



The Laurels, Hobbs Wall, Farmborough, Bath, BA2 0BJ

Offers In Region Of £1,100,000

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The Laurels, Hobbs Wall, Farmborough, Bath, BA2 0BJ

The Laurels, dating back to 1906, positioned on the edge of Farmborough village with rural surrounds. This home has been extended and extensively enhanced over the last few years creating a very generous modern home sat within a 0.6 acre gardens. There is also a detached stone outbuilding which we find very exciting to create something more, previously an artist studio.

We love the Kitchen/dining/family room of 11.68 metres long that also has a 9 metre long deck it opens out onto purveying over the rear gardens, a truly wonderful area to be within. A clever design that will suite work from home and even annexe potential options for multi generational living too.

This home is perfect for a growing family looking for room to enjoy inside and out yet have that connectivity to the nearby Cities of Bath and Bristol as well as the Airport.

Quote Reference NF0664 To Arrange Your Viewing





Hallway

Door to the front aspect with obscure double glazing within and a double glazed window above, opening in to the inner hallway, stairs leading to the first floor, recessed spot lights, smoke alarm, radiator and tiled flooring.

Snug

4.53m x 3.6m (14'10" x 11'9")

Double glazed bay window to the front aspect, stone fireplace with a granite hearth and an inset log burner, on either side of the chimney breast are fitted cupboard with shelving, radiator, television aerial and wooden flooring.

Bedroom Two/Guest Bedroom

4.44m x 3.65m (14'6" x 11'11")

Double glazed bay window to the front aspect, stone fireplace with granite hearth and an inset log burner, radiator and wooden flooring.





Ensuite

2.37m x 1.87m (7'9" x 6'1")

Obscure double glazed window to the front aspect, extractor fan, recessed spot lights, marble tiled walls, white towel radiator and tiled flooring. There is a three piece suite comprising of a walk-in shower cubicle with a mixer shower over, floating vanity unit with a wash hand basin and a low level WC.

Cloakroom

1.52m x 1.26m (4'11" x 4'1")

Extractor fan, recessed spot lights, white towel radiator and tiled flooring. There is a two piece suite comprising of a vanity unit with a wash hand basin and a low level WC with a hidden cistern.



Kitchen/Dining/Family Room

11.68m x 5.4m (38'3" x 17'8")

Utility Room

4.31m x 1.85m (14'1" x 6'0")

A range of wall and base, extractor fan, spaces for two washing machines and a tumble dryer and tiled flooring. There is a double door from the kitchen leading into this room.

Laundry/drying Room

1.84m x 1.52m (6'0" x 4'11")

Obscure double glazed window to the side aspect, extractor fan, consumer unit, white towel radiator and tiled flooring.



Lobby

3.91m x 2.33m (12'9" x 7'7")

Door to the front aspect with obscure double glazing, double glazed window and skylight window to the front aspect, smoke alarm, recessed spot lights, radiator and tiled flooring.

Study

3.73m x 2.49m (12'2" x 8'2")

Double glazed French doors and skylight window to the rear aspect, ethernet sockets, radiator and tiled flooring.

Double Garage

6.63m x 6.13m (21'9" x 20'1")

Electronic roller door to the front aspect,



Landing

Double glazed window to the front aspect, recessed spot lights, smoke alarm, linen cupboard with shelving and a loft hatch.

Bedroom One

4.51m x 2.93m (14'9" x 9'7")

Double glazed window to the rear aspect, two wall lights, radiator and a television aerial.

Dressing Room

2.11m x 1.6m (6'11" x 5'2")

Double glazed window to the rear aspect, recessed spot lights and a radiator.



Ensuite

2.71m x 1.86m (8'10" x 6'1")

Obscure double glazed window to the rear aspect, extractor fan, recessed spot lights, vinyl wall boards, white towel radiator and tiled flooring. There is a four piece suite comprising of a free standing bath with a waterfall tap and shower attachment, double shower cubicle with a mixer rainfall shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Bedroom Three

4.02m x 2.81m (13'2" x 9'2")

Double glazed window to the rear aspect, recessed spot lights, wardrobes, shelving and a radiator.



Bedroom Five(not measured yet)

Double glazed window to the front aspect and a radiator.

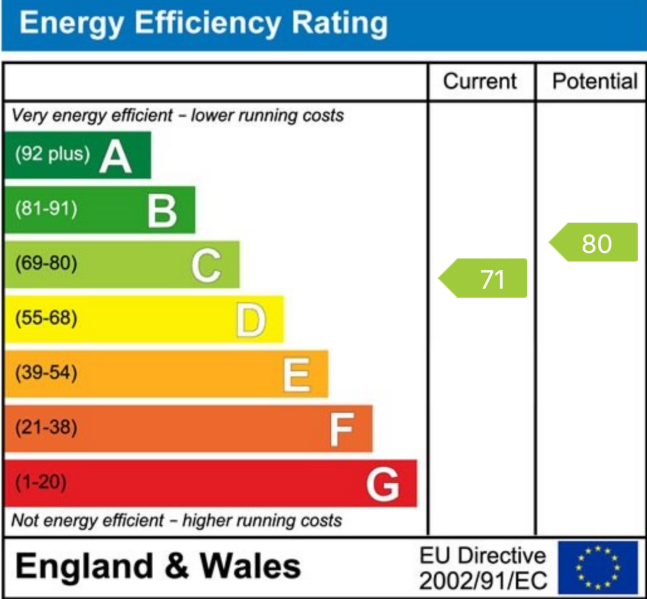
Bathroom

3.17m x 1.84m (10'4" x 6'0")

Obscure double glazed window to the side aspect, extractor fan, recessed spot lights, vinyl wall boards, white towel radiator and tiled flooring. There is a four piece suite which comprises of a bath with a water fall tap, walk-in shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Front Gardens

There is a stone wall boundary with metal



Driveway

There is a sliding electronic gate which then leads onto a block paved driveway which can accommodate around six cars. To the side of the garage are double wooden gates which can allow vehicular access to the rear garden should more parking options be needed.

Rear Gardens

The rear gardens are generous with a combination of Laurel, wall and fencing surrounds. The gardens are mainly laid to lawn with deep filled boards to one side full of shrubs and flowers, the pathways are a wonderful contrast in honey coloured hoggin. To one corner is large tree with a seating area underneath, near the property is a large wooden shed 20'x10' for storage. There is a large stone outbuilding and at the rear of the house is a large decked area with a wooden balustrade allowing one to overlook the gardens as well as dining outdoors, measuring 9.4m x 3.3m. There are outside power points and lights.

Outbuilding





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