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OLBURNE PARK IS A NEW DEVELOPMENT OF GEORGIAN-STYLE HOUSES, VILLAS AND APARTMENTS LOCATED IN A PARKLAND SETTING WITHIN WALKING DISTANCE OF BATH CITY CENTRE.

AN IDYLLIC LOCATION

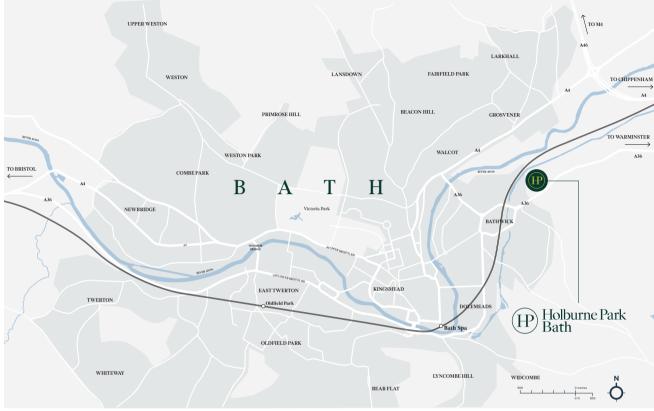
ET IN OVER SIX ACRES OF LANDSCAPED PARKLAND WITHIN BATH'S CONSERVATION AREA, HOLBURNE PARK INCORPORATES GENEROUS GREEN SPACES AND BOASTS EXPANSIVE VIEWS ACROSS THE CITY'S SKYLINE AND BEYOND.



A pathway leads down to the scenic Kennet and Avon Canal, where you will find Britain's most popular long-distance waterside cycle route, while the city centre is a 20 minute walk away*.

There are excellent local schools including Ofsted Outstanding Bathwick St Mary's C of E Primary School and ISI Excellent King Edward's School in Bath, with the University of Bath within easy reach by car or bus.

Well connected by rail and road, there are regular highspeed train services to London and other major cities from nearby Bath Spa Train Station, with the nearest M4 junction just a 20-minute drive from Holburne Park.







OLBURNE PARK PRESENTS AN EXCELLENT LIFESTYLE CHOICE, WITH THE BEST OF CITY AND COUNTRY ON YOUR DOORSTEP.

Its elegant Georgian architecture set against the backdrop of sweeping green countryside makes Bath one of the most picturesque cities in the country. Designated a World Heritage Site by UNESCO, Bath's famous landmarks such as The Circus, Thermae Bath Spa and the Roman Baths draw visitors from all over the world.

Yet while its classic beauty is a big part of its appeal, what makes Bath such a popular place to live today is the opportunity to enjoy modern city living on a smaller scale with a unique, fascinating culture that truly sets it apart from other UK cities.

A destination for food lovers, Bath's eateries feature a mix of well-known names and popular independents, a pattern echoed by its shops, where leading designer and high street brands sit alongside boutique stores and markets.

A thriving arts scene includes theatres, galleries and a busy cultural calendar, with annual events such as the popular Bath Festival, Children's Literature Festival and Bath Fashion Week.

As well as close proximity to swathes of countryside and impressive parks, Bath Rugby Club, Bath Golf Club and the exceptional facilities at Bath University are just a few examples of the sports and leisure opportunities available here.







THE VILLA COLLECTION

Neutral tones throughout create an ideal backdrop to personalise with your own style and colour.

Kitchens by German manufacturer Hacker are designed in either a traditional shaker style or a more modern, minimal look, and are fully equipped with integrated appliances. Bathrooms feature white sanitaryware with concealed cistern WC's for a fresh, clean appearance.

Rich wool carpets in the well-proportioned bedrooms, plus underfloor heating in all bathrooms, add to the comfort of each home.

All houses at Holburne Park have provision for ultrafast broadband connectivity and offer flexible living spaces that can be easily adapted for home working, with all villas offering a dedicated home office.



Interior images: FInch type show house



R EFLECTING BATH'S GEORGIAN ARCHITECTURE, EACH OF THE VILLAS FEATURE GOLDEN BATH STONE FAÇADES THAT ADD A TRADITIONAL FEEL TO THESE BEAUTIFULLY FINISHED CONTEMPORARY VILLAS.

> Inside, traditional detailing adds a classic touch to the interiors that have been designed to create a sense of modern luxury. A feeling of space and openness is enhanced by the generous ground floor ceiling heights while focal points include traditional feature fireplaces.

DISCLAIMER:

Disclaimer: This CCI/photo hybrid was prepared from preliminary plans and specifications before the completion of the development. It is intended only as a guide. Details may have changed during construction and final mishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. July 2021.

PLOTS 164 & 165



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PLOT 121



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SITE MAP



(10)

PLOTS 159 & 164

FIRST FLOOR

• • 0_____ Utility 00 00 :0 (\bullet) WC Kitchen Living Room Hallway

226 sq m

2.18 x 6.13 m

2.18 x 1.09 m

2.18 x 2.66 m

5.26 x 4.93 m

5.26 x 4.96 m

2,434 sq ft

7'2" x 20'1"

7'2" x 3'7"

7'2" x 8'9"

17'3" x 16'2

17'3" x 16'3"

Office

Washroom

House area (NIA):

Hallway

WC

Utility

Dining/Kitchen

Living Room

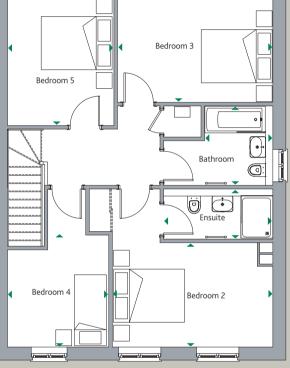
GROUND FLOOR

Office Principal Bedroom
Dressing Room Ensuite
washroom

	Snug	
Princpal Bedroom	5.26 x 3.76 m	17'3" x 12'4"
Ensuite	3.04 x 2.31 m	9'12" x 7'7"
Dressing Room	2.17 x 2.28 m	7'1" x 7'6"
Snug	5.26 x 3.74 m	17'3" x 12'3"

6'11" x 8'3"

7'2" x 5'10"



SECOND FLOOR

Bedroom 2	4.53 x 2.94 m	14'10" x 9'8"
Ensuite	3.14 x 1.45 m	10'4" x 4'9"
Bedroom 3	4.38 x 3.11 m	14'4" x 10'2""
Bedroom 4	2.85 x 2.74 m	9'4" x 8'12"
Bedroom 5	3.00 x 3.76 m	9'10" x 12'4"
Bathroom	1.97 x 2.27 m	6'6" x 7'5"

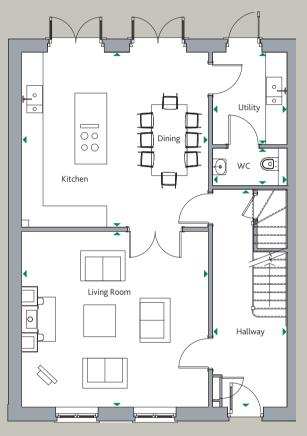
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2.10 x 2.51 m

2.18 x 1.77 m

PLOTS 160 & 165

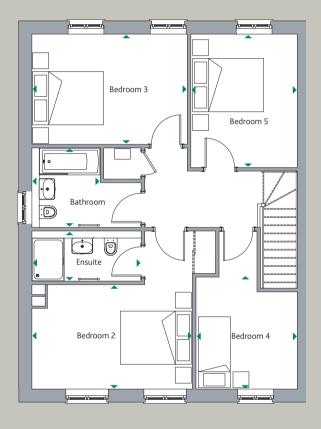
GROUND FLOOR



Principal Bedroom
Ensuite Dressing Room

FIRST FLOOR

SECOND FLOOR



House area (NIA):	226 sq m	2,434 sq ft
Hallway	2.18 x 6.13 m	7'2" x 20'1"
WC	2.18 x 1.09 m	7'2" x 3'7"
Utility	2.18 x 2.66 m	7'2" x 8'9"
Dining/Kitchen	5.26 x 4.93 m	17'3" x 16'2
Living Room	5.26 x 4.96 m	17'3" x 16'3"

Princpal Bedroom	5.26 x 3.76 m	17'3" x 12'4"
Ensuite	3.04 x 2.31 m	9'12" x 7'7"
Dressing Room	2.17 x 2.28 m	7'1" x 7'6"
Snug	5.26 x 3.74 m	17'3" x 12'3"
Office	2.10 x 2.51 m	6'11" x 8'3"
Washroom	2.18 x 1.77 m	7'2" x 5'10"

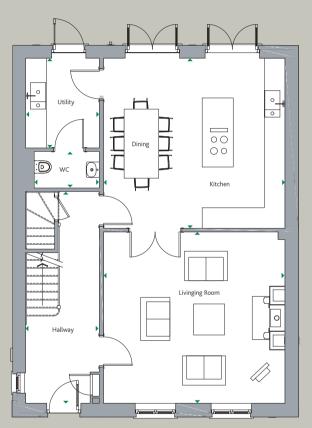
Bedroom 2	4.53 x 2.94 m	14'10" x 9'8"
Ensuite	3.14 x 1.45 m	10'4" x 4'9"
Bedroom 3	4.38 x 3.11 m	14'4" x 10'2""
Bedroom 4	2.85 x 2.74 m	9'4" x 8'12"
Bedroom 5	3.00 x 3.76 m	9'10" x 12'4"
Bathroom	1.97 x 2.27 m	6'6" x 7'5"

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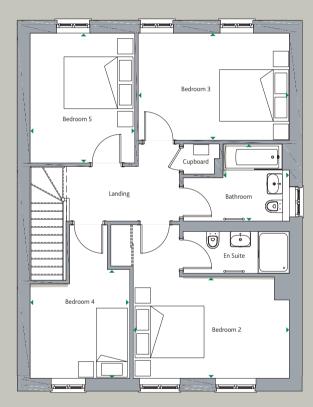
PLOT 121

FIRST FLOOR

GROUND FLOOR







SECOND FLOOR

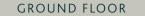
House area (NIA):	227 m ²	2445 sq ft
Hallway	2.19 x 4.42	7'2" x 14'6"
WC	2.19 x 1.00	7'2" x 8'9"
Utility	2.19 x 2.66	7'2" x 8'9"
Dining/Kitchen	5.26 x 4.93	17'3" x 16'2"
Living Room	5.26 x 4.99	17'3" x 16'4"

Princpal Bedroom	5.26 x 3.76	17'3" x 12'4"
Ensuite	3.04 x 2.13	9'12" x 6'12"
Dressing Room	2.17 x 2.28	7'1" x 7'6"
Snug	5.26 x 3.74	17'3" x 12'3"
Office	2.13 x 2.51	7'0" x 8'3"
Washroom	2.18 x 1.77 m	7'2" x 5'10"

Bedroom 2	4.53 x 2.94	14'10" × 9'8"
Ensuite	3.14 x 1.45	10'3" x 4'9"
Bedroom 3	4.38 x 3.11	14'4" x 10'4"
Bedroom 4	2.89 x 2.74	9'6" x 8'12"
Bedroom 5	3.04 x 3.76	9'11" x 12'4"
Bathroom	1.97 x 2.27	6'5" x 7'5"

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PLOTS 122, 123 & 169



FIRST FLOOR

SECOND FLOOR



House area (NIA):	237 sq m	2,555 sq ft
Garage	3.00 x 5.07 m	9'10" x 16'8"
Hallway	2.19 x 6.13 m	7'2" x 20'1"
WC	1.79 x 1.43 m	5'10" x 4'8"
Utility	1.86 x 1.89 m	6'1" x 6'2"
Dining/Kitchen	7.52 x 4.93 m	24'8" x 16'2"
Living Room	5.26 x 4.99 m	17'3" x 16'4"

Princpal Bedroom	5.26 x 3.76 m	17'3" x 12'4"
Ensuite	3.04 x 2.31 m	9'12" x 7'7"
Dressing Room	2.17 x 2.28 m	7'1" x 7'6"
Snug	5.26 x 3.76 m	17'3" x 12'4"
Office	2.13 x 2.51 m	6'12" x 8'3"
Washroom	2.48 x 1.77 m	8'2" x 5'10"

Bedroom 2	4.53 x 2.94 m	14'10" x 9'8"
Ensuite	3.14 x 1.45 m	10'4" x 4'9"
Bedroom 3	4.38 x 3.11 m	14'4" x 10'2""
Bedroom 4	2.89 x 2.74 m	9'6" x 8'12"
Bedroom 5	3.04 x 3.76 m	9'12" x 12'4"
Bathroom	1.97 x 2.27 m	6'6" x 7'5"

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Interior images: Finch type show house

SPECIFICATION

GENERAL

- Finished in locally sourced Bath Stone from Hartham Park Stone Quarry
- Entrance with stone detailing, lighting and panelled front door
- Double glazed hardwood timber frame windows
- Off-street car parking to all villas
- Garages with through access to the house to Plots 122, 123 and 169
- Electric car charging points to Plots 159, 165, 121, 122, 123 and 169

INTERIORS

- Oak engineered timber flooring with contemporary loop pile carpet to bedrooms
- Contemporary skirting with routered groove and bespoke single groove architraves for contemporary clean lines throughout
- Classic contemporary 3 panel internal doors with square satin stainless steel door furniture
- Gas central heating with underfloor heating to ground floor and radiators to upper floors

KITCHENS

- Traditional style kitchen to Plots 159, 165, 121, 122, 123 and 169
- Modern style kitchen to Plots 160 and 164
- Kitchen island with built-in wine cooler, induction hob and extractor fan
- Integrated oven, microwave oven, dishwasher, fridge freezer and wine cooler
- Quartz white worktop and upstand
- 1 ½ bowl undermounted sink with 3 in 1 boiling hot water tap and built-in waste disposal unit

BATHROOMS

- White sanitaryware to all bathrooms, ensuites and cloakrooms.
- Thermostatically controlled showers with minimal chrome framed shower screens with toughened 'easy clean' glass
- Main bathroom includes stone tiles to walls, floors and bath panels
- Ensuites include shower enclosure with tiled walls and floors

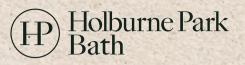
TECHNOLOGY

- Holburne Park is a full fibre to the premises (FTTP) development offering provision for broadband connection speeds up to 900Mbps with minimum guaranteed speed of 330Mbps
- Satin stainless steel power sockets with USB points to selected sockets
- Shaver sockets to main bathroom and ensuite -
- Cat 5 data points
- TV outlets with twin satellite connections
- Outside power point

GARDENS

- Bespoke rear gardens to each house with a combination of lawned and paved areas with solid wooden fence surround, outside tap and power point.
- For plot specific garden details please speak to your sales agent.





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November 2021