



Jenga Lodge Bath Road, Bath, BA2 0BG

Offers Over £700,000

A FOUR BEDROOM DETACHED PROPERTY located within a generous plot within the sought after village of Farmborough. This ideal family home benefits from mature gardens located on three sides of the property, countryside views and pleasant views over the village. "Jenga Lodge" offers generous living accommodation, double glazed windows, oil fired central heating, master bedroom with en suite and balcony, off street parking for a number of vehicles, garage and a separate annex. An internal inspection is advised to appreciate this unique property.

Amenities in the village of Farmborough include a primary school, church, active village hall, hairdresser and two public houses. The Butchers Arms is situated in the centre of the village, the neighbouring villages of High Littleton and Timsbury has further facilities including Post Office/newsagent and general store. Communications are excellent as the village is ideally situated on the A39 for commuting to Bristol, Bath or Wells. Access to the M4 is north of Bath at Junction 18. Mainline rail services to London Paddington are available from Bristol and Bath.

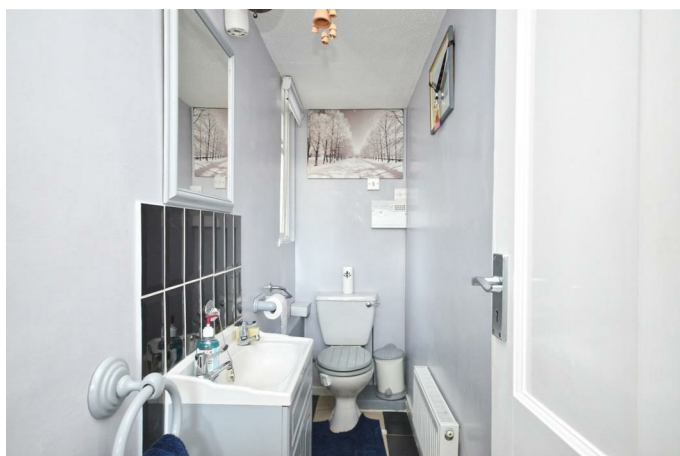
Entrance via composite double glazed front door with matching side panels into

Hallway



uPVC double glazed windows to side aspect, wall lights, stairs rising to first floor landing, contemporary radiators, storage cupboard with hanging rail and shelving, coving, doors to

Downstairs W/C



Obscured window to utility room, low level w/c, wash hand basin with storage beneath, single radiator, tiled flooring.

Lounge

19'4" x 14'10" (5.91 x 4.54)



uPVC double glazed picture window to front aspect, feature woodburning stove with tiled hearth, 2 double radiators, obscured uPVC double glazed pedestrian door to rear garden, door to

Shower Room



Low level w/c, pedestal wash hand basin, step up to fully tiled shower cubicle with hinged glazed door and electric Triton shower over, wall mounted radiator, light and extractor, window to utility room.

Downstairs Shower Room W/C

Obscured glazed windows to utility, suite comprising low level w/c, wash hand basin with chrome mixer tap over and storage beneath, chrome heated towel rail, tiled shower cubicle with sliding glazed shower screen and rainfall shower with separate shower attachment over, part tiled, vanity mirror with light and shelving, inset spots, extractor.

Kitchen/Breakfast Room

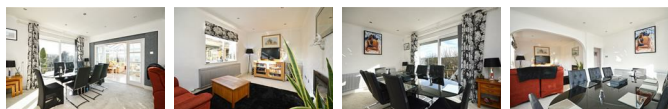
17'0" x 10'2" (5.19 x 3.12)



uPVC double glazed pedestrian door to rear garden, uPVC double glazed window to rear and side aspect, part lantern roof, tiled flooring, a range of wall and floor units with worksurface over, 1 1/4 bowl ceramic sink drainer unit with chrome mixer taps over, tiled splashbacks, under unit lighting, integrated Bosch full sized dishwasher, space for Rangemaster style cooker with stainless steel splashback and extractor hood over, radiator, pull out larder cupboards, space for American style fridge freezer, electric underfloor heating, inset spots.

Sitting/Dining Room

25'7" x 13'1" (7.82 x 4.01)



uPVC double glazed sliding patio doors to front garden, inset spots, coving, double radiator, double doors to conservatory, archway to sitting area with double glazed window to side aspect, double radiator, inset spots, coving, contemporary wall mounted gas fire.

Conservatory

13'8" x 9'2" (4.19 x 2.80)



uPVC double glazed pedestrian door to rear aspect, uPVC double glazed windows enjoying pleasant views over the garden and countryside beyond, glazed roof

with central ceiling fan and light, tiled flooring, electric underfloor heating.

Bedroom Two

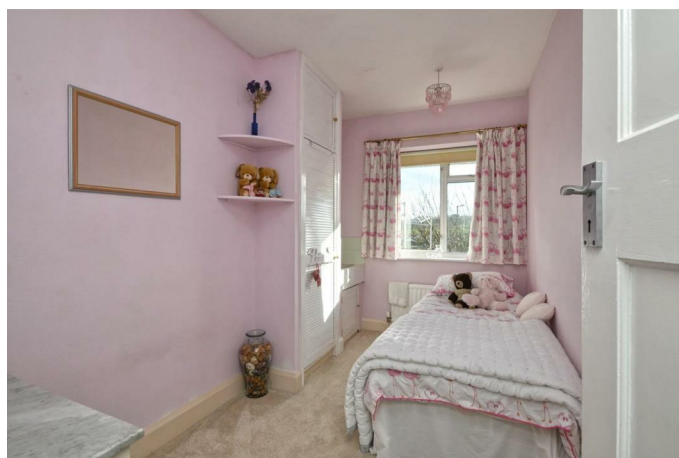
12'8" x 11'0" (3.88 x 3.36)



Double glazed windows to both front and side aspect, double radiator, a range of fitted cupboards, wardrobes and drawers.

Bedroom Three

11'11" x 6'11" (3.64 x 2.12)



Double glazed window to front aspect enjoying pleasant views over the garden, single radiator, cupboard with hanging rail and shelving, built in sink with storage beneath, mirror and light.

First Floor Landing

Double glazed window to to front aspect, doors to

Bedroom Four

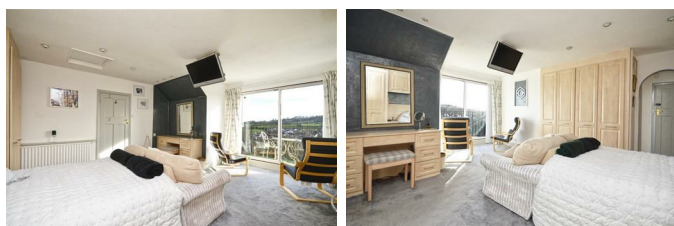
11'0" x 8'10" (3.36 x 2.71)



Velux window to front aspect, access to eaves storage.

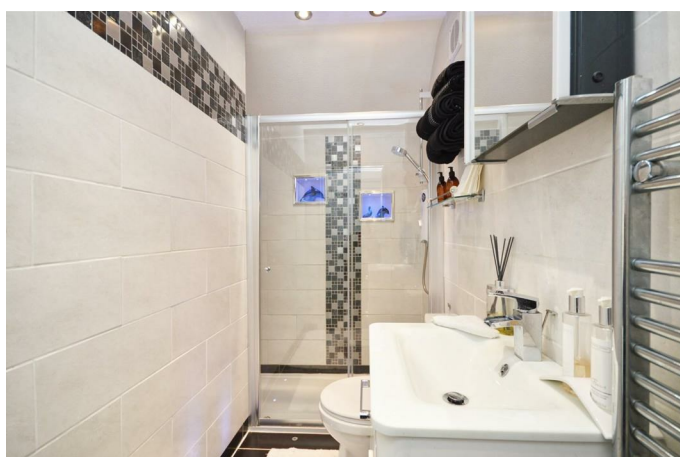
Master Bedroom

17'5" x 14'11" (5.31 x 4.55)



Access to loft space, inset spots, a range of fitted wardrobes and drawers, sliding double glazed doors to balcony, airing cupboard housing hot water tank and wooden shelving for linen, archway to

En-suite Shower Room



Low level w/c, wash hand basin with chrome mixer tap over and storage beneath, fully tiled, tiled flooring, chrome heated towel rail, extractor, fully tiled shower

cubicle with sliding glazed door and electric Mira Sport shower over, mood lighting, shelving.

Balcony



Wrought iron railing, enjoying pleasant views over nearby countryside and the village.

Eaves Room

Velux windows to front and side aspects, wall mounted Worcester boiler.

Outside



The front is accessed via electric wrought iron gates onto the driveway providing ample off street parking and access to the garage and workshop, the remainder is laid mainly to lawn with a mixture of mature trees, spring bulbs and established shrubs with native boundary hedging and clipped evergreen hedging. Double gates lead to the covered walkway at the rear of the property. A wooden shed is included in the sale along with a greenhouse which is attached to the back of the garage. Archway through the hedge gives access to the rear garden. The rear garden is laid mainly to lawn with pockets of established shrubs, groundcover and a mixture of fruit trees, there is a wood storage area and a generously sized border at the back of the garden containing a mixture of plants and shrubs. There is a vegetable garden area with compost, greenhouse and fruit cage. Steps lead down to the rear of the property with a wrought iron handrail and a further mixture of evergreen clipped hedging and topiary. The rear of the garden is hard paved with a covered walkway, there are also a couple of grapevines and kiwi climber attached to the walkway.

A pedestrian door gives access to the utility from the outside. To the rear of the property there is a further patio area with steps leading down and around to the side enjoying pleasant views over the field. There is a further terraced garden to the front containing a mixture of plants and shrubs. The top patio area has a fixed gazebo ideal for alfresco dining, there is also a terrace area outside the dining room. There is an established fish pond further down the garden along with a wooden summerhouse and a good selection of trees. Double wrought iron gates give mainly pedestrian access to the front with further deep mature borders containing evergreen trees, mature beech tree and borders containing shrubs, herbaceous perennials and ground cover. The front area is enclosed mainly by clipped native hedging.

Garage/Workshop



Electric up and over door, the workshop has a window overlooking the garden.

Utility Room

Separate storage cupboard with shelving, quarry tiled flooring, polycarbonate roof and space for white goods including chest freezer, fridge freezer and washing machine.

Studio Annex

Pedestrian door, window to front aspect, kitchen area, door to side.

Directions

Satnav BA2 oBG

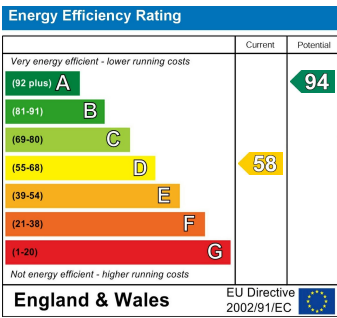
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.