

THE **VILLA** COLLECTION

Reflecting Bath's Georgian architecture, each of the villas feature golden Bath Stone façades that add a traditional feel to these beautifully finished contemporary villas.



PLOTS 159 & 164

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.

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.

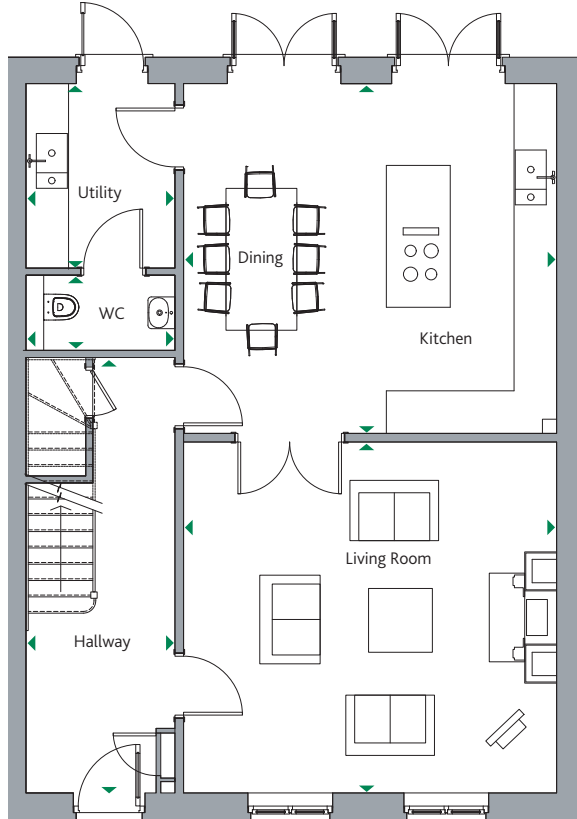
Rich wool carpets in the well-proportioned bedrooms, plus underfloor heating in all bathrooms, add to the comfort of each home.

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.

Bespoke gardens to each villa feature a combination of lawned and paved areas, screened for privacy with attractive wooden fencing.

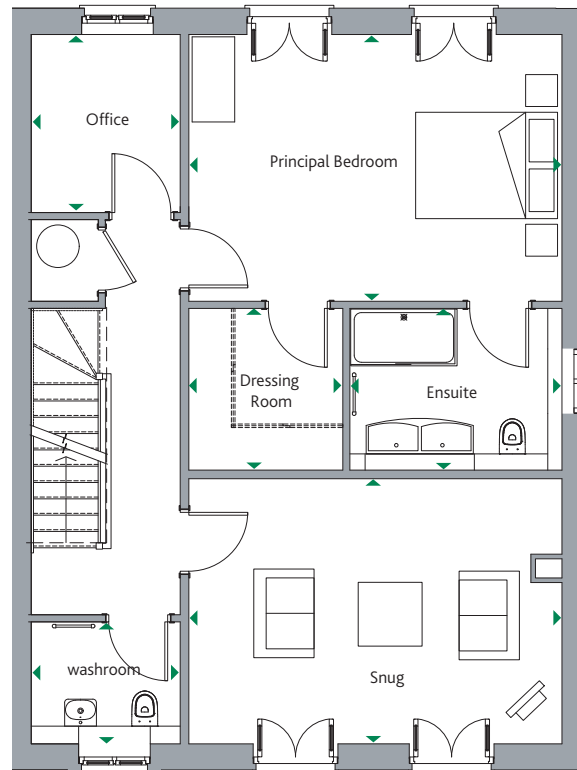
PLOTS 159 & 164

GROUND FLOOR



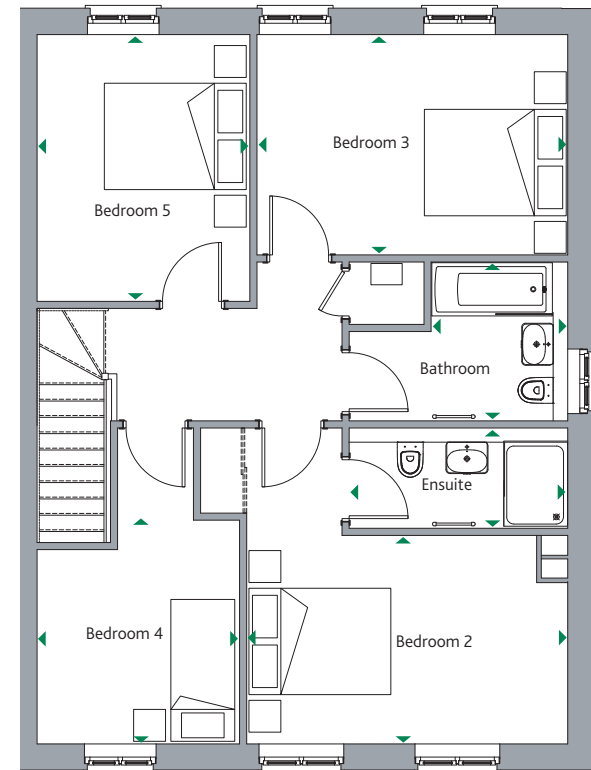
House area (NIA):	226 sq m	2,434 sq ft
Hallway	2.18 x 6.13 m	7'2" x 20'1"
WC	2.18 x 1.09 m	7'2" x 3'7"
Utility	2.18 x 2.66 m	7'2" x 8'9"
Dining/Kitchen	5.26 x 4.93 m	17'3" x 16'2"
Living Room	5.26 x 4.96 m	17'3" x 16'3"

FIRST FLOOR



Principal 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"

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"



Rosemary McAndrew
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November 2021

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PLOTS 160 & 166

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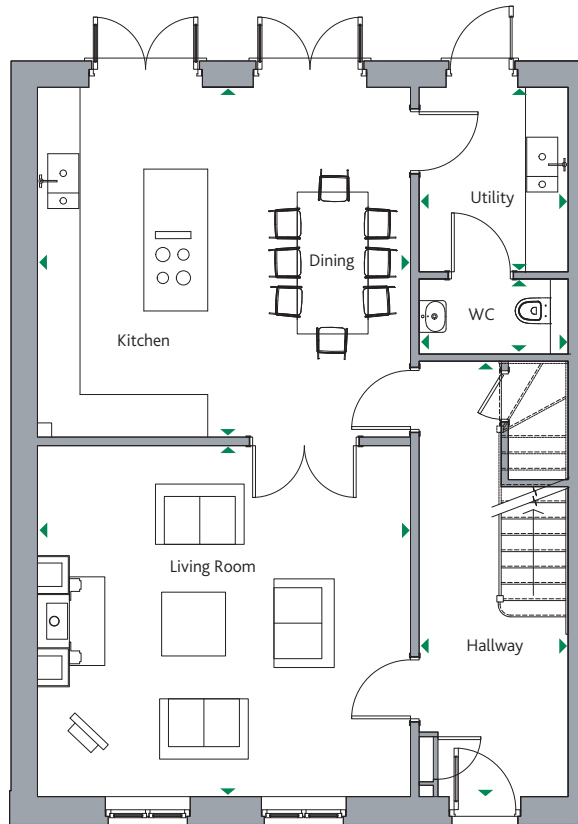
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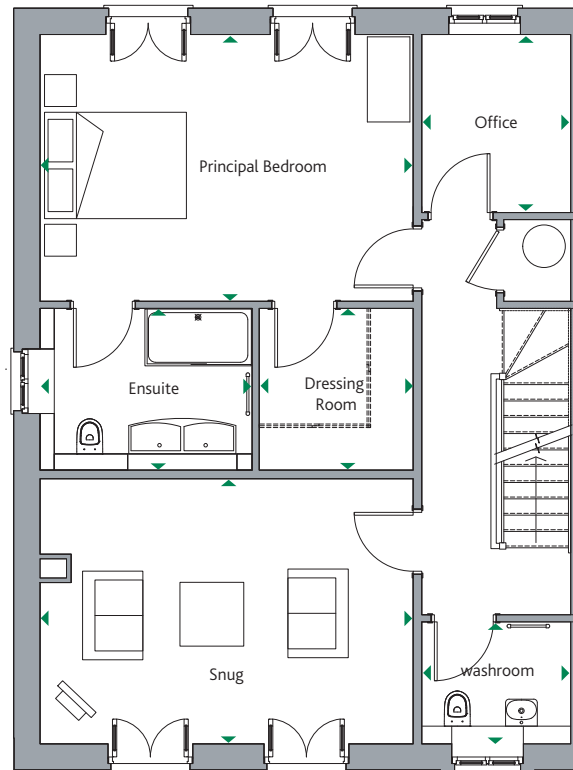
Bespoke gardens to each villa feature a combination of lawned and paved areas, screened for privacy with attractive wooden fencing.

PLOTS 160 & 165

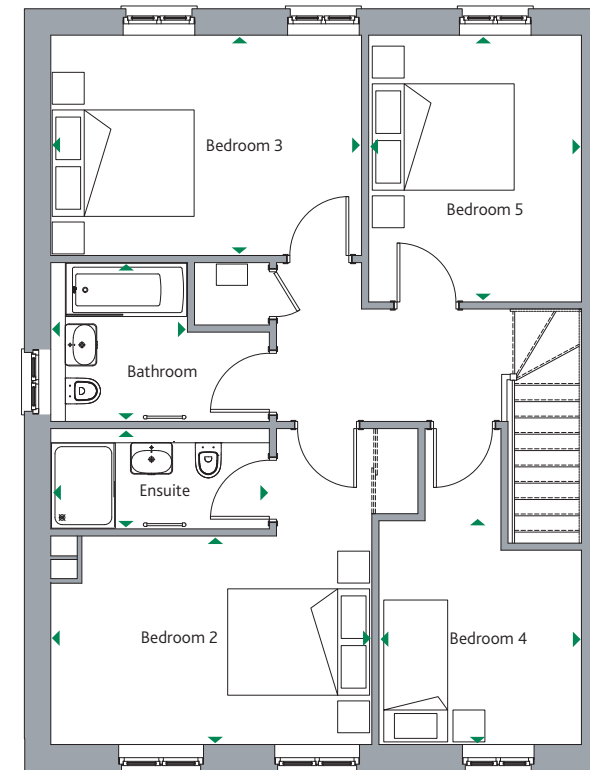
GROUND FLOOR



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"
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PLOT 121

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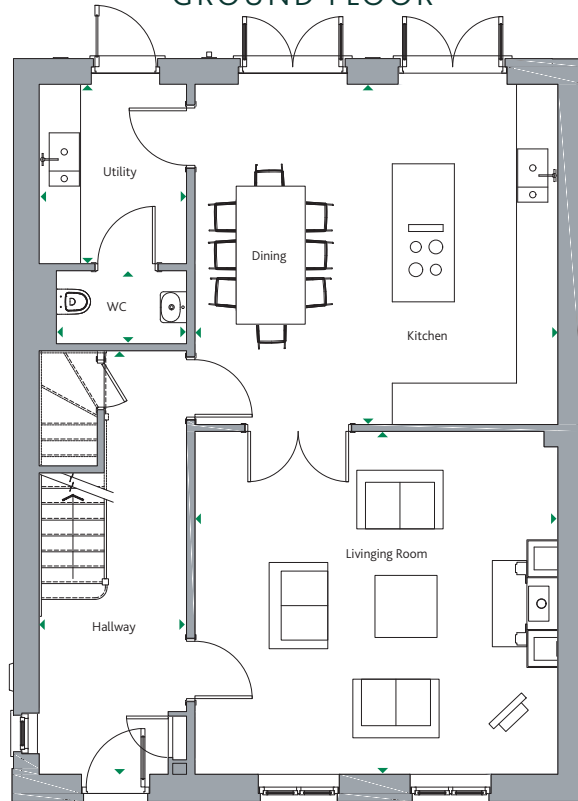
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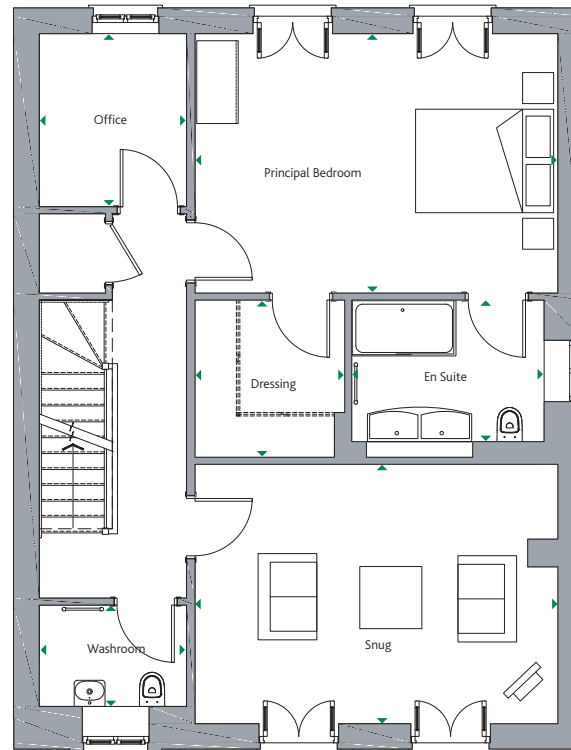
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PLOT 121

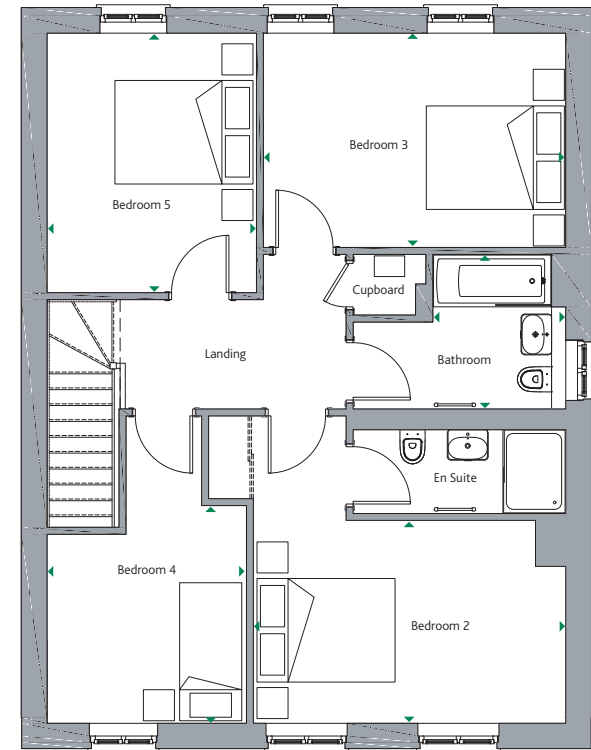
GROUND FLOOR



FIRST 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"

Principal 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" x 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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PLOT 122, 123 & 169

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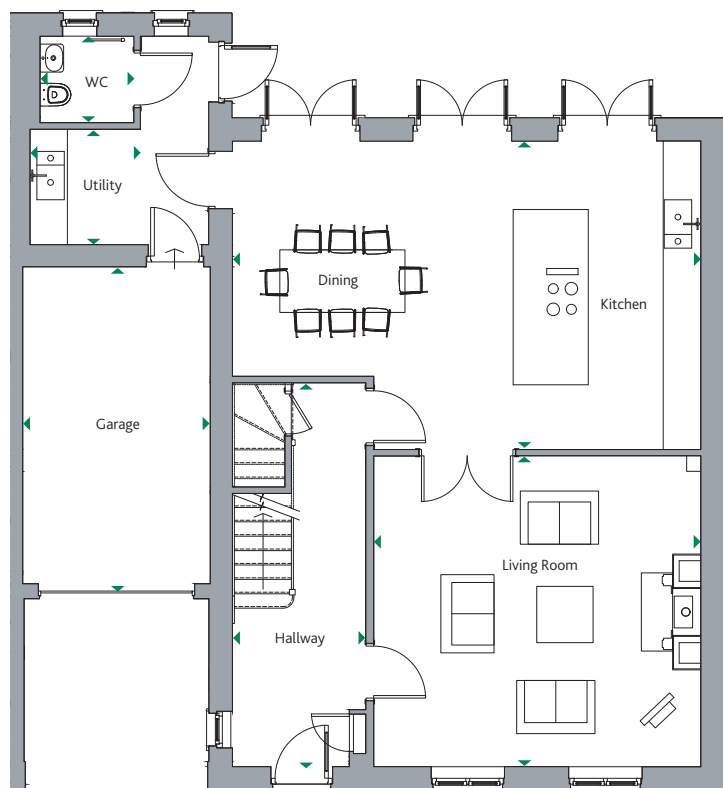
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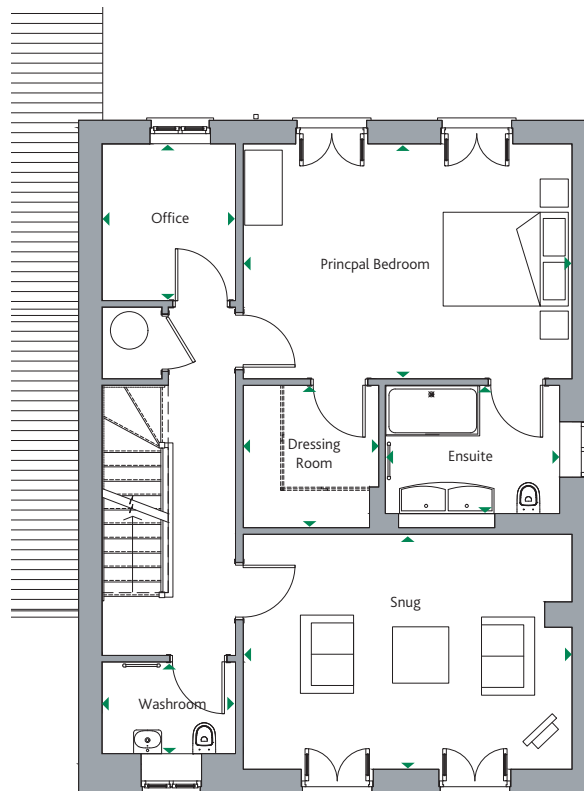
These plots benefit from a garage with through access to the house.

PLOTS 122, 123 & 169

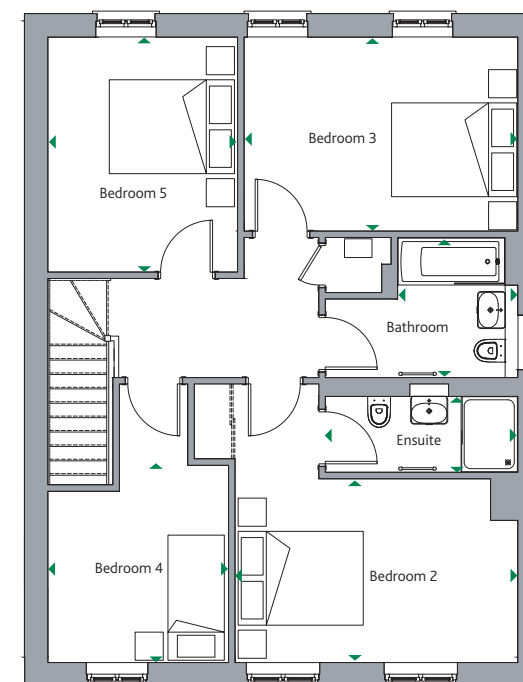
GROUND FLOOR



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"

Principal 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"
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