Newlands
Stable Close
Rode
BA11 6AU

An immaculately presented 4 bedroom detached family home set in this most popular village, with views over adjoining open farmland. The property was recently built by renowned developers Autograph Homes to their exacting standards. It benefits from ensuite facilities, level gardens, 2x driveways, 2x garages and superb garden studio / home office.

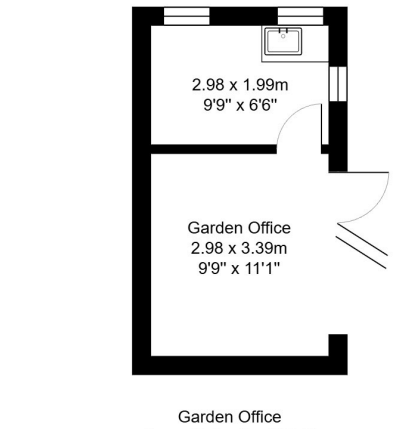
Tenure: Freehold

£799,995

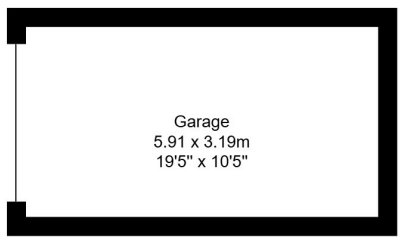
Property Features

- 4 bedrooms
- Detached family home
- No onward chain
- Garden studio / home office
- 2 garages and driveways
- Backing open farmland
- Superb condition

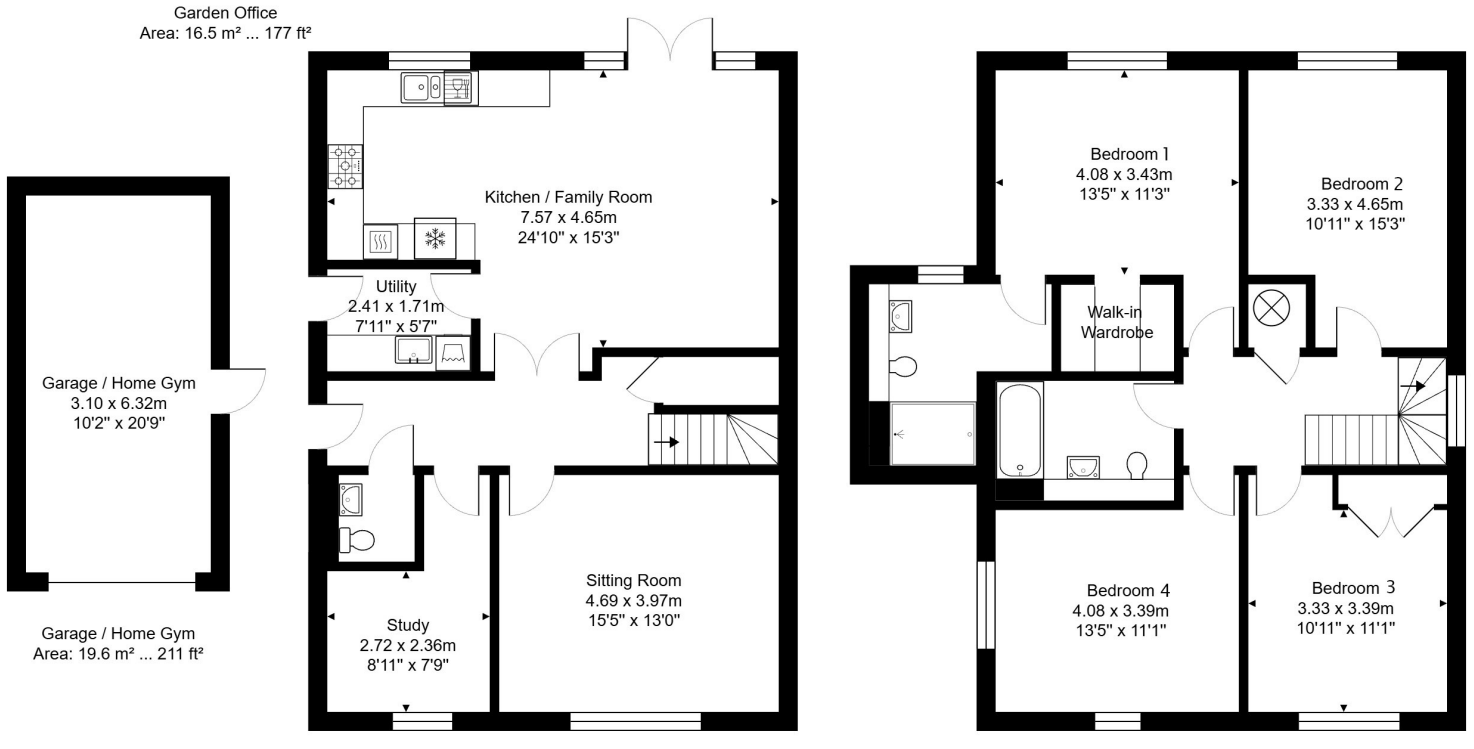
3 Stables Close







Garage (Not actual location)



Total Area: 169.1 m² ... 1820 ft² (excluding garden office, garage / home gym, garage)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Accommodation

Ground Floor

Entrance Hallway

With LVT flooring, doors lead to cloakroom, study, sitting room and understairs storage cupboard, glazed double doors to kitchen/Dining Room, stairs rising to first floor with a half landing side aspect window.

Cloakroom

With LVT flooring, low flush WC, wall mounted wash hand basin with mixer tap and splashback, downlighting, extractor fan.

Study

With LVT flooring, front aspect double glazed Georgian style window with plantation shutters.

Sitting Room

With front aspect double glazed Georgian style window with plantation shutters.

Kitchen/Dining Room

With LVT flooring, downlighting, rear aspect double glazed windows and double opening French doors leading out onto the terrace, enjoying a view over the rear garden and backing open farmland. The kitchen comprises: a matching range of floor and wall mounted shaker-style units having white granite work surface areas, matching upstand and splashback 1½ bowl stainless steel Frankie sink with mixer tap, Neff 5 ring gas hob with extractor and light over, space for American-style fridge/freezer, built-in eye-level oven and microwave oven, built-in dishwasher, built-in recycling station, concealed gas fired Ideal boiler providing domestic hot water and central heating, door to:-

Utility Room

With a matching range of floor and wall mounted units having, granite works surface area incorporating single bowl stainless steel sink with mixer tap, space and plumbing for washing machine, LVT flooring, downlighting, extractor fan, partially glazed side door.

First Floor

Landing

With wood panelled doors leading to bedrooms 1, 2, 3, 4 and family bathroom, airing cupboard having slatted shelving, access to the fully boarded loft space.

Bedroom 1

With a rear aspect double glazed opening window overlooking the neighbouring farmland and back towards the village of Rode, plantation shutters, single panelled radiator, walk-in wardrobe/dressing area with hanging rails and shelving, door to:-

En Suite Shower Room

With concealed cistern WC, vanity unit having inset wash hand basin and mixer tap, walk-in double shower enclosure with glazed shower screen, thermostatic shower with chrome riser and monsoon shower head, shaver point, downlighting, extractor fan, rear aspect double glazed frosted window, tiled flooring, part tiled walls, water heated towel rail.

Bedroom 2

With a rear aspect window and plantation shutters, single panelled radiator.

Bedroom 3

With front aspect double glazed window and plantation shutters, single panelled radiator, built-in double wardrobe.

Bedroom 4

Being dual aspect to front and side with double glazed windows, plantation shutters, single panelled radiator.

Family Bathroom

Comprising low flush WC with concealed cistern, vanity unit having inset wash hand basin and mixer tap, separate and enclosed panelled bath with folding glazed shower screen, thermostatic shower with telephone shower attachment, extractor fan downlighting, part tiled walls, tiled flooring, water heated towel rail.

Externally

Garden, Studio, Garages, and Parking

To the font of the property there is a level lawn with deep, mature flowering borders enclosed by wrought iron estate fencing. A slabbed pathway leads to the side of the property, past the driveway, gate to rear garden, meter cupboards and EV point to the front door.

The property benefits from driveway parking leading to the garage with electrically operated up and over door and pedestrian door to side. There is ample space for further white goods if required and pitched roof storage space.

The rear garden is accessed via the double doors from the kitchen/dining room. It enjoys a generous terrace immediately to the rear of the property with the remaining garden being predominantly laid to level lawn with closed board privacy fencing to either side and open estate-style wood fencing and a deep shrub border overlooking the meadow and the fields beyond. Access to the village footpath is available via a stile from the rear garden.

Set within the rear garden there is the superb studio pod/work from home building which has tri-folding doors giving access to the main room with wooden style flooring electric panel heater, power, window and door leading to the office part of the studio, with wood effect flooring, wall mounted panel heater, rear aspect windows and a freestanding kitchenette unit potentially available by separate negotiation.

Agents Note:

There is current planning consent to convert both the detached garage and loft if required. Mendip Council Ref: 2024/1831/HSE









Situation

3 Stable Close is situated in the popular Somerset village of Rode. The village benefits from Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

Description

Newlands is situated at the rear of this beautiful development and is one of the largest properties. It backs onto farmland giving it an extremely open and beautiful view back towards the heart of the village.

The property is approached via a path to the main door located on the side of the house, past the lawned front garden and one of the driveways and garages. Once inside, the central hallway leads to all principle rooms, staircase and offers storage.

The sitting room and study overlook the front with beautiful Georgian style windows and plantation shutters. There is a very generous open plan kitchen/dining/family room (with access to the utility room) and having French doors leading out on to the private terrace and level rear garden.

Upstairs there are 4 light and airy bedrooms family bathroom and ensuite facilities.

Externally the house offers ample space, enhanced by the open aspect to the rear with estate fencing separating the garden from adjoining land. The addition of a garden studio / office also takes in the view and makes for a very comfortable place to work or enjoy the garden.

There are two garages and two driveways providing ample parking.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating – Underfloor heating to the ground floor
Local Authority: Mendip Council
Council Tax Band: Band F

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