



BATH AND RURAL
— ESTATE AGENTS —

Belltrees
The Batch | | Farmborough | Bath | BA2 0AJ

Belltrees

Built in 1967, Belltrees is a spacious chalet-style home tucked away in a peaceful, secluded position in the heart of Farmborough village.

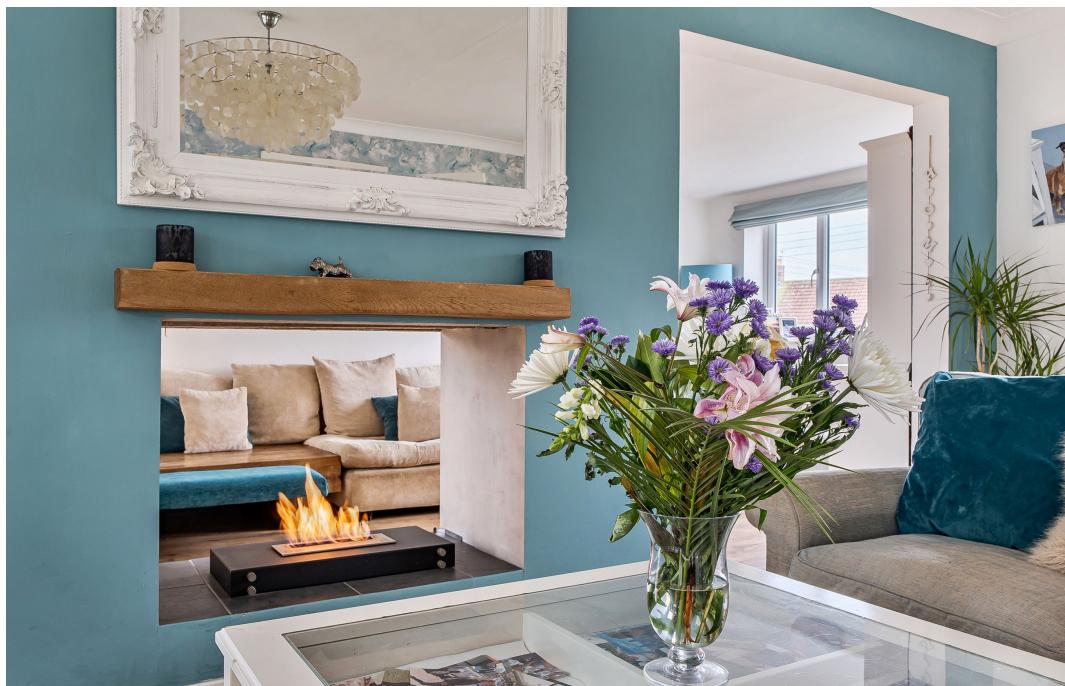
- Detached family home
- Two reception rooms
- Four bedrooms
- Two bathrooms
- Garage

Surrounded by trees belonging to the neighbouring 15th-century Grade II listed church, the property enjoys a unique setting where the sound of church bells adds to its charm.

Set back from the village's high street, the house offers generous accommodation that has grown with the owners' family over 25 years. 'We moved to Belltrees from London as a family of four and quickly became five. It has been the perfect place to raise our children in a truly family-orientated village.' Light, airy rooms are arranged over two floors, with adaptable spaces suited to modern family life.

The ground floor features an open-plan kitchen that works equally well as a kitchen/diner or kitchen/office. A replaced porch provides excellent storage for outdoor and sports equipment, and the bathrooms and cloakroom have been updated. Upstairs are four well-proportioned bedrooms offering flexibility for family, guests or home working. 'The great thing about Belltrees is that there is so much space to socialise or for individual time to work or relax.'

The wraparound garden has been a wonderful play space for children and an inviting setting for outdoor entertaining. Largely laid to lawn, it includes an Indian sandstone patio and landscaping with beech, laurel and leylandii for warmth and structure. 'The garden is easy to maintain but could equally be developed into a haven for an avid gardener.'









Farmborough offers excellent amenities within walking distance, including a community shop, two pubs, open green spaces, a playground, and access to countryside walks. 'The village school, just five minutes from Belltrees, gave our children a strong sense of community and an excellent start, with an easy transition to senior school via a bus from the end of the driveway.' Bath, Bristol, Keynsham and Wells are all within easy reach, and Bristol Airport is approximately 25 minutes away.

'When we first saw Belltrees, we'd fallen in love by the time we climbed the stairs. Every room felt spacious, and the large driveway was a real winner.'

'My favourite view is from the sitting room at night when the church's stained glass is lit up while summer evenings bring hot air balloons and birdsong over the village.'

'We will miss the peacefulness, the space, and the memories we've made here, but we are grateful to remain part of this wonderful village community.'

ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES: Mains electric, water, drainage and sewerage. Oil.

COUNCIL TAX: Band F

LOCAL AUTHORITY: BANES

EPC RATING: F



These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



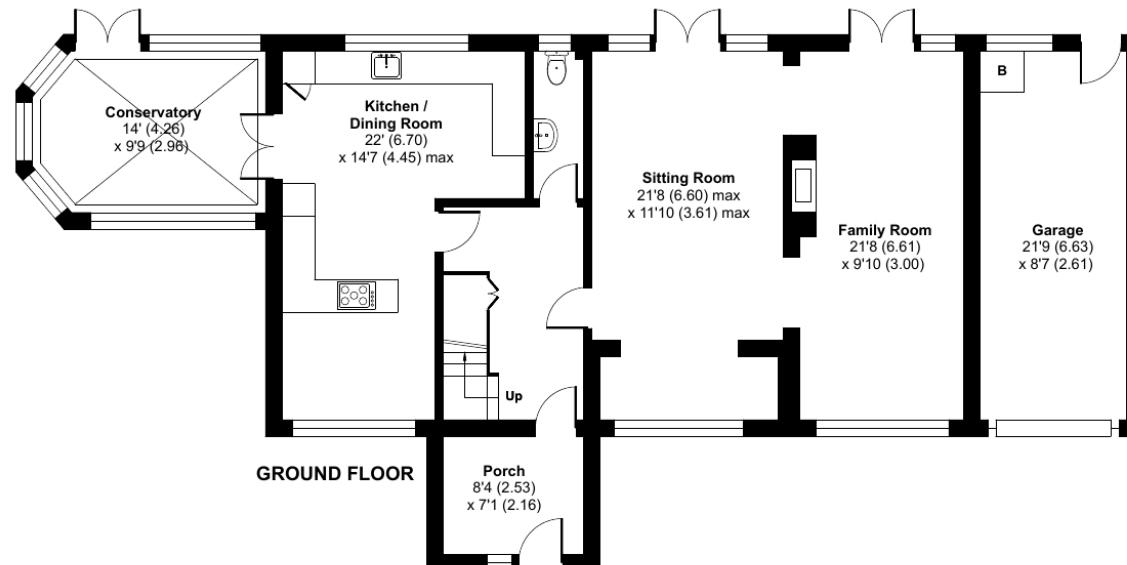
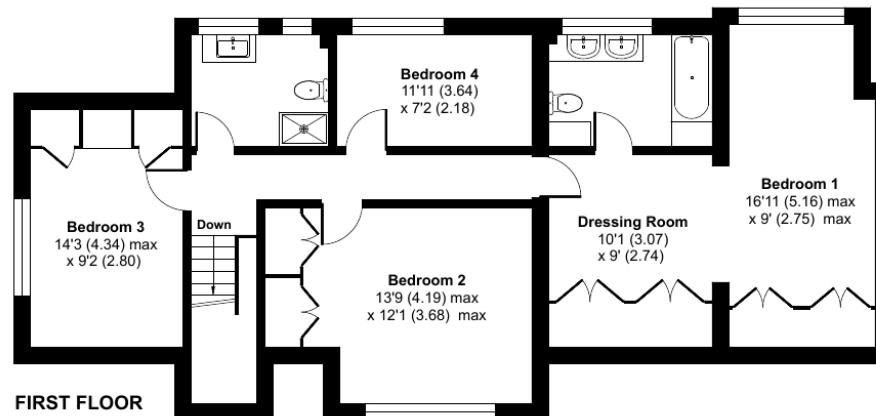
The Batch, Farmborough, Bath, BA2

Approximate Area = 2074 sq ft / 192.6 sq m

Garage = 194 sq ft / 18 sq m

Total = 2268 sq ft / 210.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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The Property
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