



Oakhill Cottage, The Street, Farmborough, Bath, BA2 0AL

Offers In Region Of £585,000

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Oakhill Cottage, dates back to 1747 with heritage dating back to the Popham Estate as part of the agricultural tie to the area. I handled the sale of the property in 2021 when the property was a mere shell. The owner have not only bought out the former glory of this home, but has paid so much attention to the detail with not only the materials used in keeping, but also the modern technology placed within, creating an ultimate home of character. Combine this with landscaped gardens that have purposefully been created to attract flora and fauna as well as providing an oasis of country living.

We love the Garden office, what a place to work! The interesting twist there are options to purchase land potentially to add more to this home which can be discussed with us in more detail.

Heritage with all of the hard work done, enjoy the beauty without the upheaval.

Quote Reference NF0664 To Arrange Your Viewing





Living Room

4.15m x 4m (13'7" x 13'1")

Door to the front aspect with obscure double glazing, double glazed Sash window to the front aspect, smoke alarm, Bath stone ashlar fireplace with wood burning stove. Finished with a hand cut Welsh oak mantel and bespoke alcove shelving, radiator and Bijon limestone flooring throughout.

Dining Room

3.93m x 3.8m (12'10" x 12'5")

Two double glazed Sash windows to the front aspect, smoke alarm, Nest heating control thermostat, Bath stone fireplace with hand cut Welsh oak mantel, radiator, bespoke alcove shelving in matching oak, radiator, Bijon limestone flooring.

Kitchen

6.3m x 2.46m (20'8" x 8'0")

Obscure double glazed door and a double glazed window to the rear aspect, recessed spot lights, smoke alarm, a range of wall and base units with wooden work surfaces, pantry cupboard, tiled splash backs and a Belfast style sink with brass mixer taps over. Appliances include a 110cm Rangemaster range cooker, with spaces for a dishwasher and fridge. The room is finished in Bijon limestone tiling.





Boiler Room

2.3m x 2.15m (7'6" x 7'0")

Double glazed window to the rear aspect, smoke alarm, hot water pressurised cylinder tank, wood pellet floor mounted boiler, power and light. There is an option here to add an air sourced heat pump.

Utility Room

2.5m x 1.6m (8'2" x 5'2")

Double glazed door and windows surrounding with a polycarbonate roof, space for a washing machine, tumble dryer and freezer, finished with tiled flooring.

Landing

Stairs lead to the landing area giving access to



Bedroom One

3.91m x 3.87m (12'9" x 12'8")

Double glazed Sash window to the front aspect, smoke alarm, Bath stone fire place with a welsh oak mantle and slate hearth,(fire is open with a plate) radiator, two wall lights and a fitted bespoke wooden wardrobe.

Bedroom Two

4.06m x 3.55m (13'3" x 11'7")

Double glazed Sash window to the front aspect, dada rail, Bath stone fireplace with a welsh oak mantel, radiator and a storage cupboard with a light.

Bedroom Three

3.38m max x 1.97m max (11'1" x 6'5")



Bathroom

4.47m max x 2.40m max (14'7" x 7'4")

Rear Gardens

40m x 35m (131'2" x 114'9")

Enclosed with wooden fencing and hedge surrounds. The garden is generous and full of flora, you will discover a selection of deciduous and coniferous trees, as well as a small orchard of plum, apple and pear trees. A wild meadow area running alongside several lawn areas. Off to one side within a hornbeam hedge area you will discover the fruit and vegetable garden, with raised planting beds and wood chip surrounds.

Office/Garden Room

3.9m x 3.9m (12'9" x 12'9")

A fully insulated A-frame garden office with



Front Gardens

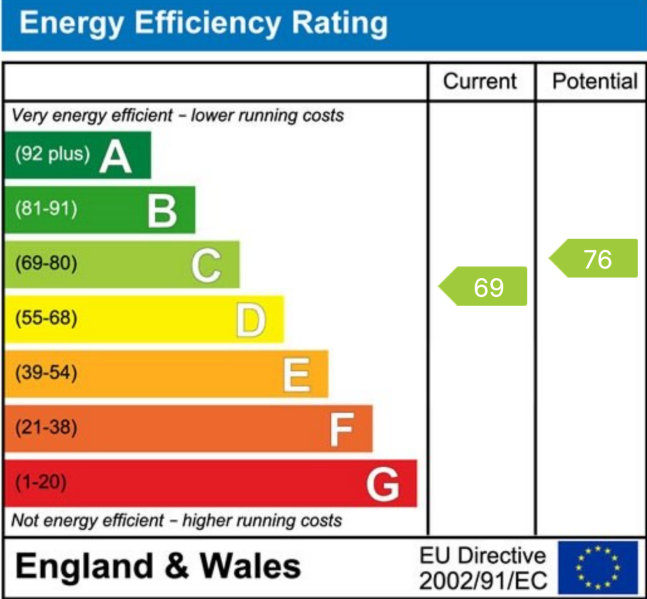
15m x 9m (49'2" x 29'6")

A wooden picket fence surround with an iron gate to the side, south facing with a 9m x 3m elevated Indian sandstone terrace creating a true sun trap. This leads onto a lawn with a plethora of David Austin roses.

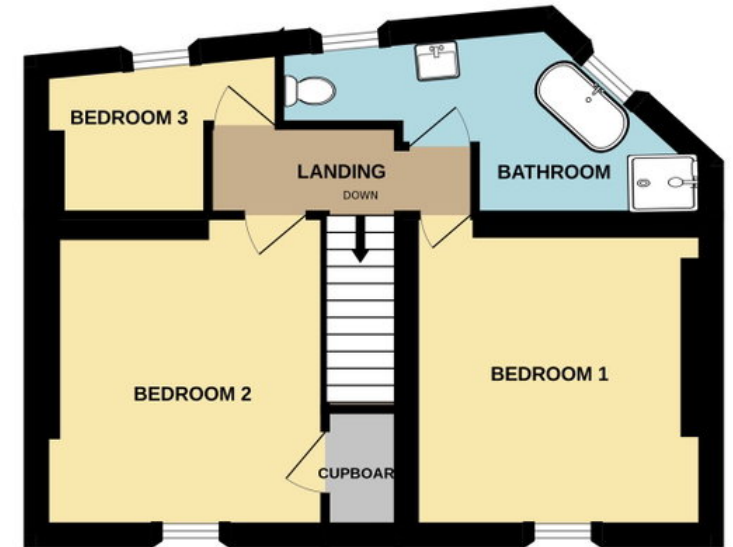
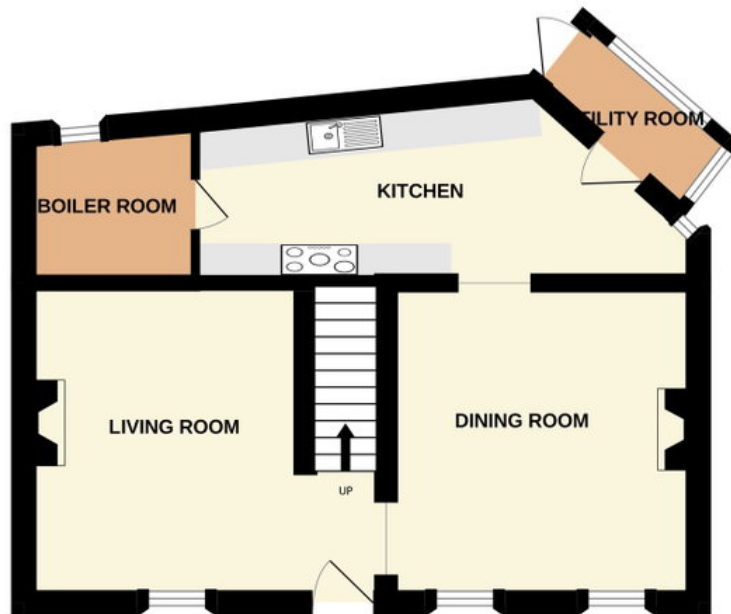
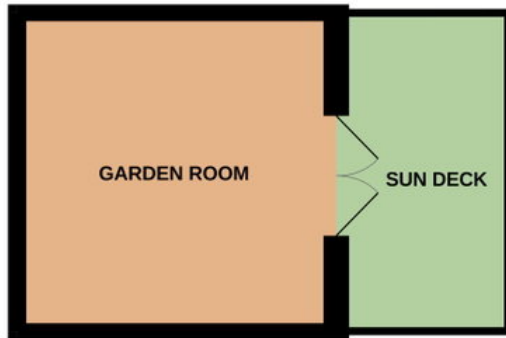
Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC =C, Council Tax Band – C (£2059.15 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Natural Gas, Sewerage







TOTAL FLOOR AREA : 1281sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.