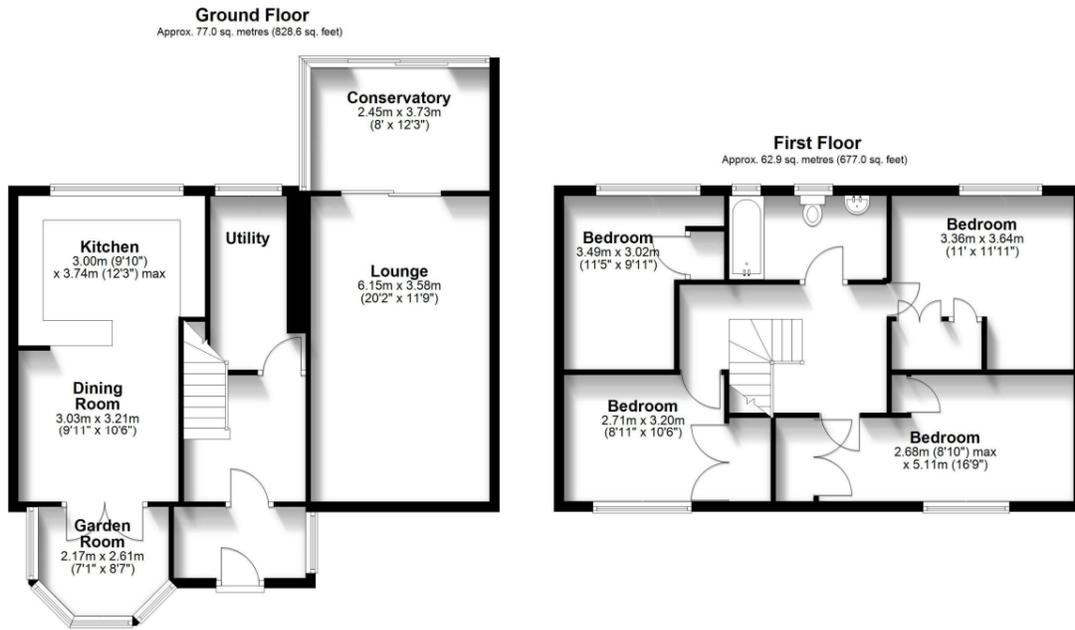




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 139.9 sq. metres (1505.6 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp.

Gray Tiles

Directions: On approaching Chapmanslade from the Frome direction (A3098) through the village past the Three Horseshoe put on the right hand side and then right into Huntenhull Lane and immediately left into Southcroft then turn left again and the property will be found at the end of this small cul-de-sac.

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**\*A generous sized four double bedroom detached family home \*Two principal receptions in addition to a conservatory and small sun room \*Fitted kitchen/dining room with Quartz work surfaces and integrated appliances\*Good sized gardens to the front and rear with outstanding rural views to the front \*Updated over the last four years with the replacement of the kitchen, bathroom suites and other works.**

- **ENTRANCE PORCH, ENTRANCE HALL,**
- **CLOAKROOM/UTILITY, KITCHEN/DINING ROOM,**
- **GARDEN ROOM, CONSERVATORY, PRINCIPAL BEDROOM,**
- **THREE FURTHER BEDROOMS, FAMILY BATHROOM,**
- **DOUBLE GARAGE AND ESTABLISHED GARDENS**

**Situation:** The property lies on the outskirts of Chapmanslade which has a pub with a restaurant, village hall, primary school and easy access onto the A36 (T). The towns of Westbury and Warminster and Frome are all within a 10 mile radius with a frequent direct rail link from Westbury and a comprehensive range of independent shops, boutiques, cafes and bistros available in Frome. The Georgian city of Bath lies approximately 13 miles.

views across adjacent countryside, wood burning stove with a slate hearth, vertical radiator and a double glazed window to:

Conservatory: Of single glazed construction measuring 12'2x8' With sliding doors onto the rear garden. Personal door to the garage.

**Description:** Believed to have been built in the 1960's this good sized detached family house has been the subject of extensive work by the current owner over the last four years including the replacement of the kitchen with a range of fitted units, integrated appliances and Quartz work surfaces, the replacement of the bathroom suites, complete replacement of some windows and all floor coverings. Creating a comfortable family home this property borders open countryside and has a generous sized rear garden which is laid to patio and incorporates a vegetable plot.

First Floor:  
Galleried Landing: With a radiator, access to an insulated roof space and doors to:

Principal Bedroom: 16'10"x8'10" With built-in wardrobes, a radiator, double glazed window to the front from which far reaching rural views maybe enjoyed.

Bedroom 2:12'x11' With built-in wardrobes and airing cupboard with a pressurised hot water cylinder, radiator and double glazed window to the rear.

Bedroom 3: 10'6"x8'10" With a radiator, built-in wardrobe and a double glazed window to the front.

**Accommodation:** All dimensions being approximate.

Entrance Porch: With a newly installed stable door with glazed side panels, a tiled floor and a window to the side, glazed door and side panels.

Bedroom 4: 11'x8' average. With built-in wardrobe, radiator and a double glazed window the rear.

Entrance Hall: With an oak floor, radiator, staircase rising to a galleried landing and doors to:

Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, overhead rain shower and separate hand shower, glazed screen, low level WC, vanity wash basin, vertical towel rail/radiator and two obscure double glazed windows to the rear.

Cloakroom/ Utility: With a white low level WC, wash basin, space and plumbing for a washing machine and tumble drier, understairs cupboard, tiled floor and an obscure double glazed window to the rear.

Outside: The property is approached via a driveway with the adjacent two properties off Southcroft and comprises a tarmacked driveway and turning area with lawned front and beautiful weeping willow. Pedestrian access to the garage and pedestrian access on both sides leads to a wooden garden shed and in turn the:

Kitchen/Dining Room: 20'2"x13' widening to the rear, range of fitted Indian yellow kitchen units with contrasting Quartz work surfaces incorporating a one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath incorporating a full sized dishwasher, space for a American style fridge/freezer, a microwave and slot-in Stoves electric range cooker incorporating two ovens, a grill and four ring induction hob. Contemporary vertical radiator, oak floor, double glazed window to the rear and double, French doors to:

Double Garage: Measuring internally 20'4"x14'4" With a double width metal up and over door, power and light connected. Note: The oil tank is situated within this measured space.

Garden Room: 7'1"x9'9" Of upvc sealed double glazed construction and from which far reaching views can be enjoyed across adjacent countryside.

Rear Garden: Which is a particular feature of the property and measurers approximately 60' in length by 65 in width and is laid to lawn with a paved patio, established shrubs and bushes, a vegetable garden and established Horse Chestnut tree. The garden affords a good degree of privacy.

Lounge: 20'2"x13'7" maximum. With a large double glazed window to the front with

