



BROOK VIEW

FARMBOROUGH - SOMERSET

Brook View
Luxury detached homes



Introducing Brook View, Farmborough. An exclusive and striking collection of eight 4 bedroom detached houses located in a well connected village close to the city of Bath. These design lead homes have a modern open plan layout with heavily glazed elevations to make the most of the hillside position. Brook View offers a range of contemporary four bedroom homes ranging from 1900sqft to over 3000sqft all with an impressive considered specification and each with a double garage*, off street parking and private landscaped garden.

Set amidst attractive surrounding countryside Farmborough is a village situated approximately 8 miles by road from Bath and has many amenities. A well served community store with café is the hub of the village with two pubs, and a popular farm shop is near by. Also close by is The Pig hotel, spa and restaurant in Hunstrete as well as the pretty village of Chew Magna and the beauty spot of Chew Valley Lake.

Bus services stop within the village and good road routes from here are available down to the M5 and up to the M4 via Bristol or Bath. The nearest railway stations are Keynsham which provides connections to Bristol, and Bath Spa which offers onward connections through to London Paddington (from 85 mins), the north and the west. The World Heritage City of Bath is renowned for its vast array of cultural, shopping, leisure and sporting facilities.



Brook View, luxury homes

A collection of 8 contemporary designed detached, luxury houses in 10 acres of meadows. Finished to an incredibly high standard.

SITE PLAN



LOWER GROUND FLOOR

GARAGE



UPPER GROUND FLOOR

BROOK VIEW

House 1
EPC - B

LOWER GROUND FLOOR

Kitchen/ Breakfast Room	5.60m x 4.70m	18'4" x 15'4"
Diner	4.30m x 4.10m	14'1" x 13'3"
Living Room	7.20m x 5.10m	23'5" x 16'7"
Utility	3.30m x 2.10m	10'8" x 6'8"
Study	3.30m x 2.90m	10'8" x 9'5"
Pantry	1.90m x 1.50m	6'4" x 4'9"
Bedroom 2	4.70m x 3.70m	15'4" x 12'1"
Bedroom 4	4.90m x 3.10m	16'1" x 9'9"
Bedroom 5	4.80m x 3.00m	15'7" x 9'8"

UPPER GROUND FLOOR

Bedroom 1	6.60m x 4.10m	21'8" x 13'7"
Dressing Room	6.10m x 4.60m	20'1" x 15'0"
Bedroom 3 / Gym	4.40m x 3.90m	14'4" x 12'8"

UNDERCROFT

6.30m x 5.30m	20'7" x 17'4"
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GARAGE

6.30m x 5.30m	20'7" x 17'4"
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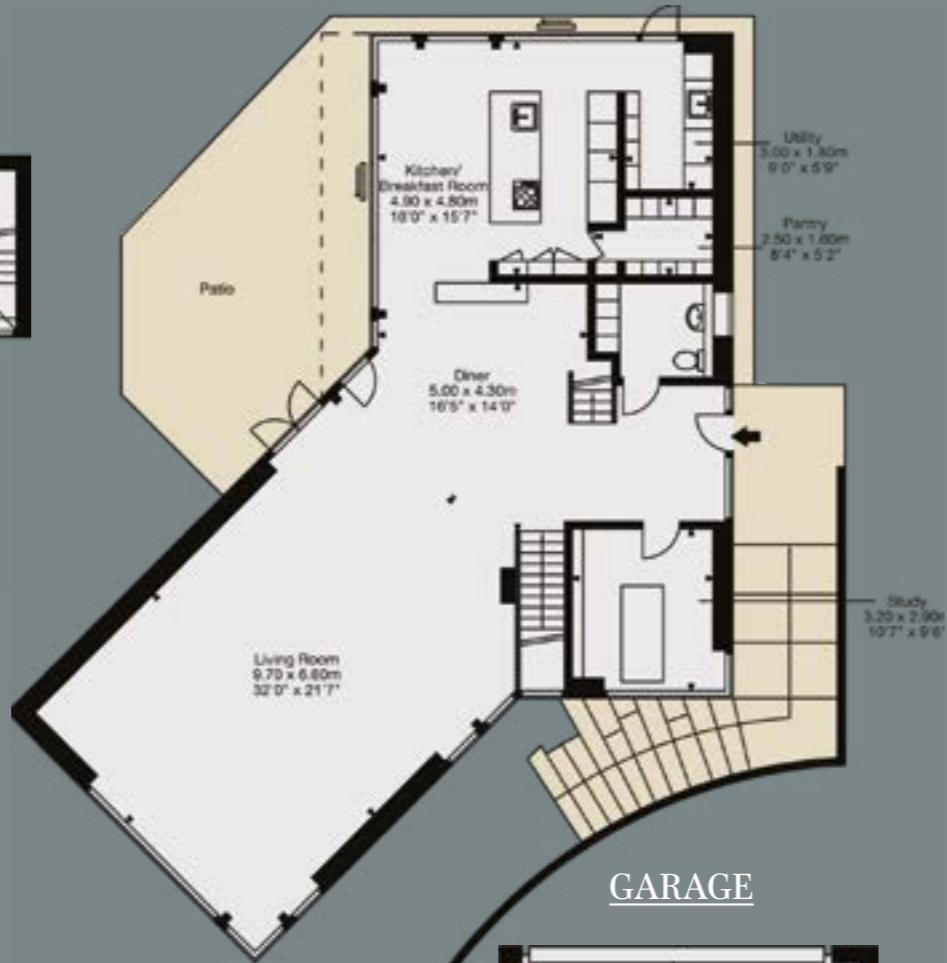
TOTAL

354 Sq M	3815 Sq Ft
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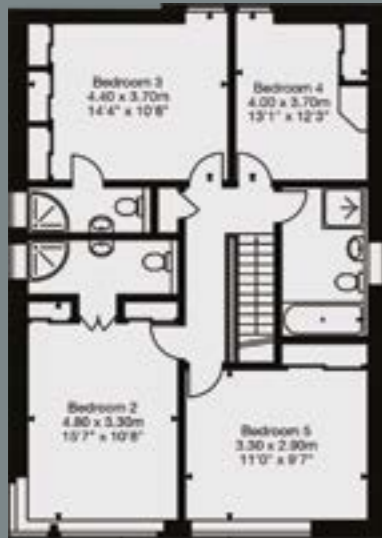


UPPER GROUND FLOOR

LOWER GROUND FLOOR



FIRST FLOOR



GARAGE



BROOK VIEW

House 2
EPC - B

UPPER GROUND FLOOR		
Kitchen / Breakfast Room	4.90m x 4.80m	16'0" x 15'7"
Diner	5.00m x 4.30m	16'5" x 14'0"
Living Room	9.70m x 6.60m	32'0" x 21'7"
LOWER GROUND FLOOR		
Cinema Room	5.00m x 4.20m	16'6" x 13'7"
Bedroom 1	5.30m x 3.50m	17'5" x 11'4"
FIRST FLOOR		
Bedroom 2	4.80m x 3.30m	15'7" x 10'8"
Bedroom 3	4.40m x 3.70m	14'4" x 10'8"
Bedroom 4	4.00m x 3.70m	13'1" x 12'3"
Bedroom 5	3.30m x 2.90m	11'0" x 9'7"
GARAGE	6.6m x 5.80m	21'6" x 19'0"
GARDEN ROOM	4.91m x 4.11m	16'1" x 13'6"
TOTAL	320 Sq M	3445 Sq Ft





BROOK VIEW

House 3
EPC - B

GROUND FLOOR

Dining/ Living Room	8.49m x 3.38m	27'10" x 11'1"
Kitchen	5.16m x 3.80m	16'11" x 12'6"
Bedroom 1	3.80m x 3.27m	12'6" x 10'9"
Bedroom 2	3.84m x 2.97m	12'6" x 10'9"
Bedroom 3	3.56m x 3.24m	11'8" x 10'8"
Bedroom 4	3.24m x 3.16m	10'8" x 10'4"
Bedroom 5	3.61m x 2.55m	11'10" x 8'4"

GARAGE	5.5m x 5.03m	18'1" x 16'6"
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GARDEN ROOM	4.91m x 4.11m	16'1" x 13'6"
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TOTAL	191 Sq M	2053 Sq Ft
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GROUND FLOOR



FIRST FLOOR



BROOK VIEW

House 4,5,6,7

EPC - B

FIRST FLOOR

Kitchen/ Dining/ Living Room	9.36m x 6.48m	30'9" x 21'3"
Bedroom 1	3.15m x 2.97m	10'4" x 9'9"
Dressing Room	3.00m x 1.93m	9'10" x 6'4"
Bedroom 2	3.06m x 2.73m	10'0" x 8'11"
Bedroom 3	3.14m x 2.51m	10'4" x 8'3"
Bedroom 4	3.46m x 2.72m	11'4" x 8'11"

GROUND FLOOR

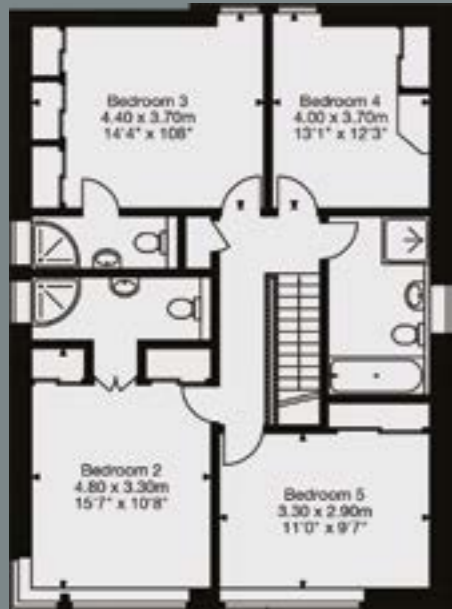
Garage	5.27m x 5.07m	17'3" x 16'8"
Reception Room	6.10m x 3.54m	20'0" x 11'8"
Study	5.53m x 2.79m	18'2" x 9'2"

TOTAL

209 Sq M 2257 Sq Ft



FIRST FLOOR



GARAGE



GROUND FLOOR



BROOK VIEW

House 8
EPC - B

GROUND FLOOR

Kitchen/ Breakfast Room	4.80m x 4.70m	15'7" x 15'4"
Diner	5.70m x 4.20m	18'7" x 13'7"
Living Room	6.20m x 4.60m	20'3" x 15'1"
Bedroom 1	5.40m x 3.50m	17'7" x 11'5"
Study	3.00m x 2.70m	9'8" x 8'8"

FIRST FLOOR

Bedroom 2	4.80m x 3.30m	15'7" x 10'8"
Bedroom 3	4.40m x 3.70m	14'4" x 10'8"
Bedroom 4	4.00m x 3.70m	13'1" x 12'3"
Bedroom 5	3.30m x 2.90m	11'0" x 9'7"

GARAGE	7.40m x 6.40m	24'2" X 21'0"
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TOTAL	250 Sq M	2694 Sq Ft
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Specification

Kitchen

20mm Quartz Counter top
Miele Appliances
Liebherr Appliance*
Neff Appliances*
Quoker Instant Boiling Water Tap
Undermount Sink

Bathroom

Clearwater Teardrop Bathtub*
Duravit Bathtub*
Catalano Wall Hung Toilet
Vado Zoo Waterfall Shower*
Clearwater Teardrop Sink*
Dune mixer tap

Sound, Vision & Connectivity

Significant wiring infrastructure
Burgular Alarm*
Cinema/TV Room*
Audio Installation*
Fibre optic
Electric car chargers*

Flooring & Joinary

Porcelain tiles
Carpet
Wood flooring*
Valchromat joinary
Veneered timber door
Timber cupboards

Heating

Underfloor heating
Wet system

Lighting

LED Downlighters
Up/Down accent lighting*
LED Strips*



* - not applicable for all plots

For more information please contact

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Capture Property Marketing 2018. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.