



Dean, Shepton Mallet

£450,000

Council Tax Band E Tax Price £2,586 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual tour and call Forest Marble 24/7 to book your viewing on this stunning four bedroom chalet style house with 1400 sqft of living accommodation. The property is beautifully presented throughout and offers plenty of flexibility with how you want to make use of the rooms on offer. Outside you have plenty of parking and a detached double garage, the garden enjoys plenty of seating areas and a mix of shrub and herbaceous borders with stunning views over the fields. To interact with the virtual tour please follow the link: [Click Here](#)

What The Vendor Loves About Their Home

Having lived here since 2005, the house has everything that you would want in a home. The flexibility of the accommodation has been great, being able to use the downstairs bedrooms as a guest room and study for example. The setting is what will be missed with a great network of footpaths over the hills right on the doorstep. The garden is a delight and sitting out under the canopy watching the setting sun will be missed.

Key Features

- Double Garage
- Four Bedroom Family Home
- Flexible Living
- Countryside Views
- Work From Home
- Wood Burner

Situation

Dean is a small hamlet located only four miles east of Shepton Mallet and eight miles south-west of Frome. The neighbouring village of Cranmore is situated less than a mile away and has a popular local pub, The Strode Arms. There is a 15th Century church and local park located in the centre of the Cranmore. East Somerset Railway, a visitors attraction with Steam railway and museum, is also located in the village. All Hallows private school is located nearby and there is a primary school in nearby Doultling. Both the City of Bristol and the picturesque City of Bath are located within commuting distance. Shepton Mallet offers a range of local amenities and shopping facilities including a large supermarket, leisure centre, lido with fitness centre, a choice of pubs and restaurants, dentists and doctors. Local train stations can be found in either Castle Cary or Frome.



Rooms

Entrance Hall

16'4" x 9'8" (5.00m x 2.99m)

Kitchen / Breakfast Room

13'11" x 11'2" (4.00m x 3.41m)

Lounge

13'11" x 17'2" (4.00m x 5.24m)

Dining Room

8'8" x 10'8" (2.68m x 3.29m)

Study / Bedroom

9'11" x 11'10" (2.78m x 3.38m)

Bedroom

9'8" x 10'8" (2.99m x 3.29m)

Bathroom

7'2" x 10'10" (2.19m x 3.08m)

Utility Room

6'1" x 7'6" (1.85m x 2.29m)

Landing

Bedroom 1

20'9" x 13'10" (6.37m x 3.99m)

Ensuite

6'2" x 7'10" (1.89m x 2.16m)

Bedroom 2

20'11" x 10'7" (6.13m x 3.26m)

Garage and Parking

Large blocked paved driveway with parking for multiple vehicles. Double garage with power and light.

Gardens

Beautiful gardens to the rear of the property with covered seating area to the rear of the property and mainly laid to lawn with a mix of shrub and herbaceous borders. Stunning views over the fields beyond.

Directions

From Frome take the A361 to Shepton Mallet. Upon entering the village of Dean turn right and proceed for a couple of hundred metres and the private road turning to the property will be found on your left hand side.

Agents Notes

The property benefits from a shared private sewage treatment plant with two other properties, this is run by the homeowners and is currently £35pcm. 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 price 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.





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

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.

