



BATHEASTON

HEATHER
RISE



CONNECTED COUNTRY LIV-

HEATHER RISE

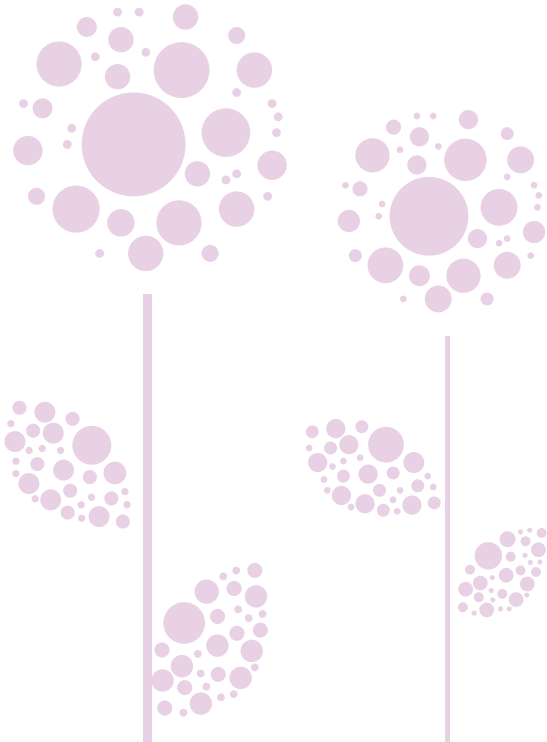


CLASSICAL TRADITION MEETS MODERN COMFORTS

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Heather Rise, is a classical building with the iconic honey-coloured hues of Bath stone. Located in the popular village of Batheaston, Heather Rise combines historic architecture with a bespoke high quality internal specification. This meticulous conversion has created eight luxurious 2 and 3-bedroom houses and two 2-bedroom apartments, all set within enclosed private landscaped gardens with resident access and parking.

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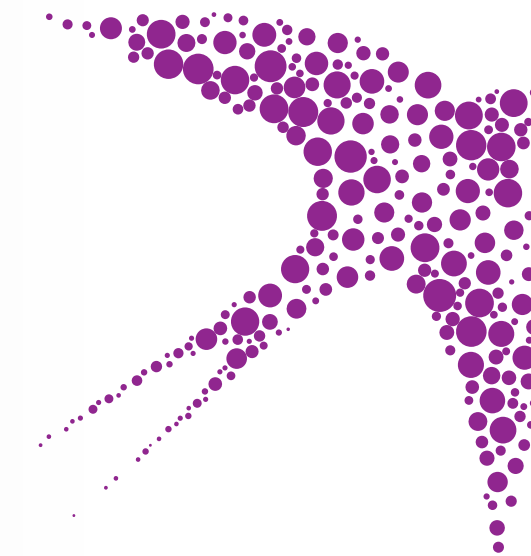
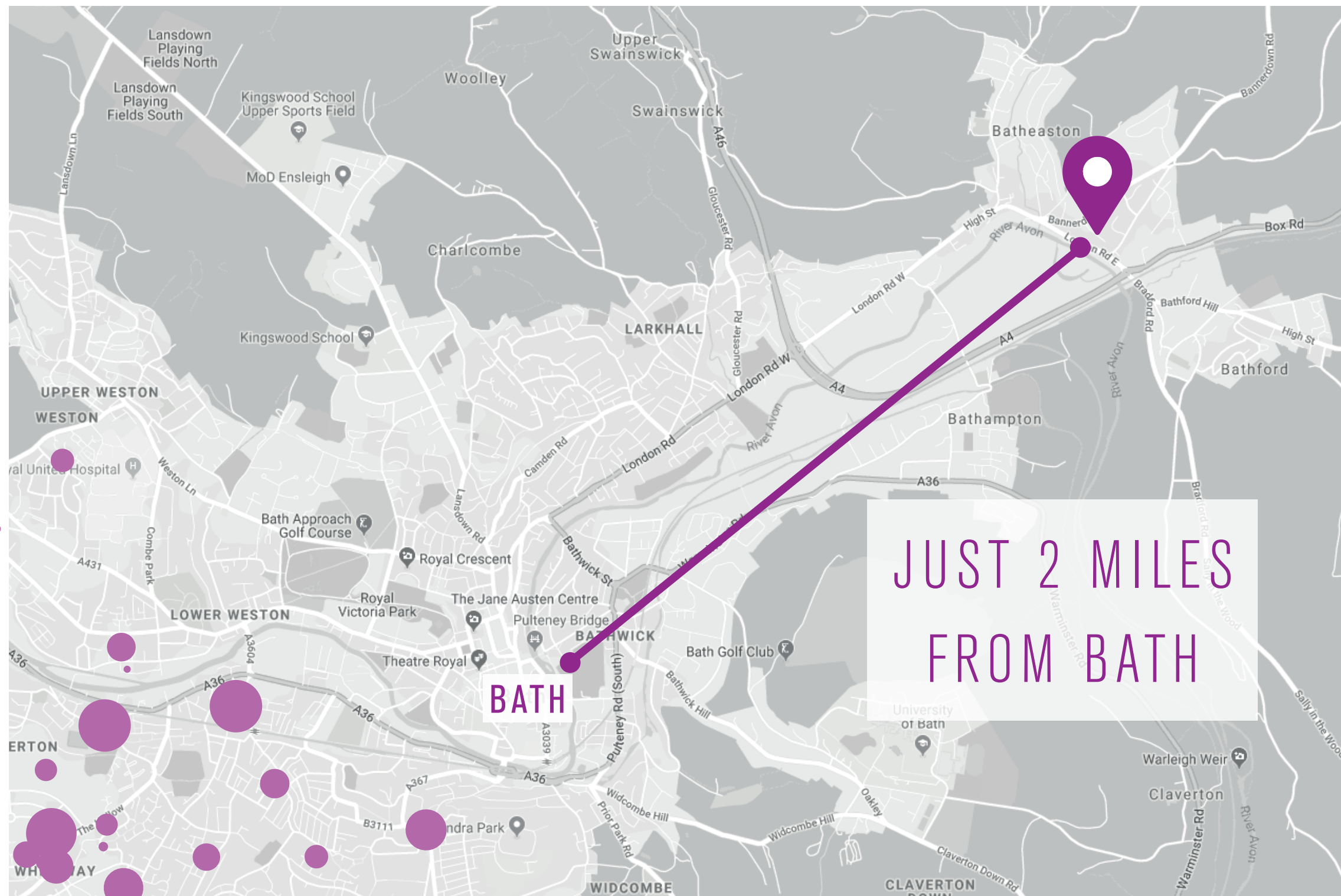


Show Home Kitchen



Show Home Lounge





BATHEASTON THE IDEAL LOCATION

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Just 2 miles to the east of Bath, Batheaston is ideally located. The M4 is just 10.5 miles away, Bristol is just 17 miles away. Bath Spa Station is 4.3 miles away, and journey times to London Paddington is approximately 1½ hours every 30 minutes during peak times.

Batheaston benefits from the Batheaston Bridge, a new shared cycleway / footpath on the south bank of the River Avon, connecting the centre of Batheaston to Mill Lane and improving access to Bathampton and Bath along the Kennet & Avon towpath.

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Unit 1 Lounge CGI



Unit 2 Bedroom CGI





CONNECTED COUNTRY LIVING

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Batheaston sits just below the Batheaston Commons of Bannerdown and Little Solsbury Hill. An area of Outstanding Natural Beauty, the latter was made famous in song by Peter Gabriel.

Looking out across the Avon valley Batheaston truly provides country living with great connections to the city. Within this thriving village, local businesses and services include health and beauty, a pharmacy and medical centre, a local café, The George and Dragon pub (great reviews), a takeaway and the award winning Mumford's Vineyard producing truly local wines.

Continuing the musical connection, Batheaston's Riverside Studios has recorded some of the worlds' biggest music stars, including Robert Plant, Simple Minds, Jeff Beck, Basement Jaxx & Rodrigo Y Gabriella.

From its Georgian architecture to the natural hot springs of the Roman Baths, Bath is renowned for its rich cultural history. Don't however think Bath is a museum, it's a vibrant commercial and retail centre with a flourishing University of Bath and Bath College.

This World Heritage City offers a packed calendar of events throughout the year, from the multi-arts and Comedy Festivals to Bach and Mozart Fests. Sport is prominent with Bath; rugby and football teams both attract a passionate following .

EDUCATION, EDUCATION, EDUCATION.

From a local village school - Batheaston Primary School - to the Independent King Edwards and Royal High School, both less than 4 miles away, Batheaston is well served for primary and secondary education.

Show Home, Master Bedroom, Lounge/Diner, Second & Third Bedroom



Heather House external CGI



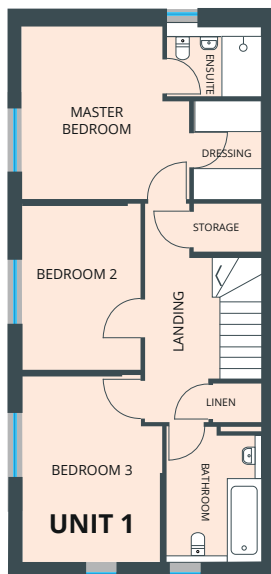
FLOORPLANS

HEATHER RISE SITE PLAN



UNIT 1

Floorplan



Site Plan

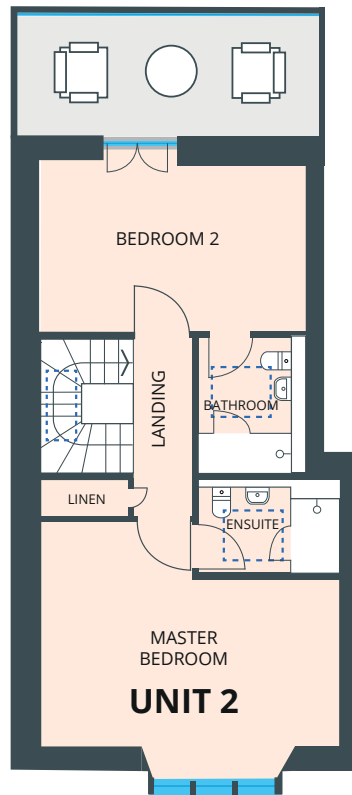
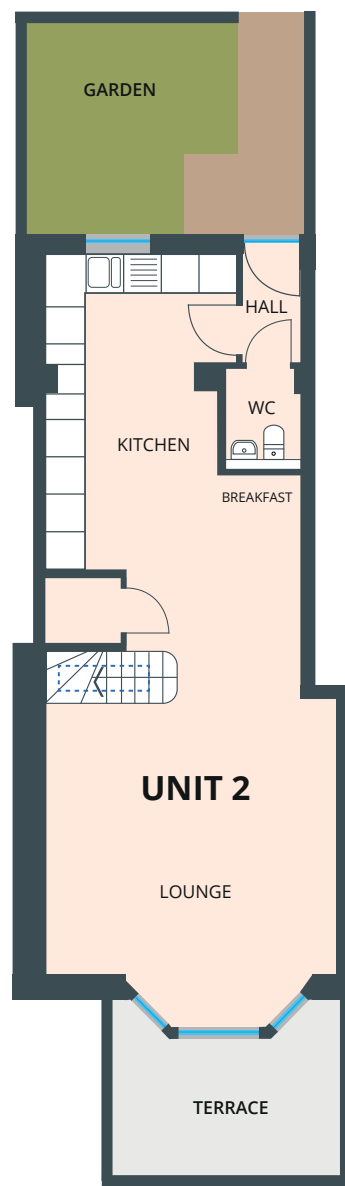


Dimensions

Kitchen & Breakfast	3.40 x 3.0m (11'2" x 9'10")
Lounge	7.21 x 4.87m (23'8" x 16')
Master Bedroom	3.71 x 3.45m (12'2" x 11'4")
Dressing Room	2.02 x 1.37m (6'8" x 4'6")
Bedroom 2	3.15 x 2.45m (10'4" x 8')
Bedroom 3	3.94 x 2.76m (12'11" x 9')

UNIT 2

Floorplan



Site Plan

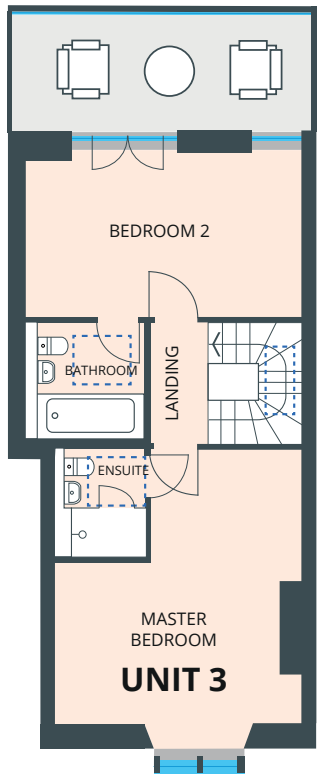
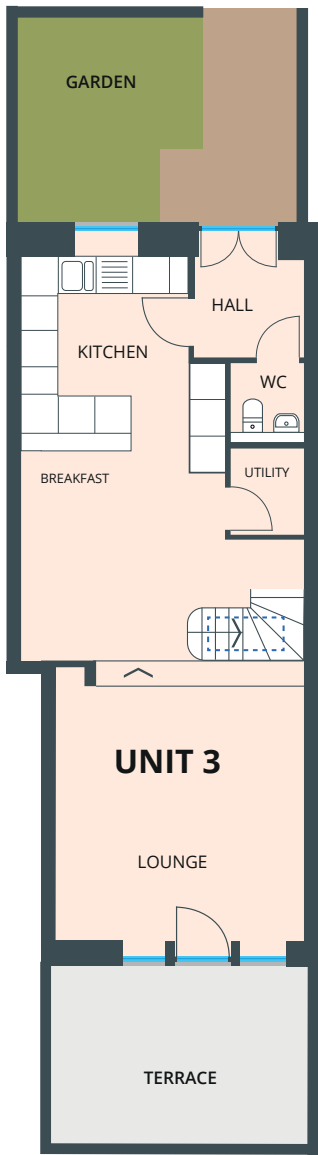


Dimensions

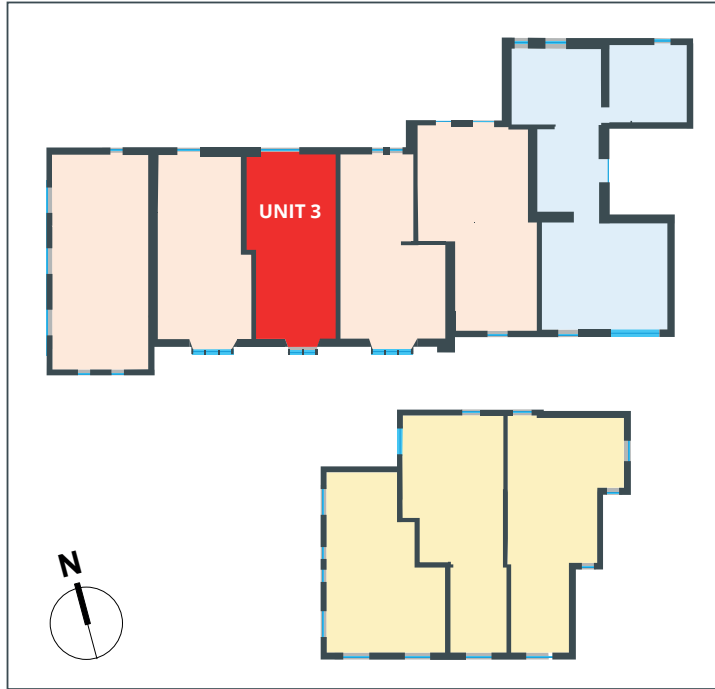
Kitchen & Breakfast	5.82 x 4.15m (19'1" x 13'72)
Lounge	4.63 x 4.47m (15'2" x 14'8")
Master Bedroom	4.66 x 4.6m (15'3" x 15'1")
Bedroom 2	4.1 x 2.45m (13'5" x 8')

UNIT 3

Floorplan



Site Plan

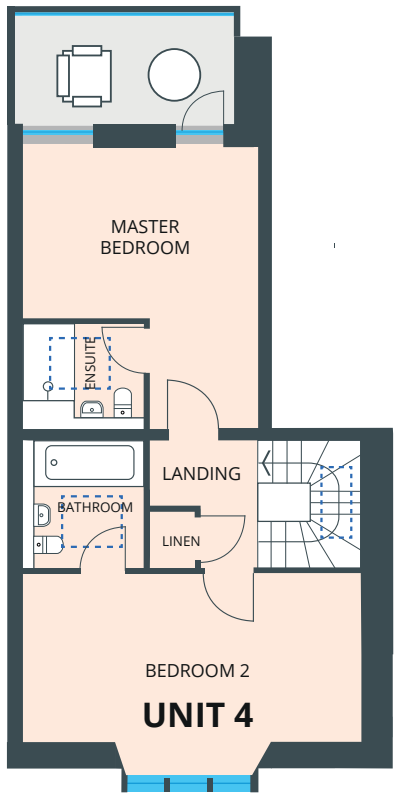
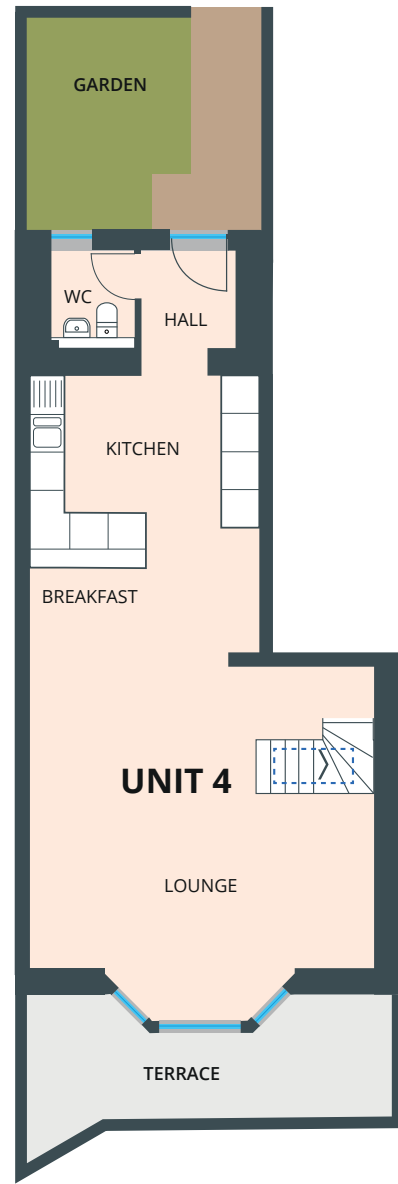


Dimensions

Kitchen & Breakfast	6.6 x 4.6m (21'8" x 15'1")
Lounge	4.57 x 4m (15' x 13'1")
Master Bedroom	4.6 x 4m (15'1" x 13'1")
Bedroom 2	4.6 x 2.3m (15'1" x 7'6")

UNIT 4

Floorplan



Site Plan

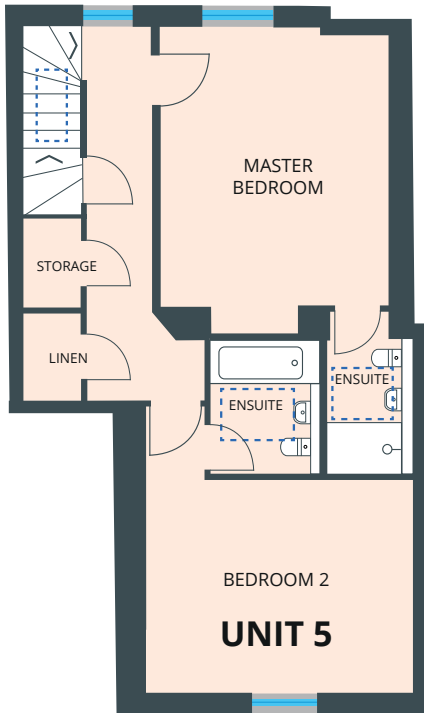
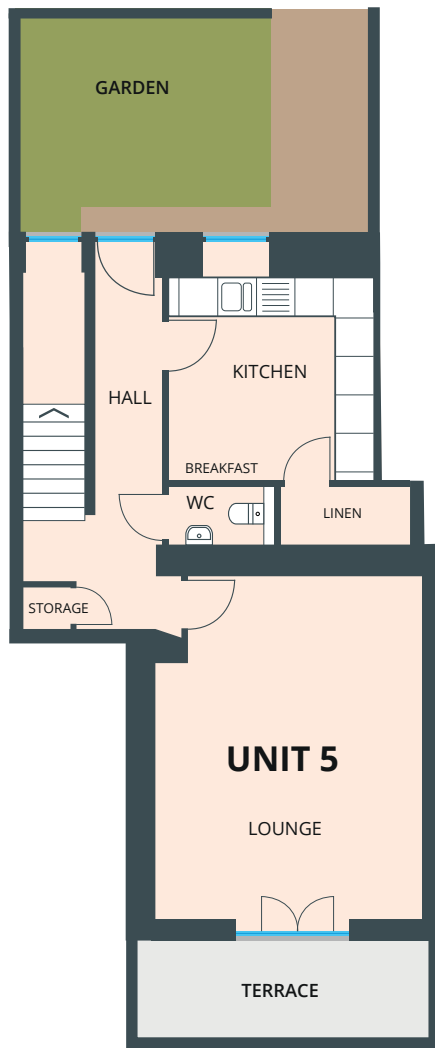


Dimensions

Kitchen & Breakfast	4.08 x 3.7m (13'4" x 12'1")
Lounge	5.65 x 5.35m (18'6" x 17'6")
Master Bedroom	3.86 x 2.78m (12'8" x 9'1")
Bedroom 2	5.39 x 2.74m (17'8" x 9')

UNIT 5

Floorplan



Site Plan

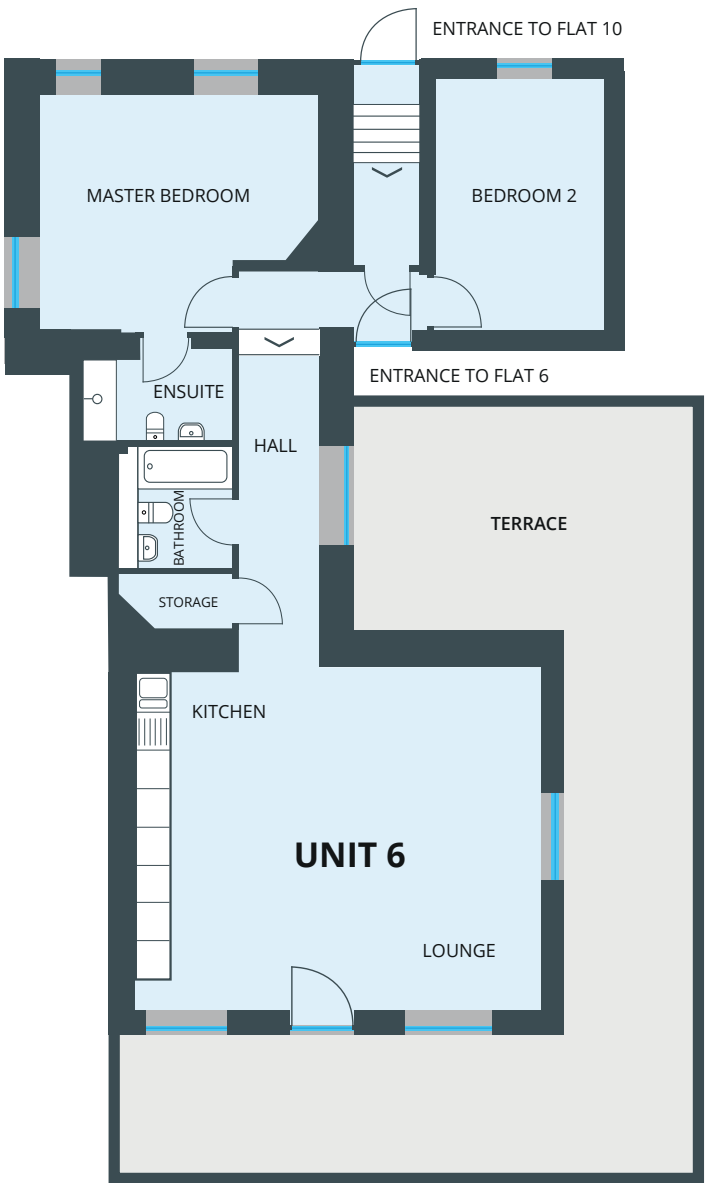


Dimensions

Kitchen & Breakfast	3.05 x 2.63m (10' x 8'7")
Lounge	5.4 x 4.15m (17'8" x 13'7")
Master Bedroom	4.13 x 3.69m (13'6" x 12'1")
Bedroom 2	4.1 x 3.36m (13'5"x 11')

UNIT 6

Floorplan



Site Plan

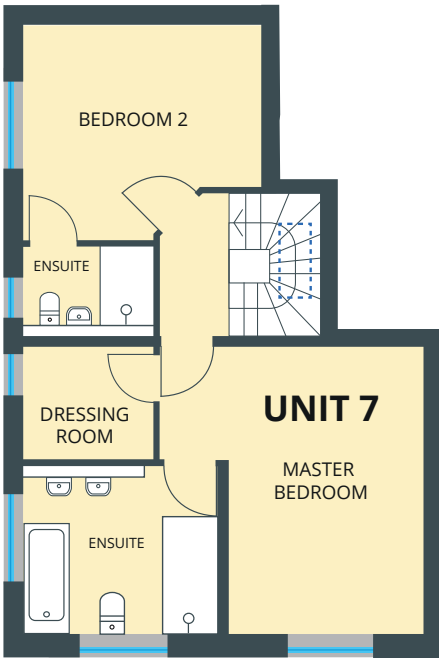
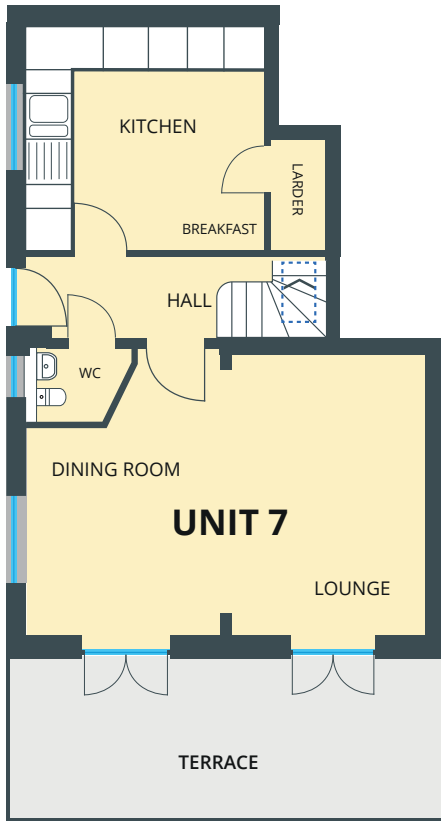


Dimensions

Kitchen & Lounge	6.46 x 5.46m (21'2" x 17'10")
Master Bedroom	4.43 x 3.86m (14'6" x 12'8")
Bedroom 2	4.16 x 2.91m (13'7" x 9'6")

UNIT 7

Floorplan



Site Plan

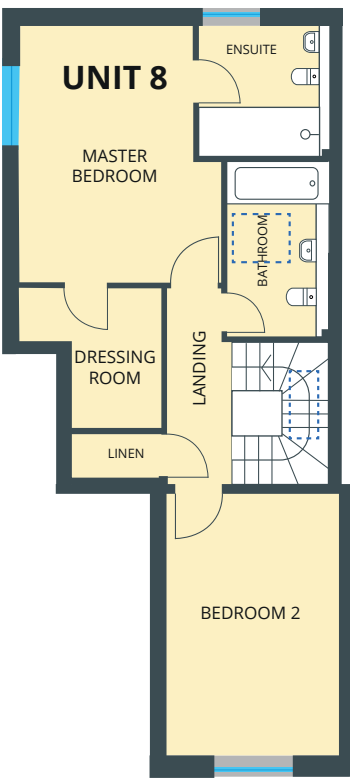
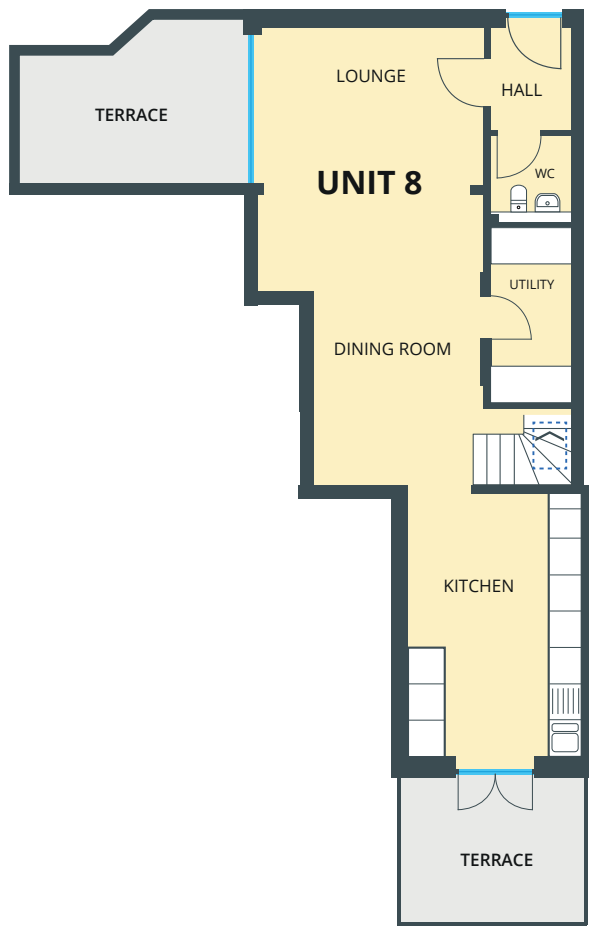


Dimensions

Kitchen & Breakfast	3.54 x 3.37m (11'7" x 11')
Lounge	6.04 x 4.34m (19'9" x 14'2")
Master Bedroom	4.34 x 2.9m (14'2" x 9'6")
Dressing Room	2.04 x 1.72m (6'8" x 5'8")
Bedroom 2	3.54 x 3.17m (11'7" x 10'4")

UNIT 8

Floorplan



Site Plan

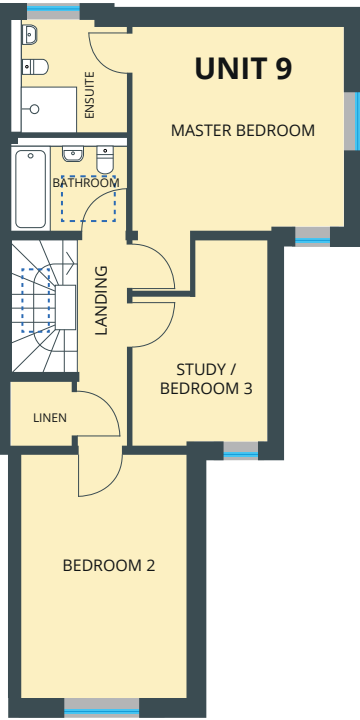
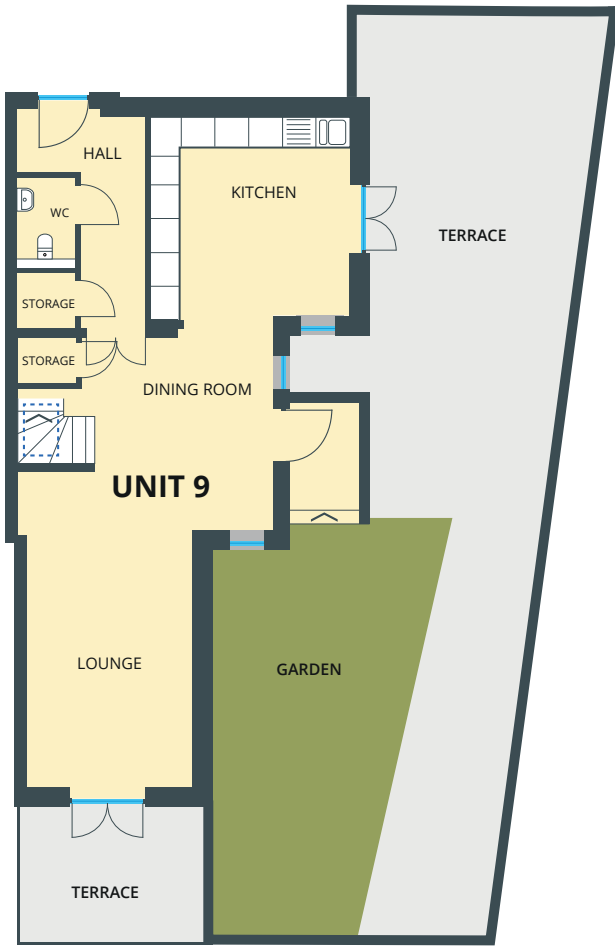


Dimensions

Kitchen & Breakfast	4.35 x 2.97m (14'3" x 9'6")
Lounge	7.55 x 3.6m (24'9" x 11'9")
Master Bedroom	3.98 x 3.88m (13' x 12'8")
Bedroom 2	4.36 x 2.91m (14'3" x 9'6")

UNIT 9

Floorplan



Site Plan

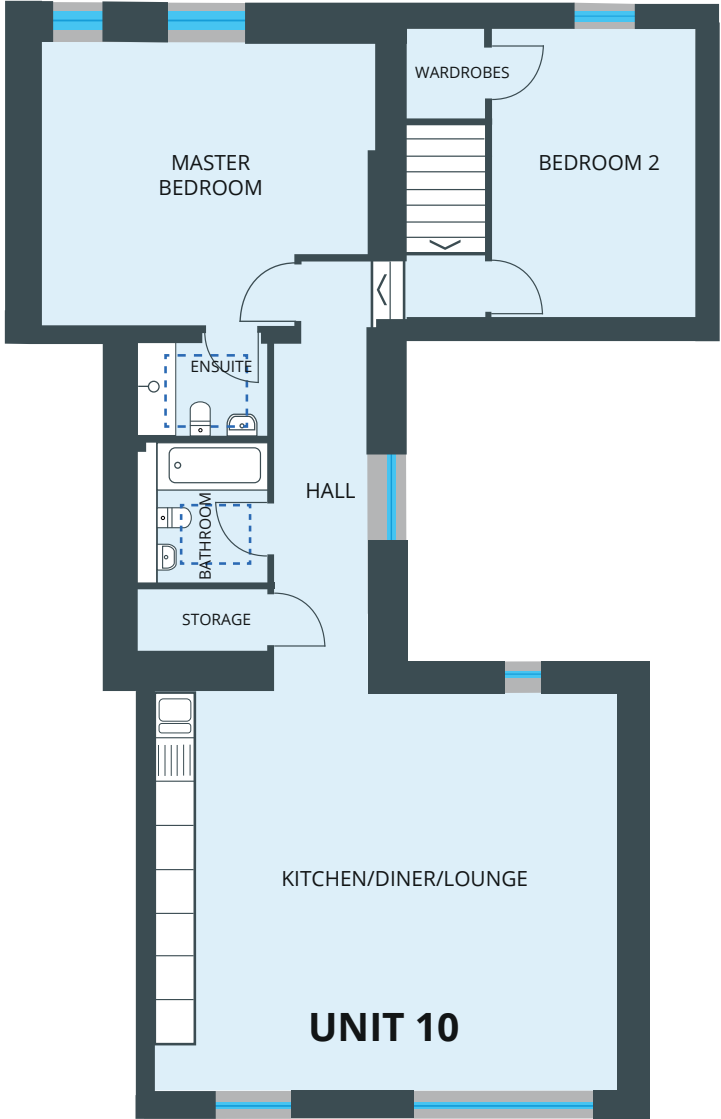


Dimensions

Kitchen & Breakfast	3.59 x 3.5m (11'9" x 11'5")
Lounge	5.68 x 2.94m (18'7" x 9'7")
Dining Room	3.71 x 3.63m (12'2" x 11'10")
Master Bedroom	3.7 x 3.65m (12'1" x 11'11")
Bedroom 2	4.36 x 2.95m (14'3" x 9'8")
Bedroom 3	3.8 x 2.3m (12'5" x 7'6")
Lounge	2.1 x 1.67m (6'11" x 5'6")

UNIT 10

Floorplan



Site Plan



Dimensions

Master Bedroom	4.44 x 3.92m (14'6" x 12'10")
Bedroom 2	4.15 x 3.02m (13'7" x 9'10")
Kitchen & Lounge	6.52 x 5.5m (21'4" x 18')

SPECIFICATIONS

KITCHENS & UTILITY ROOMS

- Contemporary shaker-style Chatsworth kitchens by Masterclass
- Quartz worktops and matching upstands
- Stainless steel 1 ½ bowl under-mount sink with chrome mixer tap
- Integrated Neff appliances including single oven, separate microwave combination oven, induction hob, fridge/freezer, dishwasher and washer/dryer (where integrated within the kitchen).
- Under unit down lighters

BATHROOMS, EN-SUITE AND CLOAKROOM

- Bathrooms with sanitary ware by Villeroy & Boch, taps & showers by Hansgrohe.
- Wall-hung WC with concealed cistern
- Wall-mounted semi-pedestal hand basin with chrome mixer taps
- Baths with chrome bath fillers
- Exposed thermostatic chrome showers
- Shower trays and chrome/glass sliding door to shower enclosures by Aquadart
- Shaver sockets in bathrooms and ensuites
- Bathrooms and shower rooms with ceramic wall and floor tiling from Porcelanosa
- Heated chrome towel rails

DECORATION AND FINISHES

- Engineered Oak throughout the living areas (hallway, kitchen/living rooms)
- Neutral Carpets throughout the bedrooms
- Each home features smooth white emulsion painted walls and ceilings
- White gloss painted skirtings and architraves
- White Oak veneered doors with chrome lever handles
- New conservation-approved uPVC double glazed windows throughout

ENERGY EFFICIENCY, HEATING AND INSULATION

- A-Rated Gas Condensing Boilers
- Underfloor heating to downstairs rooms and apartments



- Photo Voltaic Cells (feeding back in to the management company electrical charges to reduce costs)

PEACE OF MIND & SECURITY

- Gated community with electric gates into the car park and development
- Burglar alarms to each unit
- Mains operated Smoke Alarms with battery back up
- Video-entry system to apartments from the electric front gates
- 10 Year ICW structural warranty

LIGHTING AND ELECTRICS

- LED Downlighters to kitchens & bathrooms
- Pendant light fittings elsewhere
- Plenty of plug sockets to each room, including chrome sockets to kitchens
- TV Points to Lounge and all bedrooms
- Internet connections to Lounge and all bedrooms
- Phone point to lounge

COMMUNAL

- Communal BBQ Area and landscaped garden for all owners to enjoy
- Secure cycle parking for all apartments
- Secure allocated car parking spaces (2 per dwelling)
- Bin Stores

GENERAL

- Houses and Flats are 999 yr Leases
- No ground rent to any units



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Help to
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1

Our experts arrange competitive valuations on your property at a time to suit you.



2

Together we decide the best marketing price for your property.



3

Instruct up to three top local estate agents to market your property, with NO tie in periods.



4

Carefully check the financial and chain details of anyone who makes an offer on your home.



5

Once sold we deal with all the solicitors and connected parties, making sure you're your sale runs as smoothly as possible.



6

Supporting you right through to completion and we cover your estate agents fees.*

*Fees paid for one agent when appointed as part of the Moving Made Easy service. Terms and conditions apply.



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