

LAUREL & WYLDE

E S T A T E A G E N T S



Harmony House Fosse Lane, Westham, BS28 4UZ

£2,000,000

*** WE ARE SO EXCITED TO BE OFFERING, WITHOUT DOUBT, THE MOST SPECTACULAR PROPERTY WE HAVE EVER LISTED *** IF THE WORD WOW WAS A PROPERTY..... THIS IS UNDOUBTEDLY IT *** IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR MEGA-EXCITING VIDEO *** BUILT TO THE HIGHEST OF SPECIFICATION INSIDE AND OUT *** £100,000 CINEMA ROOM & FULL-HOUSE LOXONE SYSTEM MEANING YOU CAN CONTROL EVERY LIGHT / SOCKET / APPLIANCE OR TV FROM AN IPAD *** STONEHAMS KITCHEN AND FURNITURE WITH A BUILT IN BAR - THE SAME COMPANY THAT BUILDS FOR THE ROYAL FAMILY *** FOUR BEDROOMS & FAMILY BATHROOM *** MASTER AND SECONDARY SUITE WITH ABSOLUTELY STUNNING BATHROOMS AND BI-FOLDING DOORS OUT TO THEIR OWN PRIVATE GLAZED BALCONIES *** SEPARATE SNUG / LIVING ROOM *** UTILITY ROOM *** GENUINELY WOW CLOAKROOM *** HUGE GYM WITH A GAMES ROOM / TABLE TENNIS ROOM OVER *** BEAUTIFULLY LANDSCAPED GARDENS *** SECURITY GATED ACCESS *** LONG SWEEPING DRIVEWAY *** LITERALLY BREATH-TAKING INSIDE AND OUT *** TOTALLING 3,500 SQ/FT ***

Entrance Hall



Sitting Room



Cinema



Cloakroom





Kitchen/Diner/Family Room



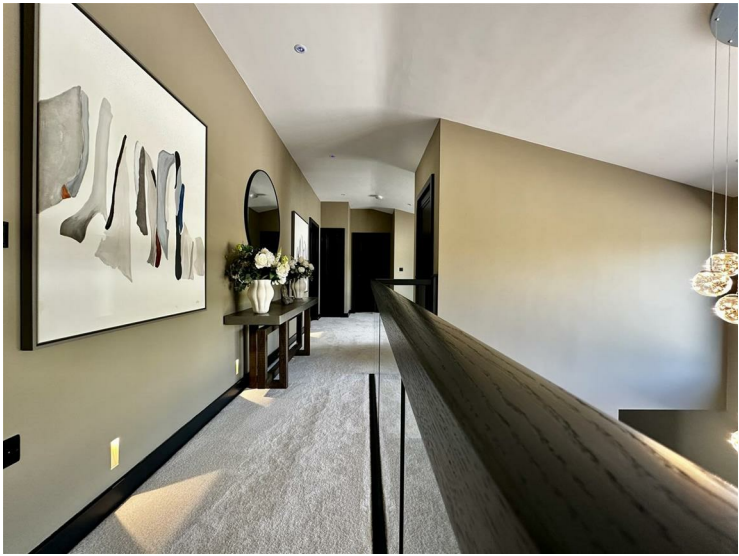




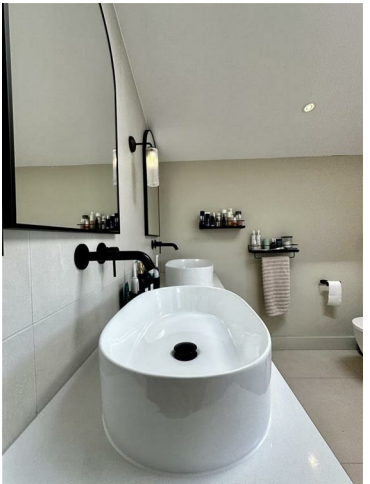
Utility Room



Landing



Principal Suite



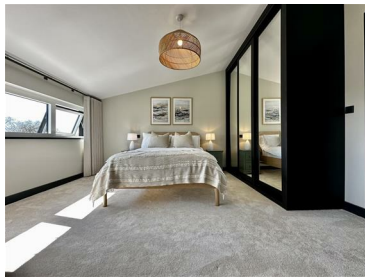
Guest Suite



Dressing Room



En-Suite



En-Suite

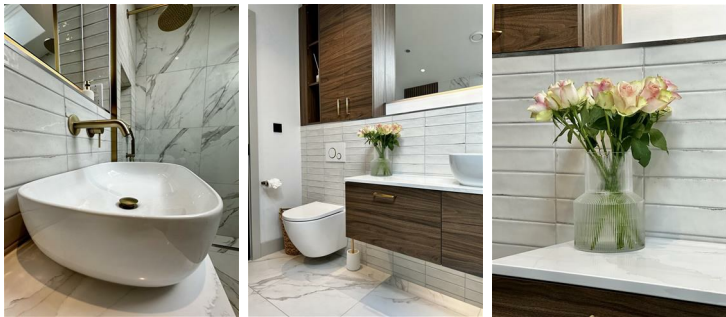


Bedroom

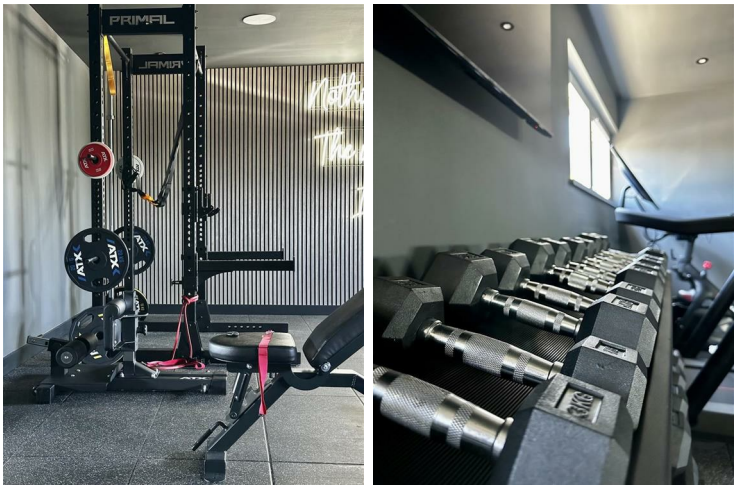
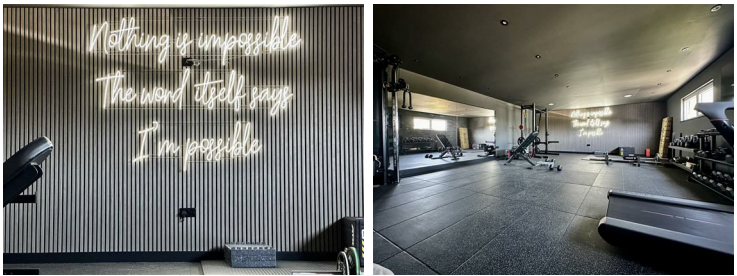
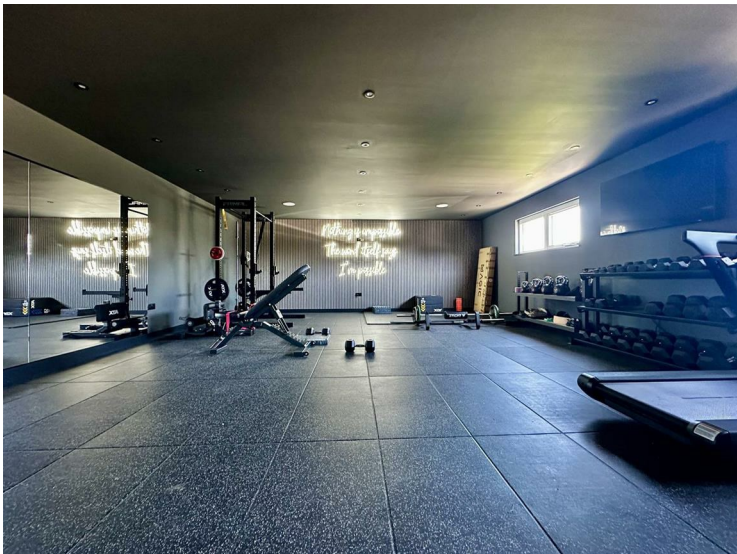




Family Bathroom



Gym



Home Office and Games Room

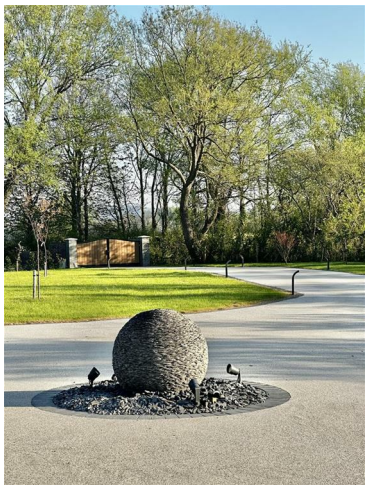




To The Front OF The Property



Gardens



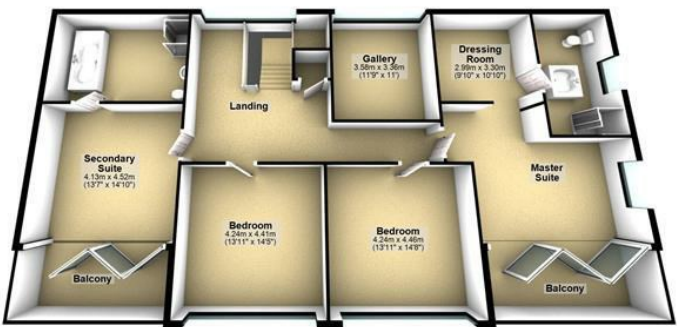
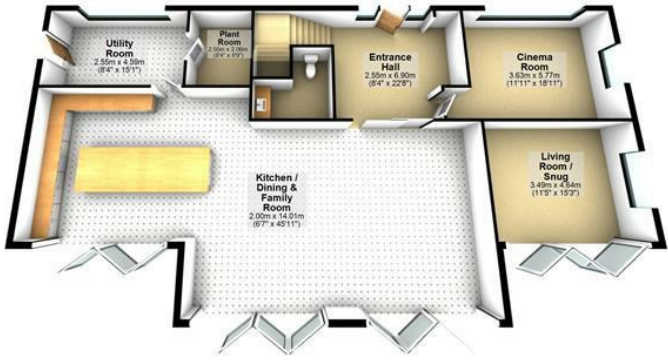




Ground Floor
Approx. 213.0 sq. metres (2292.8 sq. feet)



First Floor
Approx. 212.9 sq. metres (2291.8 sq. feet)



Total area: approx. 425.9 sq. metres (4584.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

2 Bath Street, Cheddar, Somerset, BS27 3AA
 Tel: 01934 742966
 enquiries@laurelandwylde.co.uk
 www.laurelandwylde.co.uk

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ESTATE AGENTS