





Overbrook, Oldford, Frome BA11 2ND

allen & harris

welcome to

Overbrook Oldford, Oldford Frome

This extended and modernised detached home offers versatile accommodation including a four-bedroom main residence, a self-contained two-storey annexe, three reception rooms and excellent storage. The property sits within approximately two acres of private grounds, also has planning permission.







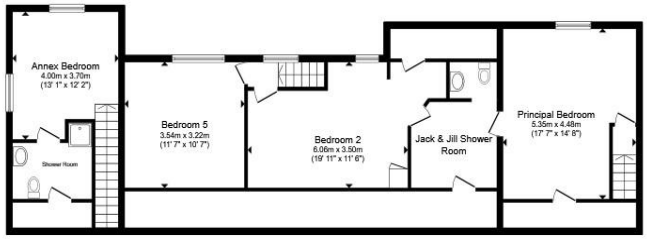




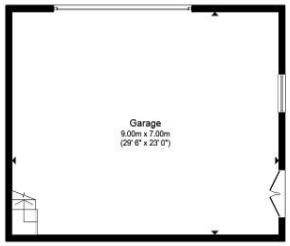




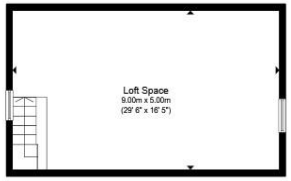
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

Total floor area 397.3 m² (4,276 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Ground Floor

Porch

Reception Room Two
15' x 9' 10" (4.57m x 3.00m)

Lounge
27' 4" x 12' 10" (8.33m x 3.91m)

Kitchen
16' 10" x 12' 10" (5.13m x 3.91m)

Dining Room
14' 9" x 9' 10" (4.50m x 3.00m)

Utility
12' x 11' 4" (3.66m x 3.45m)

Bathroom

Bedroom Three
13' 3" x 8' 11" (4.04m x 2.72m)

Bedroom Four
10' 10" x 9' 11" (3.30m x 3.02m)

Annexe

Sitting Room/Kitchen
22' 4" x 11' 8" (6.81m x 3.56m)

First Floor

Principal Bedroom
17' 7" x 14' 8" (5.36m x 4.47m)

Jack And Jill Shower Room

welcome to

Overbrook Oldford, Oldford Frome

- Set in Approx Two Acres of Land with Planning Permission
- Five Bedroom Detached
- Master Bedroom with Jack and Jill Bathroom
- Kitchen/Breakfast Room
- Dining Room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£1,100,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/FRO112293

The Property Ombudsman

Property Ref:
FRO112293 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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