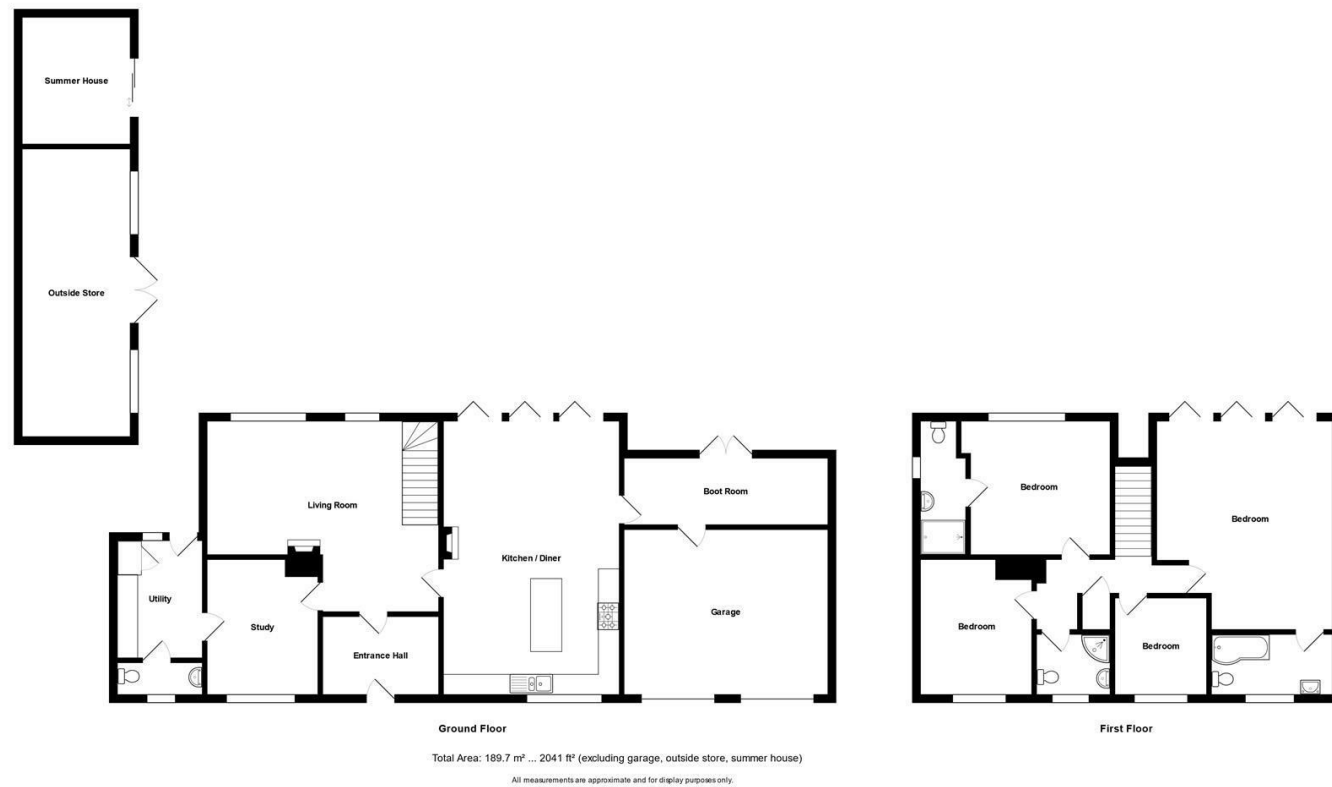


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Oakland Poor Hill, Farmborough, Farmborough, BA2 0FP



Price Guide £725,000

A substantial individual detached house presented to a high standard with a delightful south facing rear garden and views across the village.

- Very well appointed accommodation extending over 2000 sqft. An ideal family home
- Versatile layout presented to a high standard
- Lovely country village location commutable to Bath & Bristol
- 2 Reception rooms
- Large live in family kitchen
- Boot room/additional reception room, utility & downstairs cloak/wc
- 4 Bedrooms
- 2 En suites & family bathroom
- Good Size gardens with useful outbuildings
- Double garage & off road parking

[www.daviesandway.com](http://www.daviesandway.com)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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# Oakland Poor Hill, Farmborough, Farmborough, BA2 0FP

Oakland is an individual detached house originally believed to date from the 1960's which has been comprehensively renovated and sensitively extended during the current ownership and provides excellent spacious accommodation throughout that is appointed to a high standard and is sure to impress all who view.

On the ground floor the property is approached through a spacious reception hall with built in coat and shoe storage which leads to a large open plan 'L' shaped living room, flooded with natural light with a feature wood burning stove and enjoying views across the village. In addition there is a separate snug and the hub of the home is a large family kitchen furnished with a range of bespoke units with bi-folding doors opening onto the rear garden. There is ample space for dining and relaxing in the kitchen area making it an ideal focal point for entertaining. There is a good size boot room which could double as an additional reception room. A utility room and downstairs WC completes the picture.

On the first floor there are four double bedrooms including a large master bedroom with bi-fold doors and a Juliette balcony benefiting from stunning views and a large en suite bathroom. The second bedroom has a feature vaulted ceiling and a similar outlook, boasting its own en suite shower room, while the other bedrooms are served by a modern family bathroom.

On the outside the property has ample driveway parking and an integral double garage. The south facing rear garden is a delightful feature, largely level and enclosed with a useful garden cabin building suitable for a range of domestic purposes and garden studio to one end.

Farmborough is a popular village location with a great community atmosphere. It has a community shop, parish church, community hall, playing fields as well as a hairdressers, two village pubs and a garage. There is a Asda convenience store at nearby Marksbury and the Towns of Keynsham and Midsomer Norton are within easy reach for a wider range of amenities. The Cities of Bristol and Bath are within easy commuting distance, the well regarded primary school is close by and the property falls within the catchment area of Norton Hill Secondary School which is served by a school bus.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### RECEPTION HALL 3.35m x 2.13m (10'11" x 6'11")

Composite entrance door with double glazed side windows, oak flooring, ceiling mounted downlighters, built in coat cupboard and shoe storage, radiator.

### 'L' SHAPED LIVING ROOM 6.52m x 5.42m reducing to 3.76m (21'4" x 17'9" reducing to 12'4")

Large attractive room which is flooded with natural light. Two double glazed windows to rear aspect with views across the garden and village, further double glazed window to side aspect. Feature wood burning stove with flagged hearth and tiled back panel, karndean flooring, radiator, ceiling mounted downlighters and wall lights, staircase to first floor.

### SNUG 3.64m x 3.05m (11'11" x 10'0")

Double glazed window to front aspect, karndean flooring, radiator.

### UTILITY ROOM 3.21m x 2.10m (10'6" x 6'10")

Double glazed door and window to rear aspect, fitted work surface with cupboards beneath and above, plumbing for automatic washing machine and further appliance space. Tiled floor, cupboard (included in measurements) containing Vaillant gas fired boiler and hot water cylinder. Radiator.

### CLOAK/WC

Double glazed window to front aspect, tiled floor, white suite with chrome finished fittings comprising wc and wash basin with tiled splashback. Radiator.

### SOCIABLE KITCHEN/DINING ROOM 7.71m x 4.71m (25'3" x 15'5")

Very much the hub of the home, a superb entertaining space with a double glazed window to the front aspect and five double glazed bi-fold doors with integral blinds opening onto the rear garden. Tiled floor, ceiling mounted downlighters, two radiators, feature wood burning stove with tiled back plate. The kitchen is furnished with a range of bespoke wood wall and floor units painted in royal blue providing extensive drawer and cupboard storage space with contrasting beech work surfaces and up stands, inset double Belfast sink with mixer tap and drainer, integrated wine and plate racks, integrated dishwasher, six ring Rangemaster cooker with double oven. Matching island unit with drawer and cupboard storage space and breakfast bar overhang. Shelved recess, ample space for sofas, dining table etc.

### BOOT ROOM 5.27m x 2.06m (17'3" x 6'9")

Equally suitable as further living space. Tiled floor, radiator, bench and coat hooks, ceiling mounted downlighters, double glazed french doors to rear garden, connecting door to garage.

## FIRST FLOOR

### LANDING

Access to roof space, built in cupboard with hanging rail.

### BEDROOM 5.78m x 4.75m (18'11" x 15'7")

A large light filled room with beautiful views across the village and fields beyond through the five panel double glazed bi-fold doors with integral blinds and Juliette balcony. Vertical radiator. Free standing wardrobes are included in sale price.

### EN SUITE BATHROOM 3.32m x 1.97m (10'10" x 6'5")

White suite with chrome finished fittings comprising wc, wash basin with mixer tap, drawer storage beneath and anti mist illuminated mirror, bath with glass shower screen and thermostatic shower with rain head and hand held fittings. Ceiling mounted downlighters, heated towel rail, radiator, fully tiled walls and floor. Double obscure glazed window to front aspect.

### BEDROOM 3.73m x 3.83m (12'2" x 12'6")

Vaulted ceiling with downlighters, radiator, large double glazed picture window with views across the village and surrounding countryside.

### EN SUITE SHOWER ROOM 3.68m to max x 1.17m (12'0" to max x 3'10")

Double glazed window to side aspect, fully tiled walls and floor, heated towel rail. White suite with chrome finished fittings comprising wc, wash basin with mixer tap and anti mist mirror, double width shower enclosure with rain head shower, ceiling mounted downlighters.

### BEDROOM 3.73m x 3.05m (12'2" x 10'0")

Double glazed window to front aspect, radiator.

### BEDROOM 2.75m x 2.62m (9'0" x 8'7")

Double glazed window to front aspect, radiator.

### FAMILY BATHROOM 2.03m x 1.66m (6'7" x 5'5")

Double obscure glazed window to front aspect, fully tiled walls and floor, heated towel rail. White suite with chrome finished fittings comprising wc, pedestal wash hand basin, corner shower enclosure with independent electric shower. Radiator.

## OUTSIDE

To the front, the property is approached over a right of way across a private driveway which leads to the driveway of the property which allows parking to the front of the garage and to the side of the house. The driveway provides the approach to the

### INTEGRAL DOUBLE GARAGE 5.40m x 4.56m (17'8" x 14'11")

With twin up and over entrance doors, work bench and connecting door to boot room, power, light and water connected.

## GARDENS

To the front of the property is a lawned garden with a block paved pathway which leads to a gated access to the rear garden with a patio area and wood store. The rear garden is a particular feature of the property enjoying a southerly facing aspect and is approximately 34m x 13m (about 108ft x 42ft) laid predominantly to lawn with screening, laurels and trees. Two decked terrace areas are ideal for outdoor entertaining. There is a timber garden shed 3.30m x 2.32m (about 10ft x 7ft6) with adjacent log store as well as an excellent garden cabin ideal for leisure and garden living comprising a

### SUMMER HOUSE 3.56m x 2.91m (11'8" x 9'6")

With sliding double glazed patio door, double glazed window, power, light and electric radiator. There is a separate

### STORAGE ROOM 7.84m x 2.91m (25'8" x 9'6")

Ideal for a variety of domestic purposes with double glazed french doors, power, light and electric radiator. Two double glazed windows. The building is hard wired for data connection.

## TENURE

Freehold.

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment

## ADDITIONAL INFORMATION

Under the Estate Agents Act 1979 we hereby disclose the vendor is related to a partner in Davies & Way.

The property is subject to a covenant preventing it being used for business purposes.

Poor Hill is an adopted public highway, the access road to the front of the property is private and owned by a neighbour over which Oakland enjoys a right of way.

The property is situated in an area of worked and unworked coal for which is recommended a Mining report should be obtained as part of the conveyancing process.

All mains services including; Gas, Water, Electricity & Drainage.

Ultrafast 1000Mbps broadband available (source - Ofcom)

Mobile phone coverage likely available externally via EE, Vodafone, Three and O2 (Source - Ofcom)

