

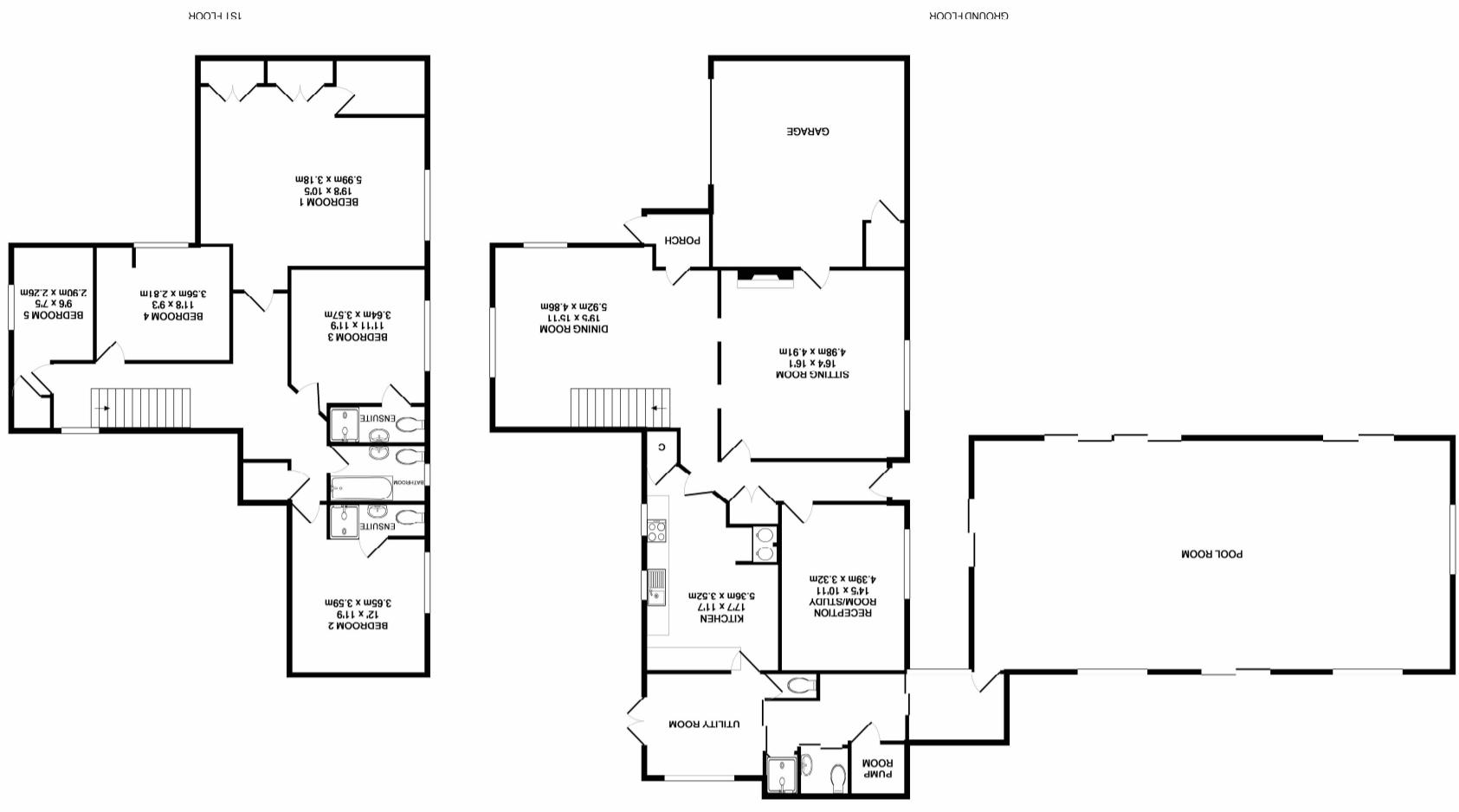


COOPER & TANNER
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From Office

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Visit every property to view the actual area. Measurements of doors, windows, rooms and other details are approximate and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Foxes Drove, Marsh Road, Standerwick, Somerset BA11 2PZ **COOPER & TANNER**
£625,000 THE ART OF AGENCY

Description

A delightful 17th century cottage tucked away in a convenient location in the country, only a 15 minute drive to Frome or Warminster. This detached family home is set in 0.62 of an acre and includes an indoor swimming pool as well as flexible accommodation.

The ground floor comprises; an entrance porch, a dining room with an exposed stone wall and a sitting room with an open fire. Adjacent to this is the home office and the kitchen that includes a range of integrated appliances, base units and a breakfast area. There is a utility room, a downstairs cloakroom and a shower room leading to the indoor swimming pool.

The first floor offers five bedrooms, two of which benefit from en-suite shower rooms and the master bedroom has a built-in wardrobe as well as a walk-in wardrobe space. The family bathroom is fitted with a white three piece suite and a shower over the bath.

Outside

The approach to the property is via a long driveway that leads to the ample parking and garage. The property has completely private established gardens to the front and back. The majority of the garden lies to the front, it has been mainly laid to lawn with beautiful mature shrub and hedge screening. There is a further area of lawn to the rear of the property as well as a patio area. The indoor swimming pool measures 30ft and is heated with changing rooms/shower facilities.

Location

The hamlet of Standerwick is situated around the A36 south of Bath, which is just 13 miles away. The village has a friendly pub, the excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods, and Frome Livestock Market.

Nearby is the award winning Whiterow Farm Shop, with a first class butchery, fishmonger, bakery, delicatessen, florist, gift shop and restaurant. The thriving village of Beckington is close by and offers two public houses, tennis, football, and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, golf, fishing, tennis, shooting and beautiful open countryside all on the doorstep. Beckington, Glastonbury and Street. Railway connections at Frome, Westbury and Bath for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits and Babington House (country house hotel and private members' club) is at Mells.

Services

Drainage, water, electricity are all connected. Oil fired central heating.

Tenure

Freehold.

Council Tax Band

Band G.

EPC Rating

Rating E.

Directions

From the Bath direction, take the A36 around Beckington towards Warminster. Turn left towards Dilton Marsh and the property can be found shortly after on the right hand side.

Viewing

Strictly through Cooper & Tanner on 01373 45506.

BHE 01/06/17

