



Whitechapel Lane, Oldford, Frome

Offers in excess of £500,000

Council Tax Band D Tax Rate £2,438 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this charming three bedroom modernised cottage, in a set back position within the countryside on the edge of Frome. The accommodation internally offers an entrance hall, kitchen/dining, cosy living room, rear study with walk in utility and downstairs W.C. completing the ground floor. The first floor offers four generous bedrooms (main bedroom with en-suite) all with an impressive rural outlook, and there is then a fitted modern family bathroom suite. Externally via the kitchen doors you lead into the garden with a patio seating area and beautiful views with a fully fitted timber workshop to the far end. To the front is lots of private driveway parking. To interact with the virtual tour please follow this link: [Click Here](#)

What our Vendors Love

Our current owners were really taken with the position of the home when buying, with its large sunny garden that encourages you to sit back and enjoy fabulous sunrises and sunsets. The close proximity to Beckington with its popular Farm shop, school, and pubs, as well as the easy walk into Frome and the short commute to Bath made the location ideal. The owners have carried out extensive and tasteful modernisation, to create the ideal living and entertaining space, including a large family kitchen area, a separate cosy living room and a dual aspect main bedroom with a modern en-suite. The large sunny patio and pool area is a great space for entertaining family and friends, and the large log cabin/workshop was constructed with electric and internet to allow for home working.

Key Features

Deceptively Spacious Cottage

Four Bedrooms including En-Suite Facilities

Open Plan Kitchen/Dining

Large Living Room

Office/Study Room

Landscaped Gardens with Pretty Outlook

Driveway Parking for Multiple Vehicles

Utility Room and Exercise Pool to rear



Rooms

Hallway

4'9" x 5'10" (1.45m x 1.78m)

Kitchen/Breakfast Room

12'0 x 12'0 (3.66m x 3.66m)

Living Room

13'7" x 16'6" (4.14m x 5.03m)

Dining Area

8'9" x 12'3" (2.67m x 3.73m)

Office

8'10" x 12'0 (2.69m x 3.66m)

W.C.

4'10" x 5'7" (1.47m x 1.70m)

Utility

3'4" x 5'10" (1.01m x 1.78m)

Landing

5'11" x 13'5" (1.80m x 4.09m)

Bedroom One

14'5" x 11'11" (4.40m x 3.63m)

En-Suite

3'10" x 5'7" (1.17m x 1.70m)

Bedroom Two

11'10" x 9'3" (3.61m x 2.82m)

Bedroom Three

10'4" x 9'1" (3.15m x 2.77m)

Bedroom Four

6'11" x 10'3" (2.11m x 3.12m)

Bathroom

8'9" x 6'8" (2.67m x 2.03m)

Gardens

The home has a lovely level landscaped garden accessed via the kitchen/dining area immediately onto patio seating, with the further garden lawned. To the far end is an excellent timber built workshop/home office space.

Driveway

To the front of the home you have driveway parking for multiple vehicles.



Directions

Leaving Frome heading via Oldford towards Beckington you meet a split junction with a right turning onto Whitechapel Lane, follow the lane and you'll find the home positioned on the right hand side.

Agent Notes

Additional material information may be available from the agent. 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.





	FOREST MARBLE PROPERTY SALES & LETTINGS
Approximate total area ⁽¹⁾	
1537 ft ²	
Reduced headroom	
4 ft ²	
<small>(1) Excluding balconies and terraces</small>	
<small>Reduced headroom</small>	
<small>..... Below 5 ft</small>	
<small>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</small>	
<small>GIRAFFE360</small>	



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.

