



2 Green Park Lane Cottages, Beckington, Frome, Wiltshire BA11 6TT

Approximate Gross Internal Area :- 80 sq m / 859 sq ft



PRODUCED FOR FOX GRANT 2018

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

2 GREEN PARK LANE COTTAGES
Beckington, Frome, Somerset BA11 6AT

A character semi-detached cottage on a huge plot of just under an acre, offering enormous potential to extend and add stables

SITUATION

Bath 12 miles, Trowbridge 5 miles, Frome 6 miles, Salisbury 30 miles, Rode 1.1 miles

Trains: Westbury to London/Paddington (1hr 30 mins), Westbury to Bath (25 mins)

International Airport: Bristol 35 miles

2 Green Park Lane Cottages is situated in open countryside equidistant to the villages of Rode and Rudge and to the north east of the village of Beckington and the A36 in West Wiltshire. The cottage lies in the parish of Beckington (www.beckington.org.uk), conveniently south west of Trowbridge and north east of Frome. The main travel routes of the A36, A303 and M4 connecting London and the West Country are all within 30 minutes drive.

Education The West Country is excellently catered for with a range of private schools in the area including Downside, Wells, Stonar and Dauntsey's. State primary schools are at Southwick and Trowbridge, with further schools at Trowbridge and Warminster nearby. For more details see www.iscis-sw.co.uk for independents and www.wiltshire.gov.uk for state schools information.

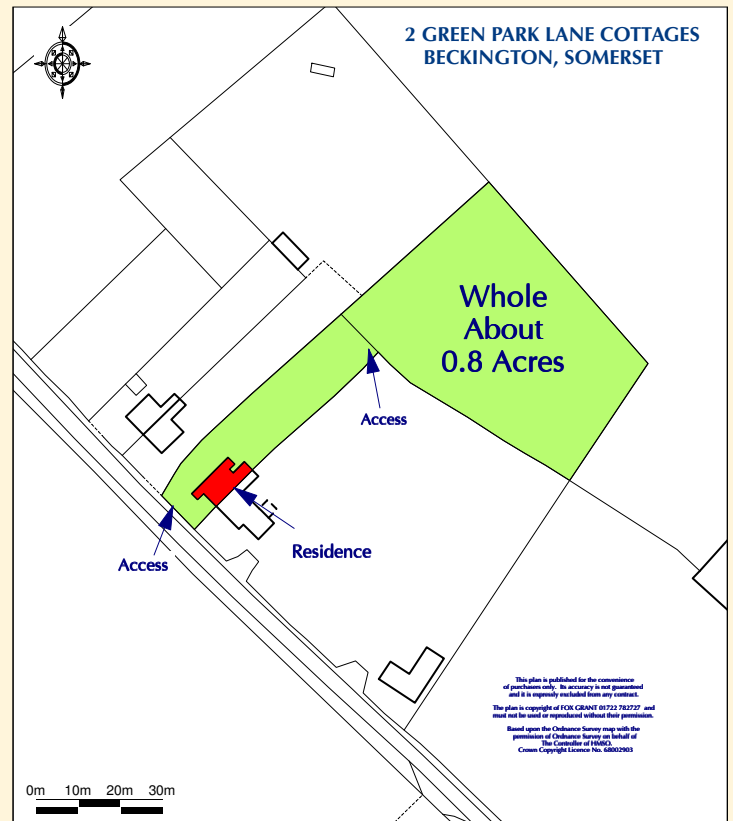
Local Sporting & Recreational There is a local newsagents/store and garage nearby in Southwick plus a variety of country pubs. There are ample shopping facilities in Trowbridge and the historic town of Frome and Roman city of Bath lie within easy reach. Longleat Safari Park, Strourhead National Trust, Iford Manor and Farley Castle are all easily accessible. There are plenty of walking, cycling and riding opportunities from the property. Racing is at Bath, Wincanton & Salisbury, hunting is with the Avon Vale. Golf is at Cumberwell and Frome.

2 GREEN PARK LANE COTTAGES

Constructed of local stone, with stone mullion windows and stone quoins under a clay tile roof – the property would benefit from updating. All the neighbouring properties have been extended and there is huge scope to do the same with number 2, subject to the usual consents. Viewing is highly recommended.

- Two double bedrooms & first floor bathroom
- Sitting Room with fireplace
- Kitchen
- Period features, high ceilings and light filled rooms
- Parking & garden access to paddock

In all the plot amounts to some 0.83 Acres



AGENTS NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
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Planning Local Authorities Mendip District Council Tel: 01749 648999 Somerset County Council Tel: 0845 345 9155

Council Tax Band 'C' : £ 1271.60 for 2013/4

Services Mains water and electricity shared private drainage to septic tank. Oil fired central heating. Broadband and satellite TV to property.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared by Charlotte Roberts-Barr December 2018.

DIRECTIONS

From Warminster: head north west (A36) and then north east at Beckington for Trowbridge (A361). Turn right for Rudge just before entering the village of Rode. The property will be found as the first property on the left hand side after about 1/4 mile by the Fox Grant sale boards. See location plan for alternative routes.

VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact Charlotte Roberts-Barr or Jessica Gregory for further details or email charlotte@foxgrant.com.



Charlotte Roberts-Barr

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