



BATH AND RURAL
— ESTATE AGENTS —

3 Lavender Close
Faulkland | Bath | BA3 5WH

3 Lavender Close

3 Lavender Close is a modern, country-style home set within a peaceful private cul-de-sac of just eight houses, all built by the same developer.

- Detached house
- Five/six bedrooms
- One/two reception rooms
- Kitchen/dining/family room
- Double garage

Completed three years prior to the current owners purchasing the property while undertaking the design and build of their next home, it combines traditional stone-built character with contemporary comfort, including an air-source heat pump, underfloor heating and modern fittings and appliances throughout. Positioned at the end of the Close, it enjoys great privacy adjoining open fields. 'Looking out of the bi-folds straight into countryside was a huge draw,' say the owners.

The house – the largest on the enclave – offers excellent space and flexibility over two floors. Inside, the owners added fitted wardrobes to two bedrooms and made decorative improvements, but otherwise the house was beautifully finished and ready to move into. The layout includes a generous kitchen-dining area – the natural hub of daily life – a cosy sitting room with a log burner, and five/six bedrooms, with three en suites plus a family bathroom and downstairs WC. 'One of the en suites is on the ground floor which offers great flexibility – there's so much room for everyone to spread out and the house works brilliantly for family life and visiting guests.'

The south-facing garden enhances the home's connection to its surroundings, with a large patio accessible from both the kitchen and sitting room, providing great flow for entertaining. 'The garden feels open and pleasant with established borders and plenty of potential for further landscaping.'









Faulkland offers a welcoming village environment within easy reach of Bath, Bristol and excellent schools. 'The location has been ideal for commuting to work, university and local schools, including a 20-minute journey for our son to Bath's reputable Beechen Cliff School.' The area is rich with country pubs, including Tuckers Grave, The Talbot Inn and The George at Norton St Philip, and popular spots such as Babington House, Somerset Lavender and local cafés. 'A new farm shop is due to open soon, and the bridleways and footpaths surrounding the village provide outstanding routes,' explain the owners.

'Despite coming from a much larger property, we've found the layout exceptionally roomy and the storage very practical.'

'Our favourite space is the kitchen-dining area — it's where we spend most of our time together.'

'The neighbours are all lovely — different ages, friendly and community-minded. We felt at home right away.'

'We'll really miss that the views over the fields and the peaceful, countryside feel.'

ADDITIONAL INFORMATION

TENURE:

Freehold

SERVICES:

Mains electric, water, drainage and sewerage. Heat pump

COUNCIL TAX:

Band G

LOCAL AUTHORITY:

BANES

EPC RATING: B

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.



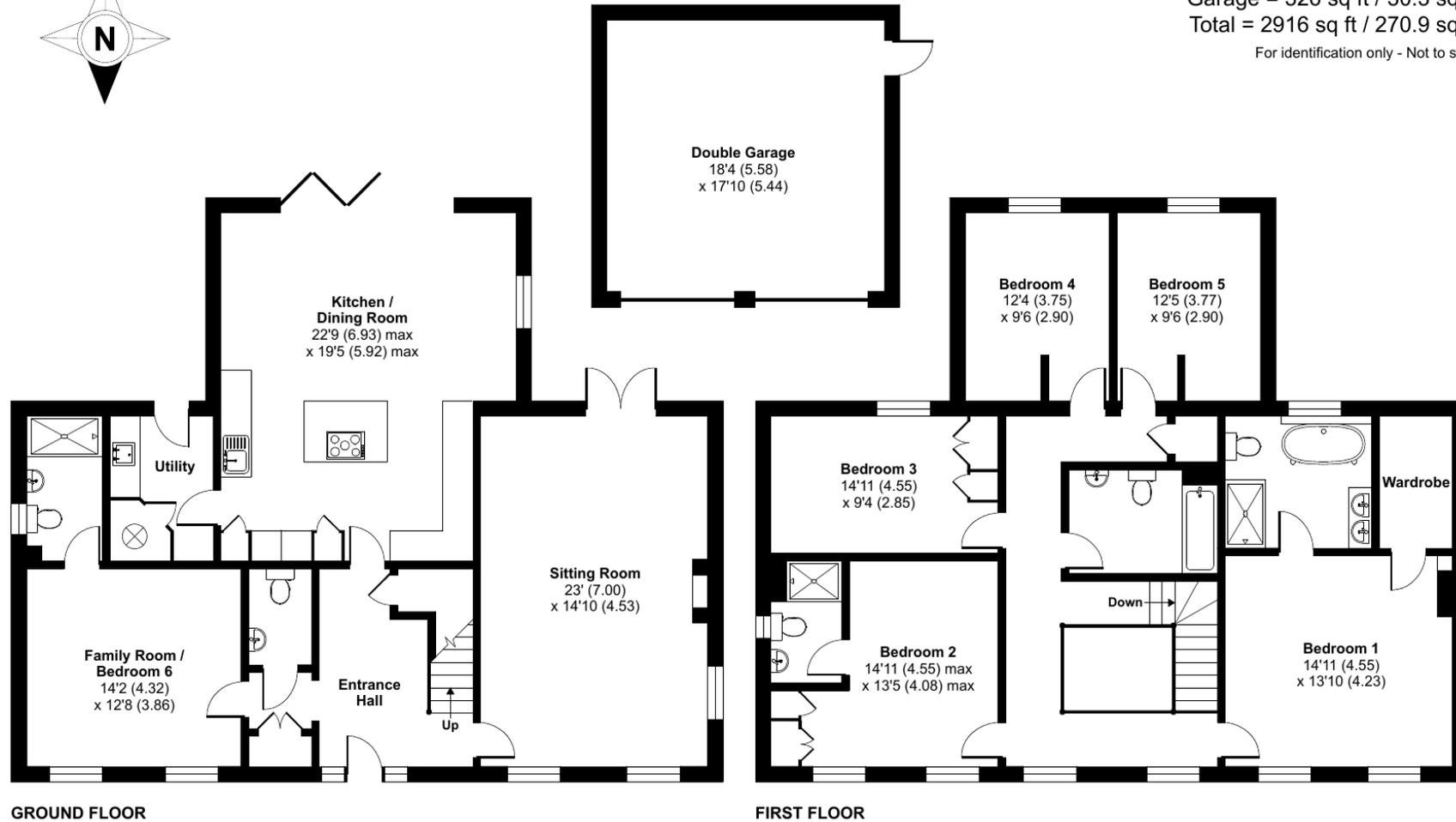
Lavender Close, Faulkland, Radstock, BA3

Approximate Area = 2590 sq ft / 240.6 sq m

Garage = 326 sq ft / 30.3 sq m

Total = 2916 sq ft / 270.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Fine & Country Homes of Bath Ltd.. REF: 1380424

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