



BY DESIGN



Mandalay Cottage

Timsbury Road, Farmborough, BA2 0AB

Exceptional Country Home with Annexe, Private Grounds and over 4,400 sq ft of Versatile Living Space

This versatile country home offers refined living with multiple reception spaces, a stunning kitchen hub, five bedrooms, a superb gym suite, self-contained annexe and beautifully landscaped gardens, all set within a private and well-connected countryside setting.

Set behind electric gates and approached via a sweeping private drive, the house reveals itself with quiet confidence - natural stone elevations, balanced architecture, and a sense of arrival that immediately feels both established and considered.

From here, the scale begins to unfold. Positioned on a plot of around 0.75 of an acre, this is a home designed not just for day-to-day living, but for entertaining, retreating, and adapting as life evolves.

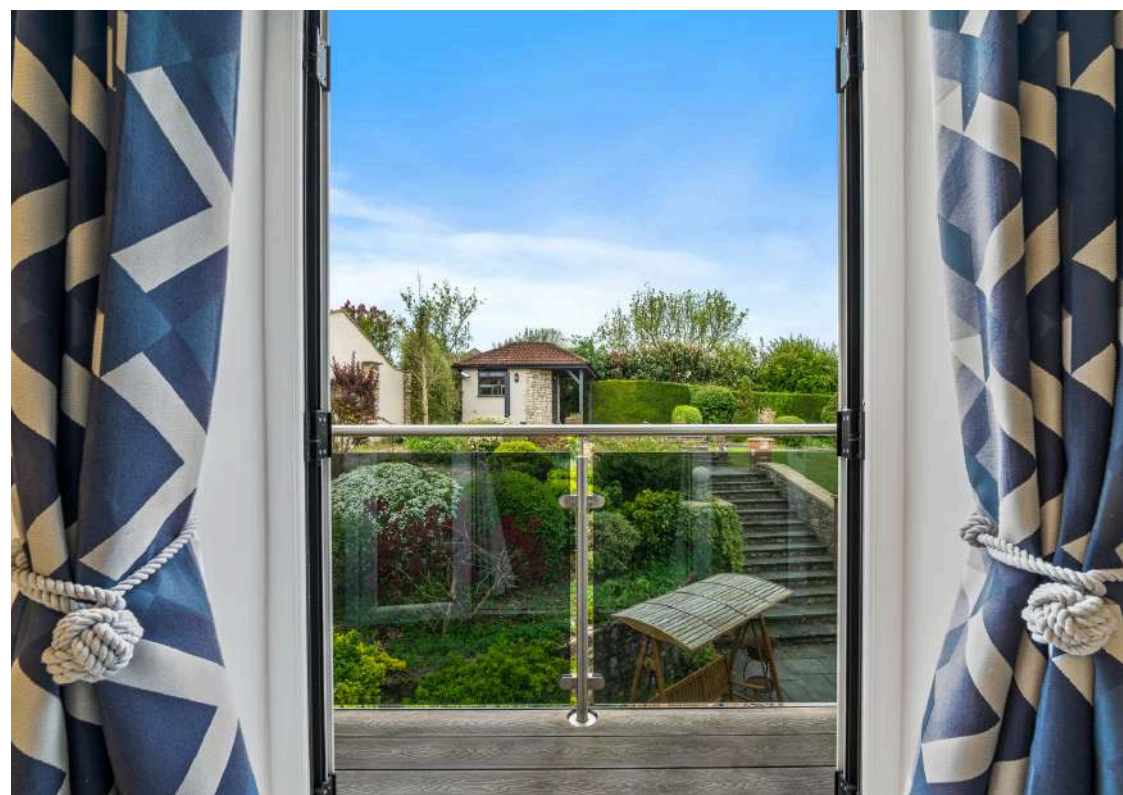


































Key features

Downstairs

At the heart of Mandalay Cottage lies a beautifully designed open-plan kitchen and living space with underfloor heating, centred around a substantial island and circular dining area. Oak doors conceal a walk-in pantry, while trifold doors open onto the south-facing terrace.

A striking stone archway leads to a second reception area with French doors to the rear garden, complemented by a separate utility room. Additional reception rooms offer quieter spaces beside a wood-burning stove and a dining area, while a dedicated home office overlooks the front garden.

The flow throughout the ground floor has been carefully considered, ensuring each space connects intuitively while retaining its own identity.

Integrated Sonos audio runs throughout the house.

A particular highlight is the impressive air-conditioned gym, flooded with natural light through wide arched windows and complete with its own shower room, offering flexibility for wellness, studio or ancillary use.

Upstairs

The principal suite is exactly what a house of this calibre demands - generous, private, and indulgent. A dressing room, balcony overlooking the rear garden, beautifully finished en-suite with underfloor heating, and the rare addition of a private sauna elevate this space beyond the expected, creating a true retreat within the home. The remaining double bedrooms are equally well-proportioned and thoughtfully arranged, one of which benefits from a large balcony with far-reaching views.

Outside

beautifully established grounds unfold into terraces, lawns and seating areas, centred around a superb oak-framed pavilion with wood-burning stove for year-round entertaining.

A self-contained detached annexe offers ideal guest or multi-generational accommodation, while a double garage and extensive driveway ensure everyday practicality matches the home's exceptional lifestyle appeal.





Approx. Gross Internal Floor Area 4437 sq. ft / 412.00 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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About the area

Farmborough

Set amidst gently rolling countryside, Farmborough offers a way of life that feels peaceful, connected and deeply rooted in community. Positioned within easy reach of Bath and Bristol, the village appeals to those seeking country living without sacrificing accessibility. The village primary school is well regarded and contributes strongly to family demand in the area. Surrounded by beautiful walking and cycling routes, yet remaining remarkably well connected.

Farmborough Memorial Hall acts as a central hub for village life and hosts a wide range of community events, meetings, celebrations and social activities throughout the year.

Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty.

Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.



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International audience

local knowledge

