



The Bathwick Collection

# Site Map





An aerial photograph of Bath, England, at sunset. The city is nestled in a valley, with its historic stone buildings and a prominent church spire visible. The sky is a warm orange and yellow, and the surrounding hills are silhouetted against the light. The word "Parklife" is overlaid in a large, bold, yellow serif font across the middle of the image.

# Parklife

Holburne Park is a new development of Georgian-style houses, villas and apartments located in a parkland setting within walking distance of Bath City Centre.



# Historic Bath





**H**olburne Park is just a short stroll from the beautiful, vibrant city of Bath and everything it has to offer.

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.





## An idyllic location





**S**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 short walk away.

There are excellent local schools including Bathwick St Mary's C of E Primary School and 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.



# Our Houses



Images show Coates show house, Plot 44





**R**eflecting Bath's Georgian architecture, each of our homes feature golden Bath Stone façades that add a traditional feel to these beautifully finished contemporary houses.

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 ceiling heights on ground floors, 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 Siemens appliances. Bathrooms feature Vitra white sanitaryware with concealed cistern WC's for a fresh, clean appearance.

Rich loop-pile 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 many houses offering a dedicated home office.

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



# Coates I, II, III and IV

## 4 bedroom terrace townhouse with left hand entrance

Arranged over three floors, this four-bedroom house includes a dedicated home office and ground floor cloakroom. High ceilings to the ground floor add a sense of Georgian proportion to this contemporary home.

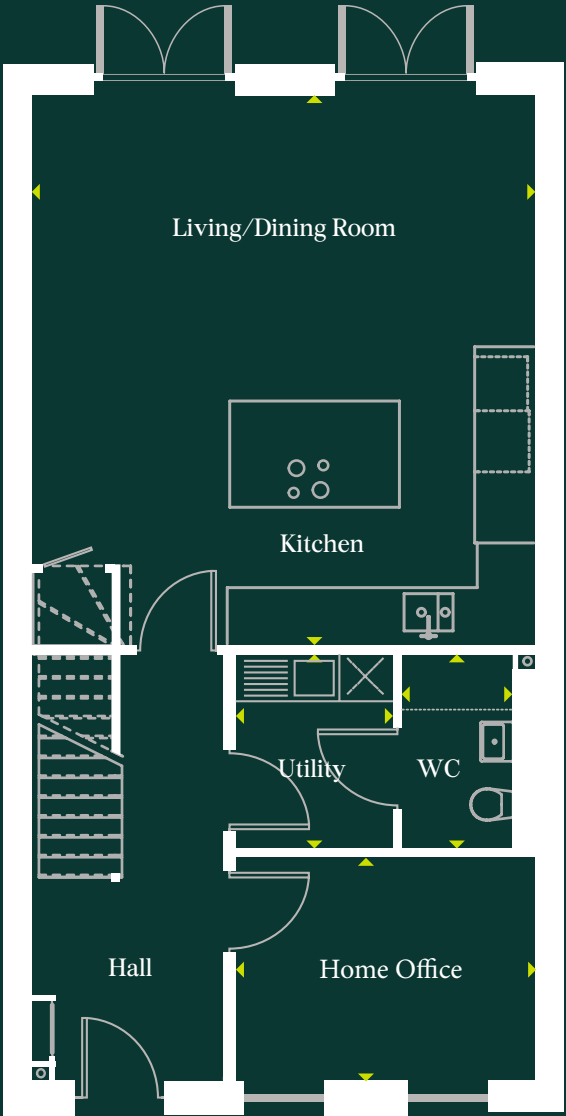


- Open plan kitchen/dining room
- Separate utility room
- Drawing room with traditional fireplace
- Gas central heating with fitted underfloor heating to all ground floor areas and radiators to the upper floors
- Double glazed timber frame windows
- Garden with outside tap and power point
- Two parking spaces

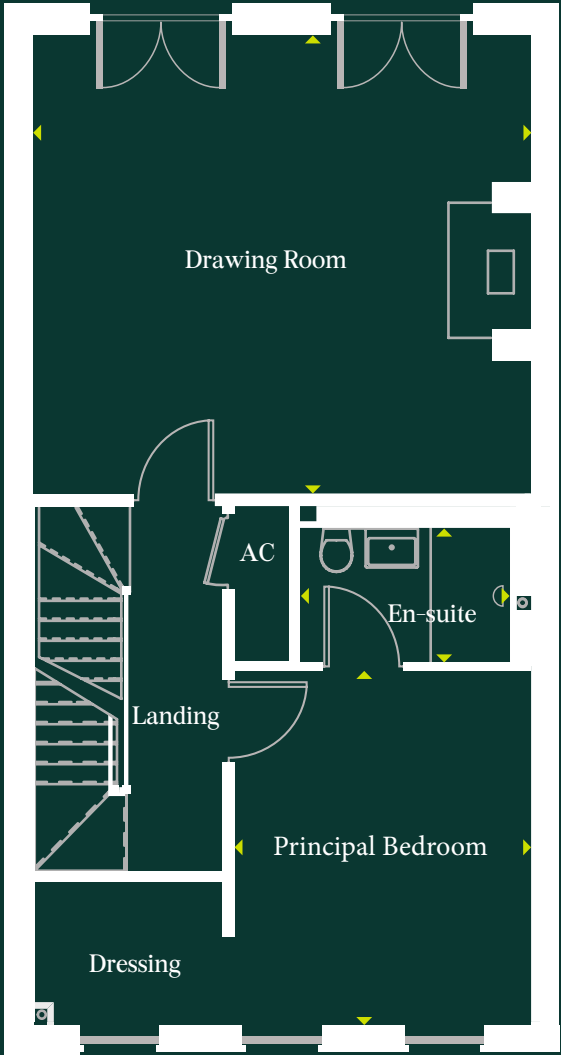
House area:	188m <sup>2</sup> / 2,023ft <sup>2</sup>
Living/Dining:	6.17 x 5.50m / 20'2" x 18'6"
WC:	2.22 x 1.82m / 7'1" x 3'3"
Utility:	2.22 x 1.82m / 7'3" x 7'1"
Home Office:	24.47 x 3.397m / 10'11" x 8'1"
Drawing Room:	5.18 x 5.58m / 18'6" x 16'11"
Principal Bedroom:	3.91 x 3.39m / 11'3" x 12'9"
En-suite:	1.76 x 2.7m / 7'x10" x 5'8"
Bedroom 2:	3.45 x 3.38m / 11'4" x 10'11"
En-suite:	2.33 x 2.16 / 7'3" x 7'2"
Bedroom 3:	5.4 x 2.74m / 16'11" x 9'1"
Bedroom 4:	4.18 x 2.74m / 13'8" x 8'9"
Bathroom:	2.32 x 2.94m / 7'7" x 9'7"



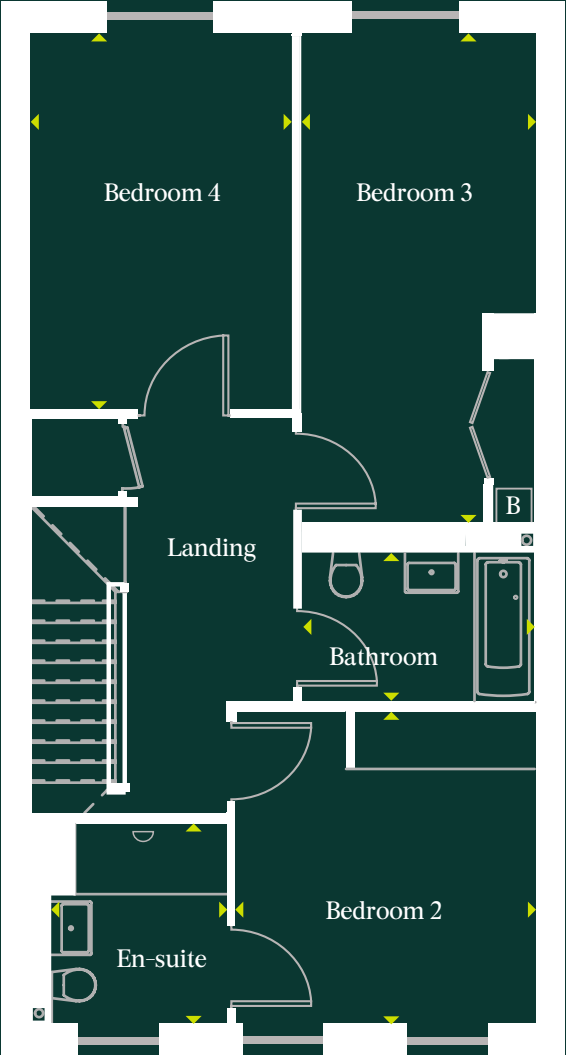
Ground Floor



First Floor



Second Floor





# Finch

## 4 bedroom terrace townhouse

A four-bedroom home over three storeys, including a dedicated home office. High ceilings to the ground floor add to the sense of space, while on the first floor, French doors open to Juliet balconies in the drawing room.

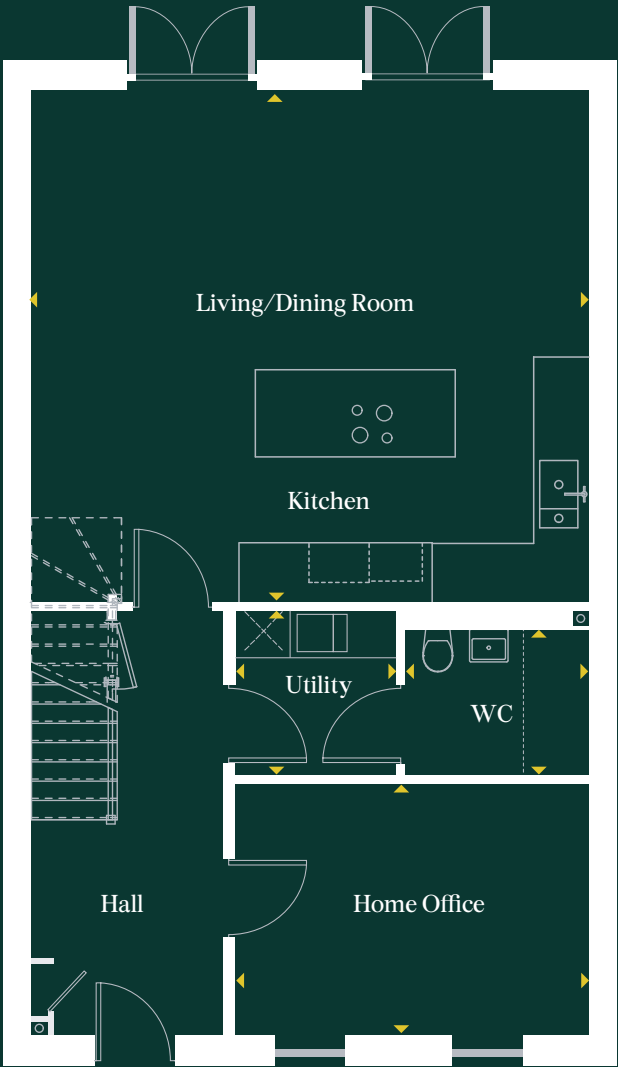


- Open-plan kitchen/dining room
- Separate utility room
- Drawing room with traditional fireplace
- Gas central heating with fitted underfloor heating to all ground floor areas and radiators to the upper floors
- Double glazed timber frame windows
- Garden with outside tap and power point
- Two parking spaces

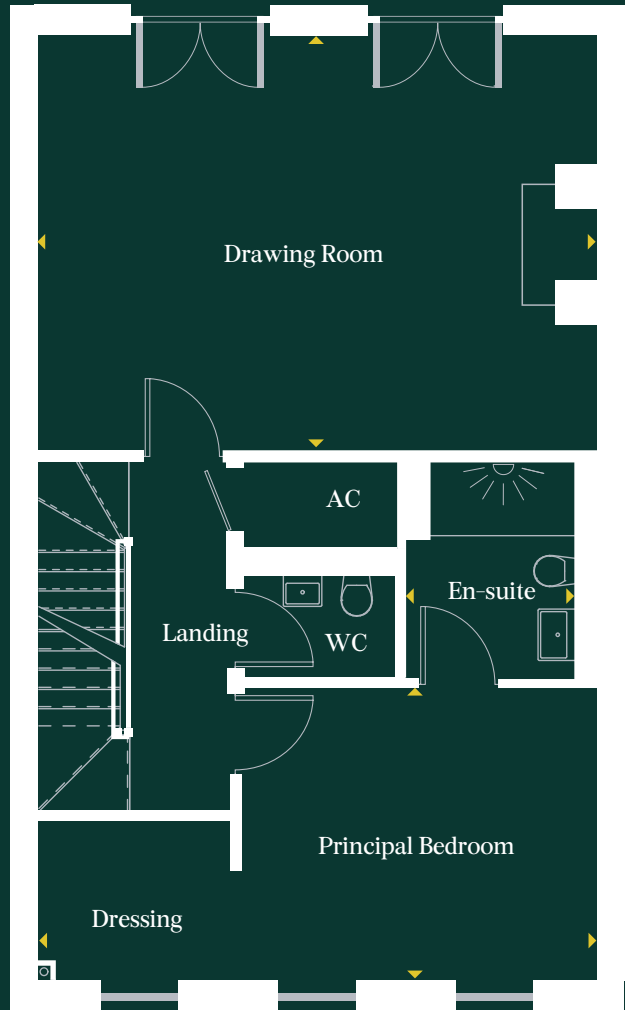
House area:	215m <sup>2</sup> / 2,309ft <sup>2</sup>
Living/Dining:	6 x 6.45m / 21'3" x 19'5"
Utility:	1.94 x 1.83m / 8'9" x 6'2"
WC:	1.94 x 2.25m / 6'2" x 3'2"
Home Office:	2.97 x 4.16m / 12'4" x 9'6"
Drawing Room:	4.94 x 6.34m / 21'3" x 15'11"
Principal Bedroom:	3.43 x 6.54m / 21'3" x 11'1"
En-suite:	2.55 x 2.25m / 8'2" x 6'6"
Bedroom 2:	3.84 x 4m / 13'1" x 12'4"
En-suite:	1.99 x 2.4m / 7'9" x 6'11"
Bedroom 3:	5.17 x 3.25m / 16'7" x 10'4"
Bedroom 4:	3.98 x 3.21m / 12'8" x 10'5"



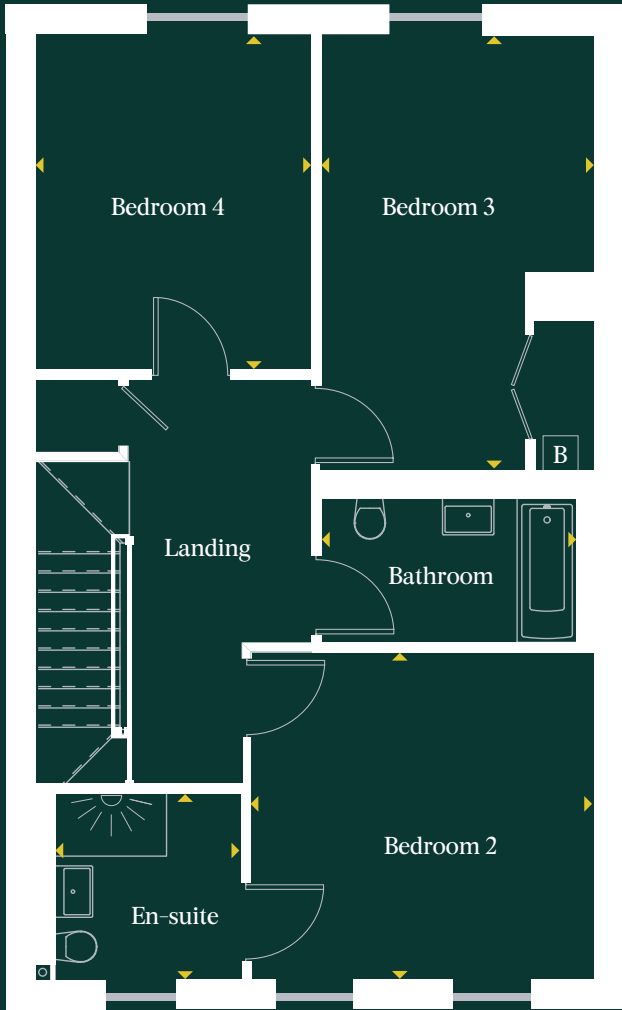
Ground Floor



First Floor



Second Floor



# Stapleton

## 5/6 bedroom detached villa

A spacious double-fronted villa including three en-suite bedrooms. The central entrance hall leads to a drawing room with traditional fireplace on one side and open-plan kitchen/dining room on the other.

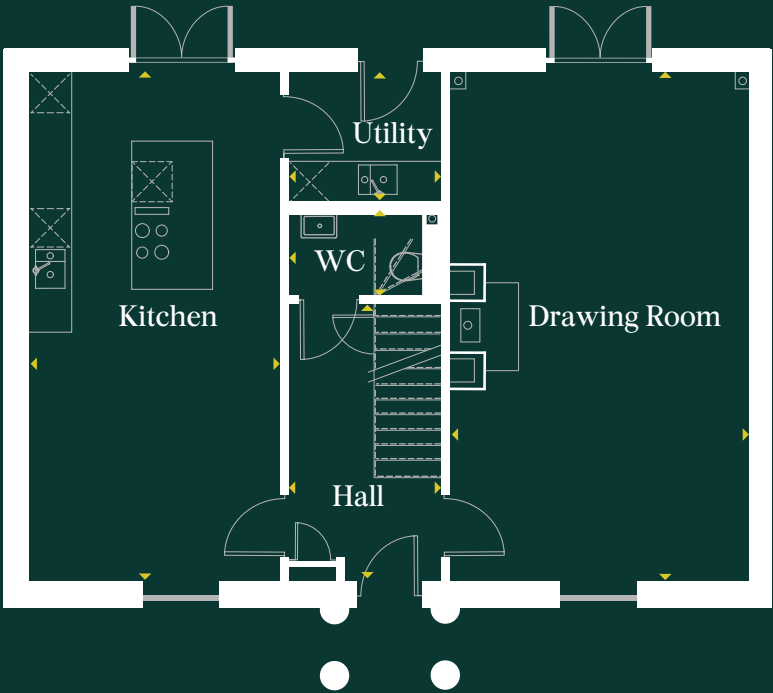


- Open-plan kitchen/dining room
- Separate utility room
- Drawing room with traditional fireplace
- Gas central heating with fitted underfloor heating to all ground floor areas and radiators to the upper floors
- Double glazed timber frame windows
- Garden with outside tap and power point
- Garage, driveway and one on-street parking space

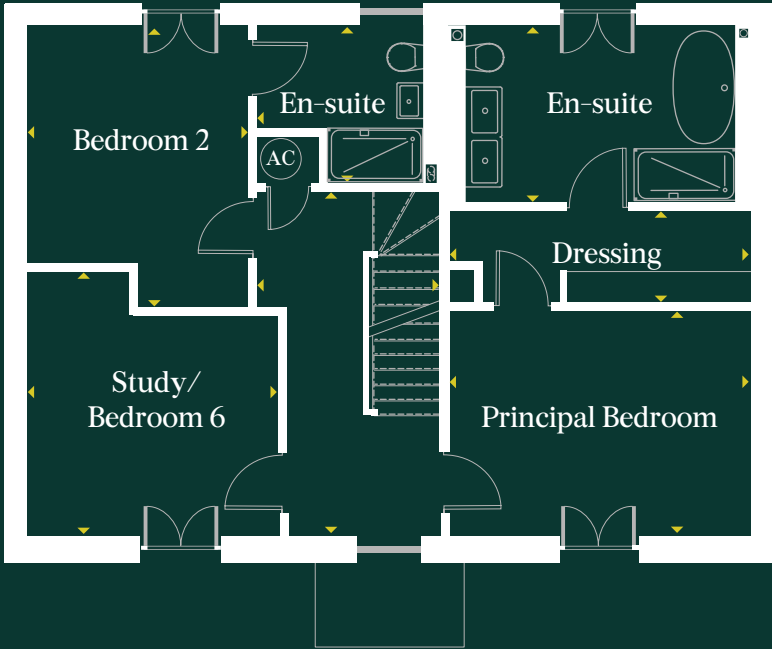
House area:	241m <sup>2</sup> / 2,591ft <sup>2</sup>
Kitchen/Dining:	7.50 x 3.73m / 24'7" x 12'3"
Drawing Room:	7.50 x 4.48m / 24'7" x 14'8"
WC:	2.22 x 1.37m / 7'3" x 4'6"
Utility:	2.22 x 1.88m / 7'3" x 6'2"
Principal Bedroom:	4.49 x 3.28m / 14'9" x 10'9"
En-suite:	4.49 x 2.59m / 14'9" x 8'6"
Dressing:	4.49 x 2.59m / 14'9" x 8'6"
Bedroom 2:	4.49 x 3.88m / 14'9" x 12'9"
En-suite:	2.73 x 2.30m / 8'11" x 7'7"
Study/Bedroom 6:	3.73 x 3.22m / 12'3" x 10'7"
Bedroom 3:	3.50 x 3.23m / 11'6" x 10'7"
En-suite:	3.73 x 1.89m / 12'3" x 6'2"
Bedroom 4:	3.73 x 3.69m / 12'3" x 12'1"
Bedroom 5:	3.73 x 3.68m / 12'3" x 12'1"
Bathroom:	2.99 x 2.30m / 9'9" x 7'7"



Ground Floor



First Floor



Second Floor





Images show Coates show house, Plot 44





Coates show house kitchen



*Coates show house principal bedroom*



# Specification

## General

- Generous ceiling height of 2.7m to the Finch and Coates ground floors
- Classic contemporary 3 panel internal doors with square satin stainless steel door furniture
- Double glazed timber frame windows
- Limed oak engineered timber flooring with contemporary loop pile carpet to bedrooms
- Contemporary skirting with routed groove and bespoke single groove architraves for contemporary clean lines throughout
- Gas central heating with underfloor heating to ground floors and radiators to upper floors
- Plumbing installed to convert ground floor WC to shower room where applicable

## Kitchens

- Kitchens by German manufacturer Hacker
- Choice of contemporary design or traditional shaker style with soft close doors and drawers
- Integrated Siemens oven, microwave oven, dishwasher and fridge freezer
- BORA Pure induction hob and integrated cooker extractor
- Composite stone work surface
- 1½ bowl undermounted sink with 3 in 1 boiling hot water tap and built-in waste disposal unit



## Bathrooms

- Vitra white sanitaryware with concealed cistern WC's to all bathrooms, shower rooms and cloakrooms with white gloss vanity units to bathrooms and shower rooms
- Thermostatically controlled showers with minimal chrome framed shower screens with toughened 'easy clean' glass
- Main bathroom and guest ensuites include neutral stone tiles to walls, porcelain tiles to the floor with tiled bath panels where specified
- Principal ensuites include natural marble tiles to walls and floors
- Wall mounted mist prevention recessed mirrors where specified

## 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 black inserts, 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
- 32 amp power supply for electric car charging



## Gardens

- Bespoke gardens to each house all with a combination of turfed and paved areas with high quality solid wooden fence surround, outside tap and power point
- For specific garden details including plot specific dimensions, split levels and lighting, please speak to your sales agent.

Garden images of the Coates show house. All interior images are of the Coates show house.



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