



## Butts Hill, Frome

£525,000 Council Tax Band C Tax Rate £2,167 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 impressive period property that dates back to the late Victorian period. The home occupies an elevated position, surrounded by other similarly styles houses, and with Victoria Park just yards away. The accommodation is laid out across three floors, including two reception rooms and a contemporary kitchen with breakfast space on the ground floor, as well as a utility and shower room to the rear. You will find four bedrooms and further bathroom on the upper two levels, with the primary bedroom being particularly impressive in scale and style. Externally the home has a pretty frontage with planted beds elevated from the pavement below, whilst to the rear you will enjoy a generous lawned garden, edged by planted beds with mature plants, trees and shrubs, as well as a pergola covered patio seating space immediately off of the rear of the house. Parking for multiple vehicles is found at the rear of the plot. To view the virtual tour please follow this link: [Click Here](#)

### Key Features

**Four Bedroom Period Home**

**Close to Victoria Park & Town Centre**

**Well Proportioned Rear Garden**

**Excellent Condition throughout**

**Off Street Parking for Multiple Vehicles**

**Walkable to Schools including Avanti Park School**

### What our Vendor Loves

Our vendors tell us that during their eight years at Butts Hill they have found the location to be perfect for their young family; the position of the house allows fantastic access to a choice of nursery and secondary schools, all of which are within walking distance from here. Equally, the town centre is easily reached either via Bath Street, or by taking a stroll across Victoria Park, through Badcox and down Catherine Hill. The town and the local community are welcoming, offering a warm feel, and the neighbours have always been very friendly and community minded here. The home itself is particularly light and airy for a property of this age and benefits from large windows on both the front and back of the house. This sense of space and light continues outside, the garden enjoys lots of sun light, particularly through the afternoon, with the patio being a real sun trap and the ideal place to enjoy evenings outside during the warmer months.

### Situation

Situated in the highly desirable Butts Hill area of Frome, with its easy walking distance to the local Avanti Park School, Victoria Park, Frome Tennis Club and the Town Centre. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. However, Frome prides itself on the great selection of independently run shops that line the historical cobbled streets; while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.



## Rooms

### Front Porch

3'5" x 2'3" (1.04m x 0.69m)

### Hallway

5'1" x 21'9" (1.55m x 6.63m)

### Living Room

12'6" x 12'2" (3.81m x 3.71m)

### Dining Room

10'9" x 11'6" (3.28m x 3.51m)

### Kitchen

7'5" x 20'10" (2.26m x 6.35m)

### Utility

8'0 x 3'6" (2.44m x 1.07m)

### Bathroom

7'11" x 5'2" (2.41m x 1.58m)

### First Floor Landing

2'10" x 11'6" (0.86m x 3.51m)

### Bedroom One

16'6" x 12'1" (5.03m x 3.68m)

### Bedroom Two

10'8" x 11'5" (3.25m x 3.48m)

### Second Floor Landing

7'4" x 7'11" (2.23m x 2.41m)

### Bedroom Three

8'4" x 10'10" (2.54m x 3.30m)

### Bedroom Four

7'4" x 10'10" (2.23m x 3.30m)

### Second Floor Bathroom

8'8" x 7'8" (2.64m x 2.34m)

### Parking

The home benefits from private, off street parking for four vehicles to the rear of the house.

## Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn left onto Wesley Slope, follow the road onto Butts Hill where the property will be located on your right hand side.

## Agent Notes

Additional material information may be available at request 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.





Approximate total area<sup>®</sup>  
1257 ft<sup>2</sup>  
Reduced headroom  
52 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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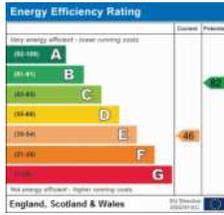
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