



# THE KINLET

 Holburne Park  
Bath





# Parklife

**H**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 IDYLIC LOCATION

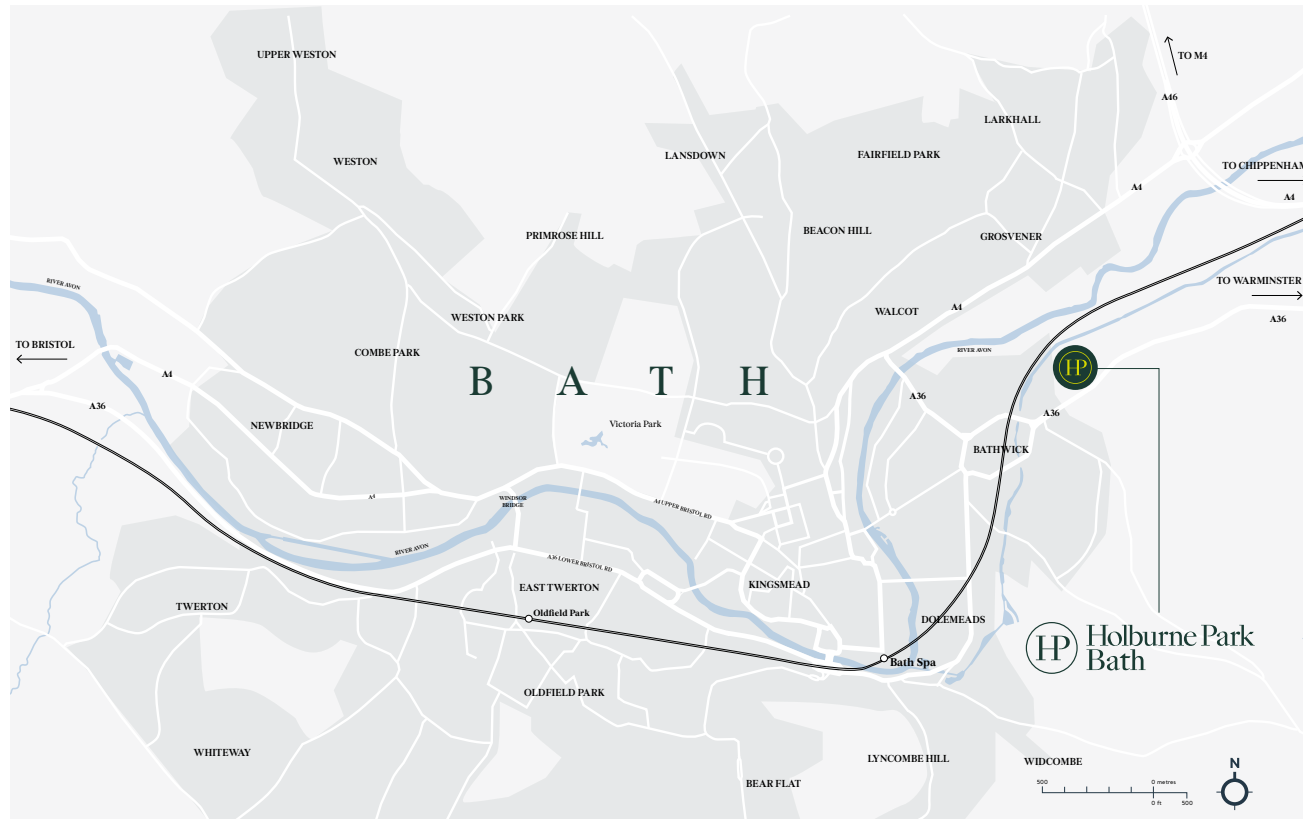
**S**ET IN OVER SIX ACRES OF PARKLAND WITHIN BATH'S CONSERVATION AREA, HOLBURNE PARK INCORPORATES GENEROUS GREEN SPACES AND BOASTS EXPANSIVE VIEWS ACROSS THE CITY'S SKYLINE AND BEYOND.



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 high-speed 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.



\*Google Maps Nov 2021. Holburne Park to Pulteney Bridge.



# HISTORIC BATH





# HOLBURN 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 KINLET

**R**ELECTING BATH'S GEORGIAN ARCHITECTURE, THE KINLET COLLECTION OF FOUR BEDROOM HOMES FEATURE GOLDEN BATH STONE FAÇADES THAT ADD A TRADITIONAL FEEL TO THESE BEAUTIFULLY FINISHED CONTEMPORARY HOUSES.

The Kinlet interiors have been designed to create a sense of modern luxury with open plan kitchen/dining/living area on the ground floor.

Kitchens are designed in a contemporary style and fully equipped with integrated appliances, complete with kitchen island.

The first floor comprises a main bathroom, principal bedroom with ensuite shower room along with three further bedrooms.

All houses at Holburne Park have provision for ultrafast broadband connectivity and offer flexible living spaces that can be easily adapted for home working.

Gardens feature a combination of lawned and paved areas. Allocated car parking is provided along the rear of the houses with additional access to the houses via the rear gardens.



CGI



CGI CGI







**DISCLAIMER:**  
Disclaimer: This CGI/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 finishes 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.



# SITE MAP

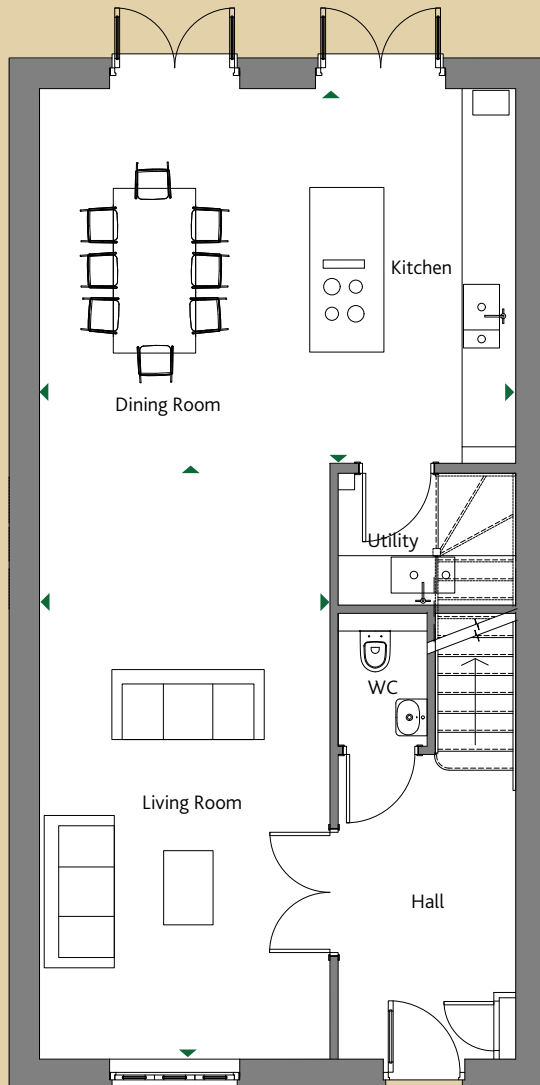




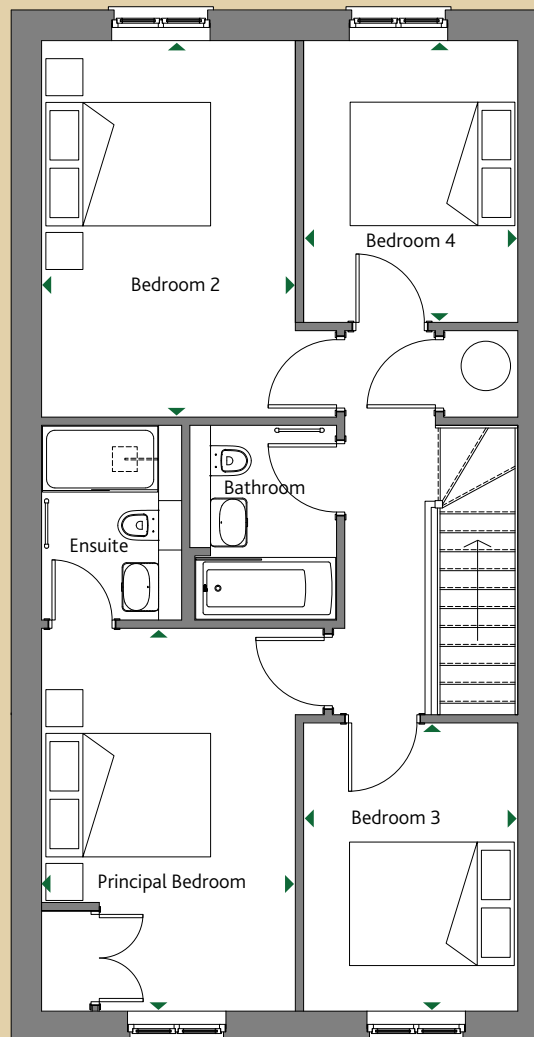
# THE HOUSES

PLOTS 98, 99, 100, 103, 104, 105, 172, 173 & 174

GROUND FLOOR



FIRST FLOOR



<b>House area (NIA):</b>	<b>137 sq m</b>	<b>1,475 sq ft</b>
<b>Ground Floor</b>		
Living Room	3.53 x 7.24 m	11'7" x 23'9"
Dining/Kitchen	5.78 x 4.55 m	18'12" x 14'11"
<b>First Floor</b>		
Principal Bedroom	3.11 x 4.65m	10'2" x 15'3"
Bedroom 2	3.08 x 4.57 m	10'1" x 14'12"
Bedroom 3	2.60 x 3.50 m	8'6" x 11'6"
Bedroom 4	2.60 x 3.42m	8'6" x 11'3"

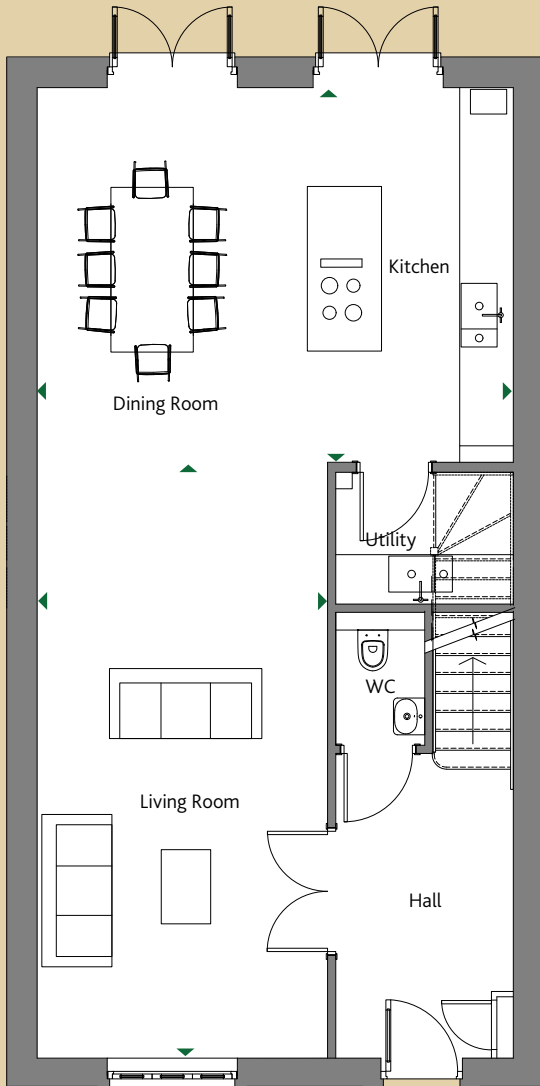
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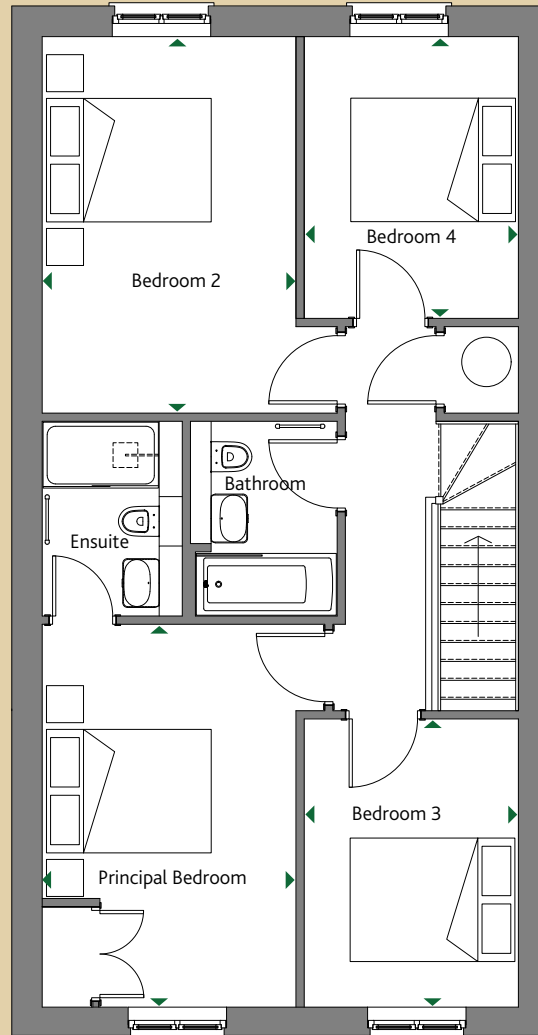


PLOTS 101 & 171

GROUND FLOOR



FIRST FLOOR



House area (NIA): 137 sq m 1,475 sq ft

Ground Floor

Living Room 3.55 x 7.24 m 11'8" x 23'9"

Dining/Kitchen 5.81 x 4.55 m 19'0" x 14'11"

First Floor

Principal Bedroom 3.11 x 4.65m 10'2" x 15'3"

Bedroom 2 3.11 x 4.57 m 10'2" x 14'12"

Bedroom 3 2.60 x 3.50 m 8'6" x 11'6"

Bedroom 4 2.60 x 3.42m 8'6" x 11'3"

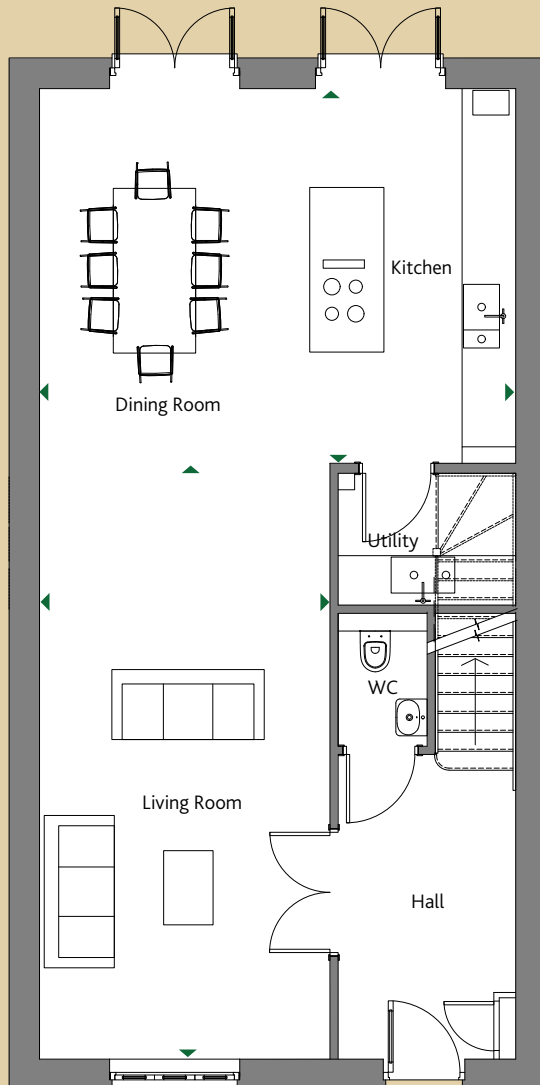
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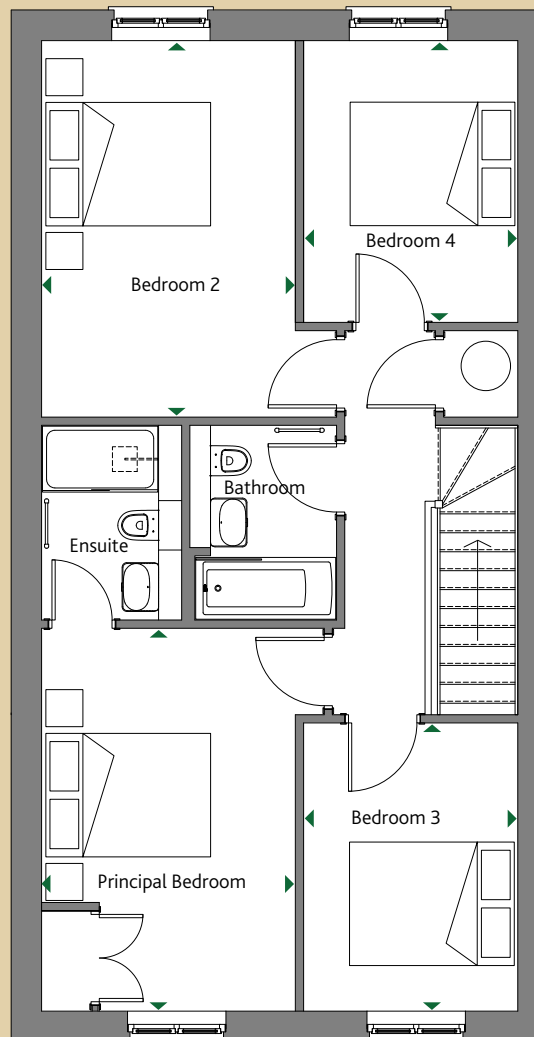


**PLOTS 102 & 170**

**GROUND FLOOR**



**FIRST FLOOR**



<b>House area (NIA):</b>	<b>137 sq m</b>	<b>1,475 sq ft</b>
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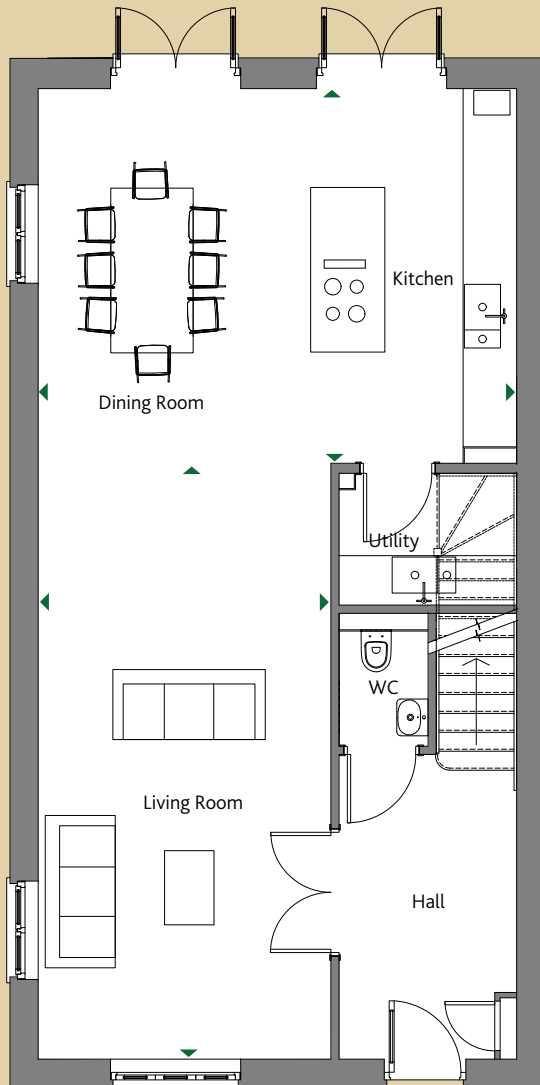
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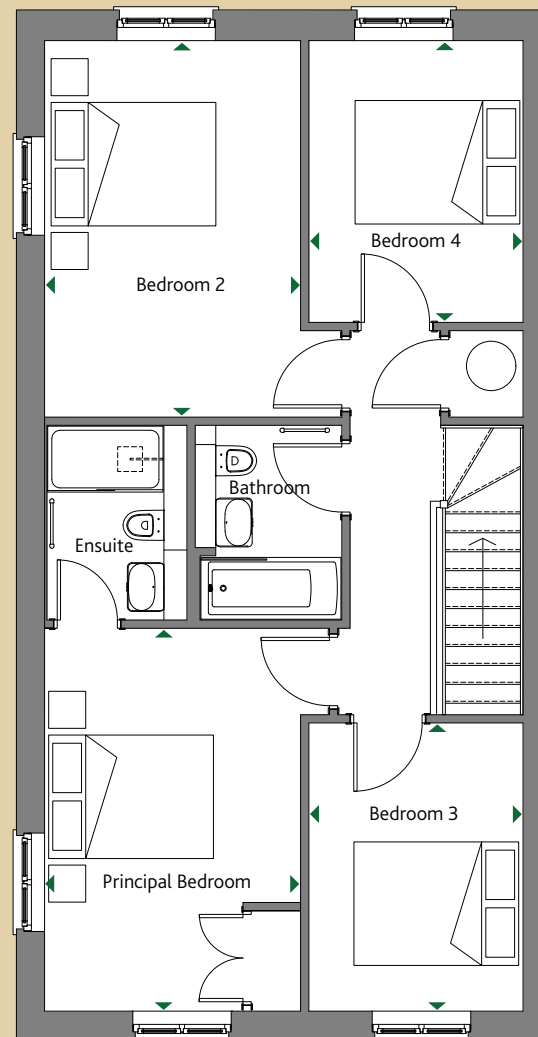


## PLOT 106

### GROUND FLOOR



### FIRST FLOOR

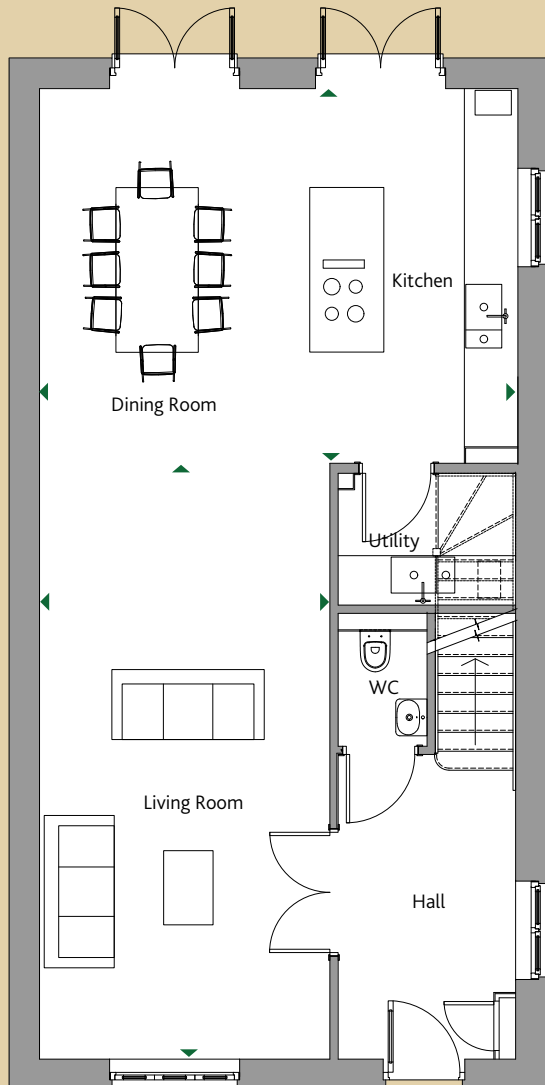


<b>House area (NIA):</b>	<b>137 sq m</b>	<b>1,475 sq ft</b>
<b>Ground Floor</b>		
Living Room	3.55 x 7.24 m	11'8" x 23'9"
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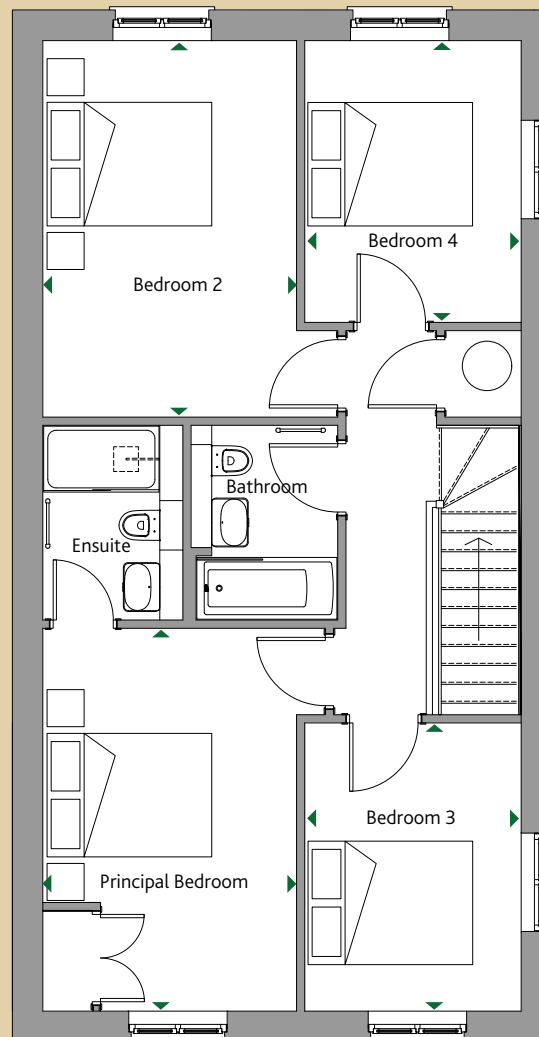
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## PLOT 175

### GROUND FLOOR



### FIRST FLOOR



**House area (NIA):** 137 sq m 1,475 sq ft

#### Ground Floor

Living Room 3.53 x 7.24 m 11'7" x 23'9"

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#### First Floor

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CGI



CGI



CGI



# 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
- 2 off-street car parking spaces per house

## INTERIORS

- Herringbone LVT flooring to ground floor living areas
- Neutral carpet to bedrooms
- Contemporary skirting with routed groove and bespoke single groove architraves for contemporary clean lines throughout
- Classic contemporary panelled internal doors with square satin stainless steel door furniture
- Gas central heating with underfloor heating to ground floor and radiators to first floor

## KITCHEN/UTILITY

- Contemporary kitchens with display shelving
- Freestanding island with induction hob and overhead extractor fan
- Integrated oven, microwave oven, dishwasher and fridge freezer
- Quartz platinum white worktop and upstand
- 1 ½ bowl undermounted basin with instant hot water tap
- Freestanding washer/dryer to utility room

## 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 tiled walls, floors and bath panels
- Principal ensuite includes shower enclosure with tiled walls and shower tray

## 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 6 data points
- TV outlets with twin satellite connections

## GARDENS

- Rear gardens with a combination of lawned and paved areas, outside tap and power point.



# THE KINLET



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May 2023