



Detached House To Let: Whilst there is a large parking area with remote control gate, planning permission has been granted for the construction of a new double garage in the eastern corner of the plot together with a revised access and construction of higher walling along the roadside boundary (Consent No. 11/02172/FUL dated 11th October 2011 refers.). \*Please note if viewing this property on Google Maps or similar, the land surrounding this property was used occasionally for business use but ceased 2 years ago and has now been converted to a private and secure driveway to the property.\*\*, SITUATION: Edgebrook House is situated within the popular village of Farmborough, only 8 miles to the west of the Heritage City of Bath, with the regional centre of Bristol being only 10 miles to the north. The popular village of Farmborough itself provides a number of useful facilities including a primary school, church and public house. There are many recreational opportunities in the area, these include golf at Farrington Gurney and Bath, spectator sports of rugby, football and cricket at Bath, Bristol and Taunton, horse racing at Bath, Bristol and Taunton, and sailing on Chew Valley Lake and Shearwater Lake at Longleat. Schooling within the area is plentiful with an abundance of private schools. Communications are excellent with access to the M4 north of Bath at Junction 18 being about 17 miles. Mainline railway stations are situated at Bath (Bath Spa to Paddington 85 minutes) and Bristol Temple Meads. Bristol International Airport lies approximately 13 miles to the west, giving convenient access to regular internal and international flights. Carriage style exterior courtesy light; storm canopy over heavy entrance door with brass lion knocker and furniture opening into €€, RECEPTION/HALLWAY/SNUG: 4.98m x 3.25m (16 '4" x 10 '8") irregular shaped room maximum overall €€ distinctive "checker board" black and white floor tiling (as featured in other ground floor rooms); book shelving; double doors to Inner Hallway.

**CLOAKROOM/UTILITY ROOM:** Low-level WC and wash hand basin; plumbing for automatic washing machine; recess for tumble dryer; exposed ceiling beams; built-in house; chest of drawers; central heating radiator; supply to the central heating system and clothes hot water heater; ALLWA; glass, recessing to the floor, with decorative, handstruck, hand-painted portrait, mirror; sash window with shutters; exposed down-lighters; a simmer; a thermostat; heating (not installed in most rooms); cloaks cupboard; glazed double doors opening to "LOUNGE: 8.15m x 3.61m (26' 9" x 11' 10")" and feature marble fireplace with decorative splays inset with cast iron grate; storage cupboards either side of the chimney breast and matching cupboards at the opposite end of the room; cornicing and decorative ceiling roses. **KITCHEN/DINING ROOM:** 6.88m x 4.12m (21' 11" x 13' 10") average excluding bay window "stainless steel bowl with mixer valve tap inset into granite work top; comprehensive range of storage cupboards including "island" unit again with granite work surfaces; built-in Miele microwave oven and coffee machine; recess for cooker with tiled surround (n.b. the 'Falcon' house



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## house in Bath

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gas range is excluded from the sale but may be available for purchase); corniced ceiling with down-lighters; French doors to garden. FIRST FLOOR: "â€", GALLERIED LANDING: "split" staircase; ceiling rose and cornicing; decorative feathers plasterwork. BEDROOM 1: 5.74m x 4.19m (18 '10" x 13 '9") "â€" Former fireplace; fitted storage cupboards/wardrobes along one wall; halogen spotlights on wire tracking with dimmer switch control. BEDROOM 2: 4.57m x 3.66m (15 ' x 12 ') "â€" Small cast iron ornamental fireplace; trap door access to roof space; bed head reading lights. BEDROOM 3: 5.79m x 3.35m (19 ' x 11 ') maximum overall. BATHROOM: White suite comprising panelled bath with shower unit over (glazed spray panel); low-level WC and wash hand basin set in vanity unit; timber wall panelling/wainscoting; mirror door toiletries cabinet; laminate flooring; mechanical ventilator; robe hooks; ladder style radiator. OUTSIDE: "â€", Low-stone wall on the roadside boundary and large parking area with remote control gate to the front and side of the house. Arched gateway leading to the rear courtyard style garden mainly laid with flagstones and with borders/planters containing ornamental shrubbery. Courtesy light alongside the rear entrance doors. Outside water tap. Secondary entrance from the lane immediately alongside the house secured with a heavy metal gate. Planters and tubs to the front of the property. Request