



HOPE HOUSE

L A N S D O W N · B A T H



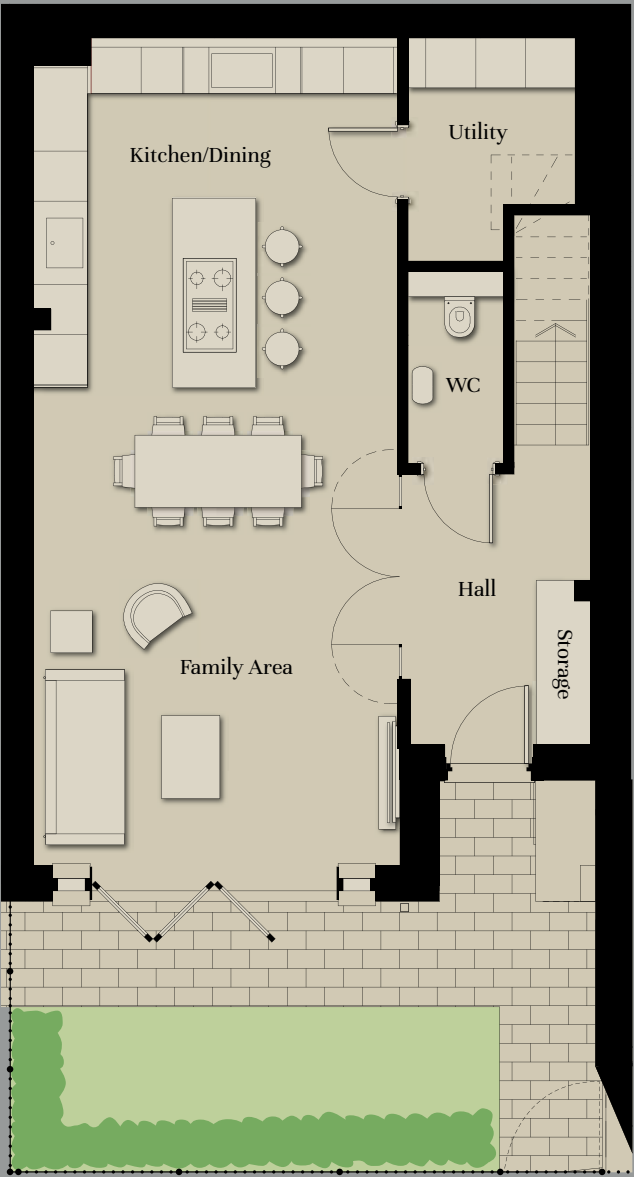
An Acorn Property Group led development in partnership with Galliard Homes

Park Row

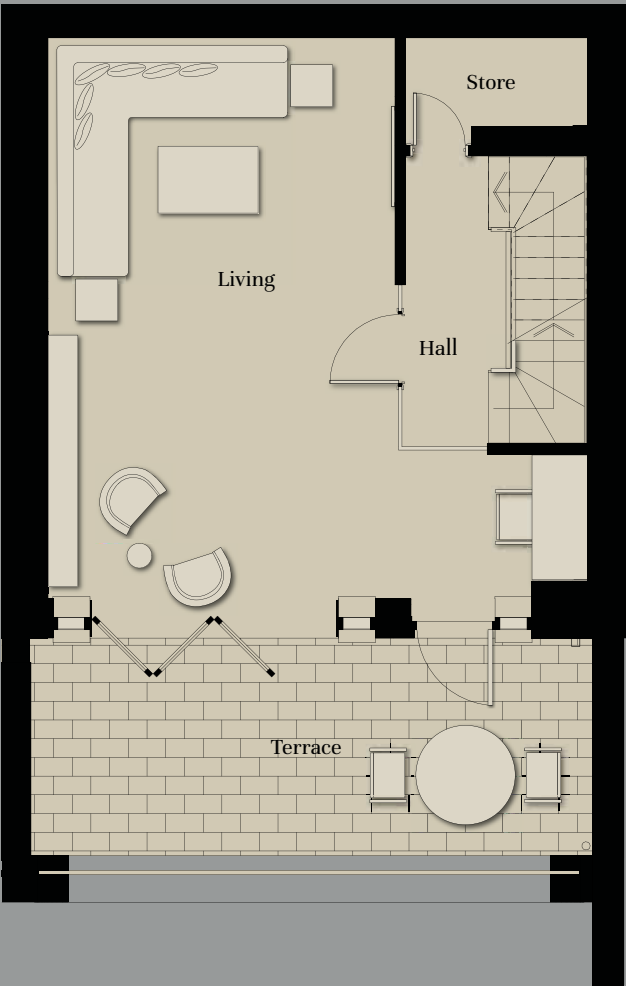
Park Row, bespoke homes

Nestled within the highest part of the grounds, these luxurious 3 and 4 double bedroom south-facing townhouses command spectacular views over the grand formal lawns and the city of Bath. Set over four levels, these stunning homes feature open plan kitchen/dining areas, separate living rooms and multiple private outdoor terraces perfect for relaxing over a glass of wine

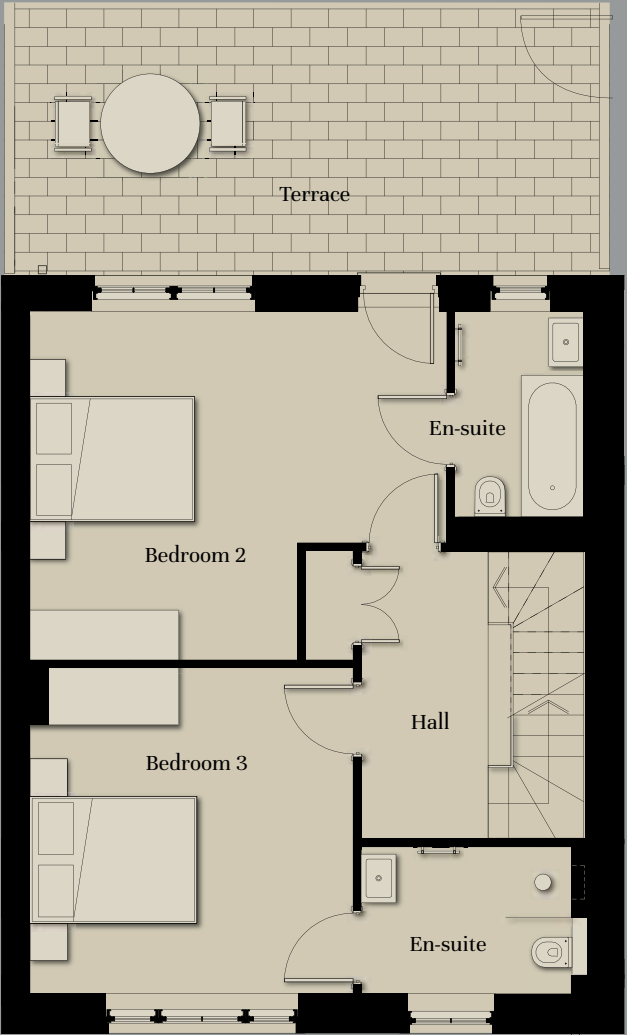




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



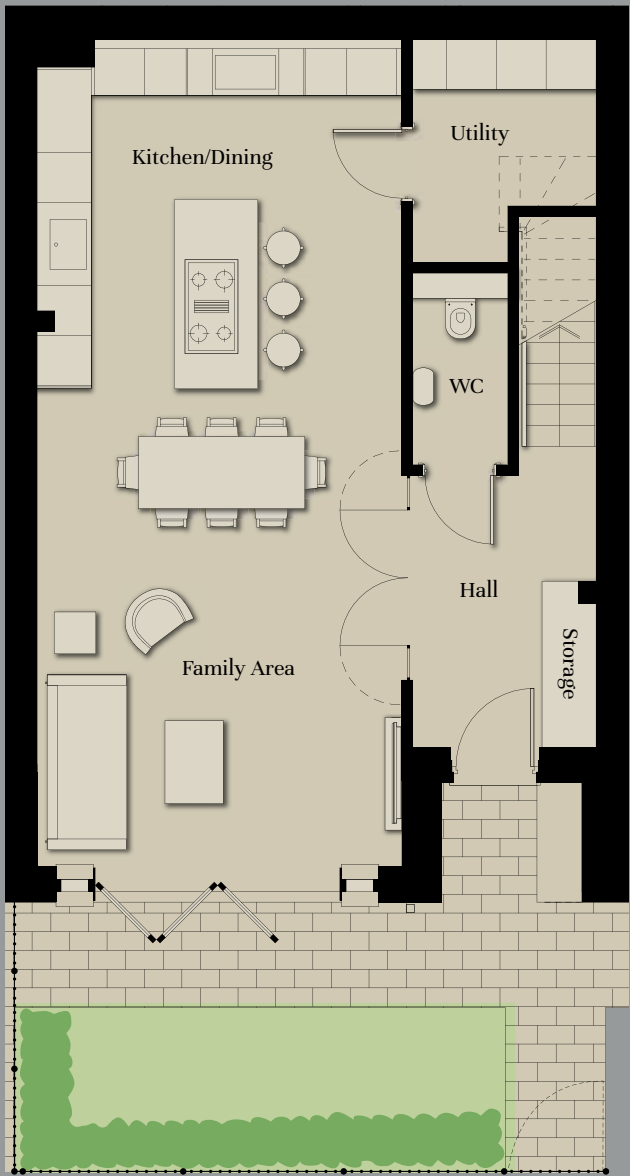
PARK ROW HOUSE NO. 1

PARK ROW
HOUSE NO. 1

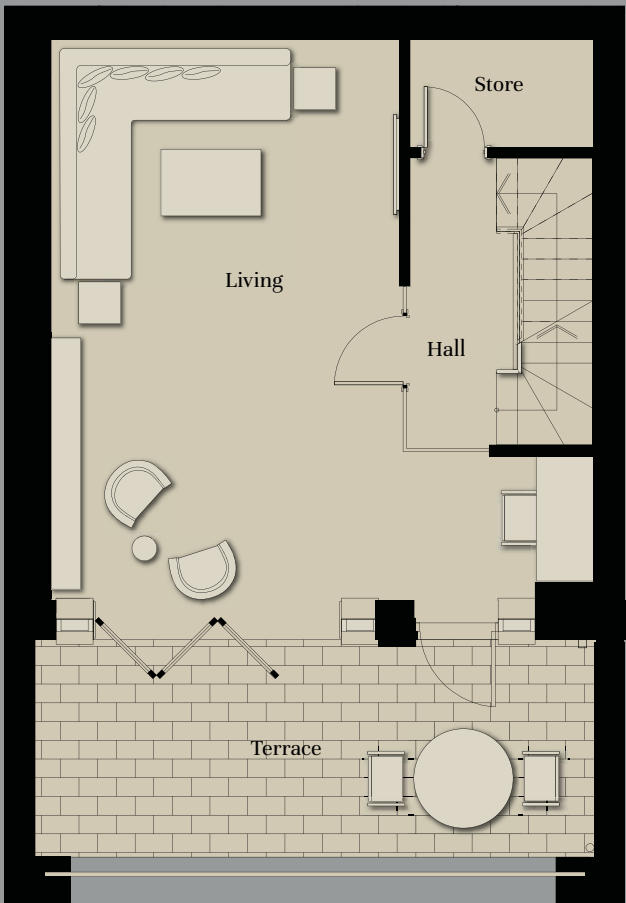
GROUND FLOOR			SECOND FLOOR		
Kitchen/Dining/Family	9.90m x 4.30m	32'5" x 14'1"	Bedroom 2	5.00m x 4.10m*	16'4" x 13'5"*
Utility	2.60m x 2.00m	8'6" x 6'7"	Bedroom 3	3.90m x 3.80m	12'10" x 12'6"
FIRST FLOOR			THIRD FLOOR		
Living	6.70m x 6.40m*	22'0" x 21'0"*	Master bedroom	5.50m x 4.10m*	18'1" x 13'5"*

* Maximum Dimensions

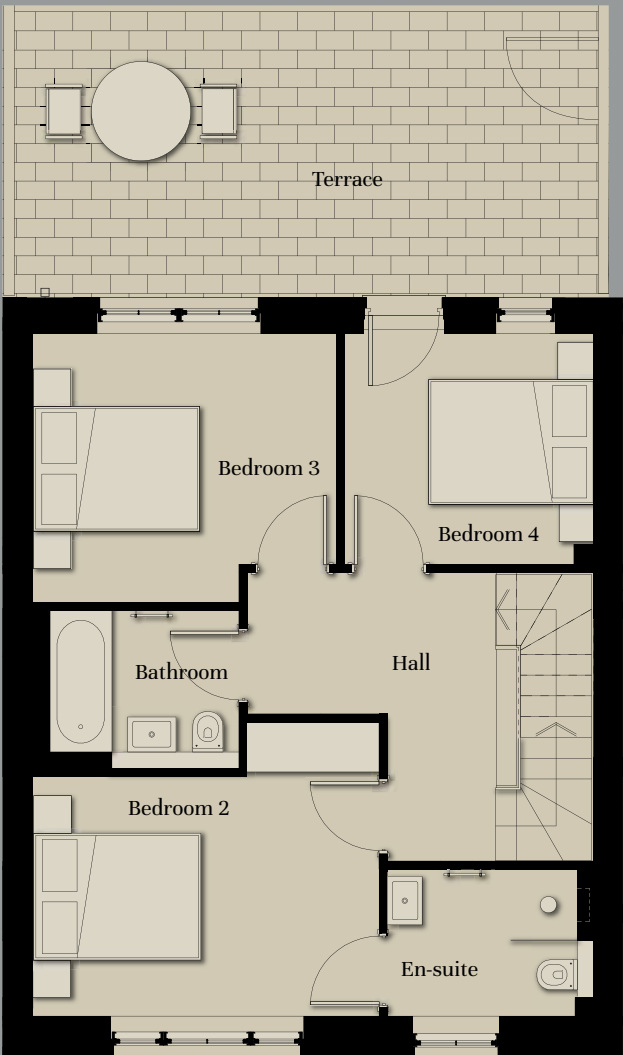
These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only. 10/17



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



PARK ROW HOUSE NOS. 2 - 3

PARK ROW

HOUSE NOS. 2 & 3

GROUND FLOOR

Kitchen/Dining/Family	9.90m x 4.30m	32'5" x 14'1"
Utility	2.60m x 2.20m	8'6" x 7'3"

FIRST FLOOR

Living	6.70m x 6.50m*	22'0" x 21'4"*
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SECOND FLOOR

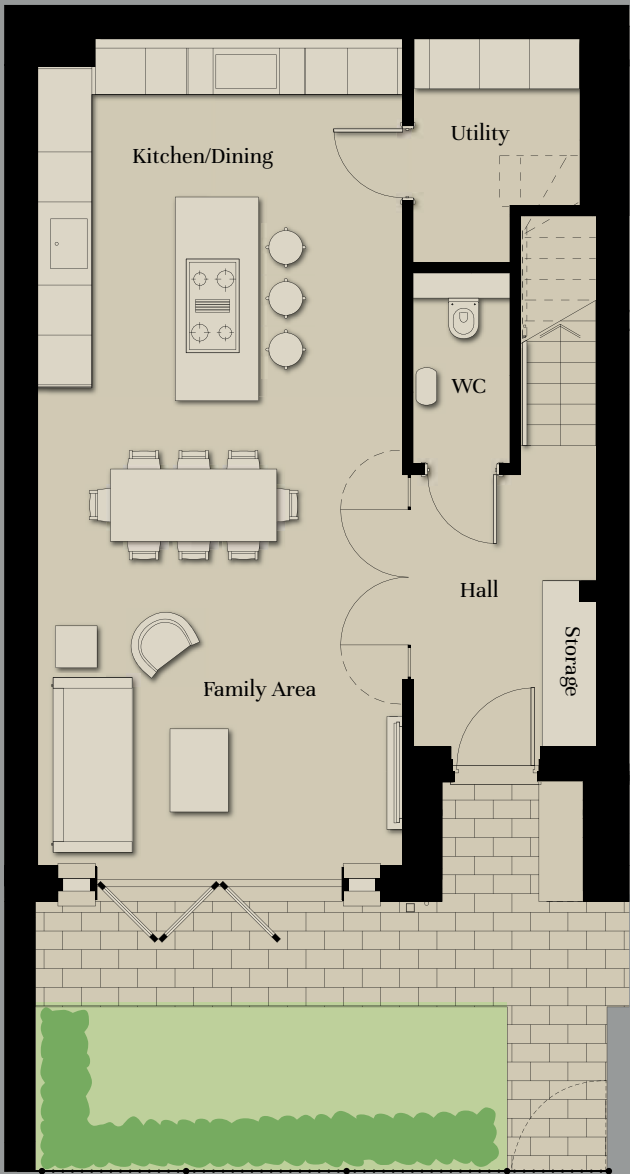
Bedroom 2	4.10m x 3.50m*	13'5" x 11'6"*
Bedroom 3	3.60m x 3.20m*	11'10" x 10'6"*
Bedroom 4	3.00m x 2.70m	9'10" x 8'10"

THIRD FLOOR

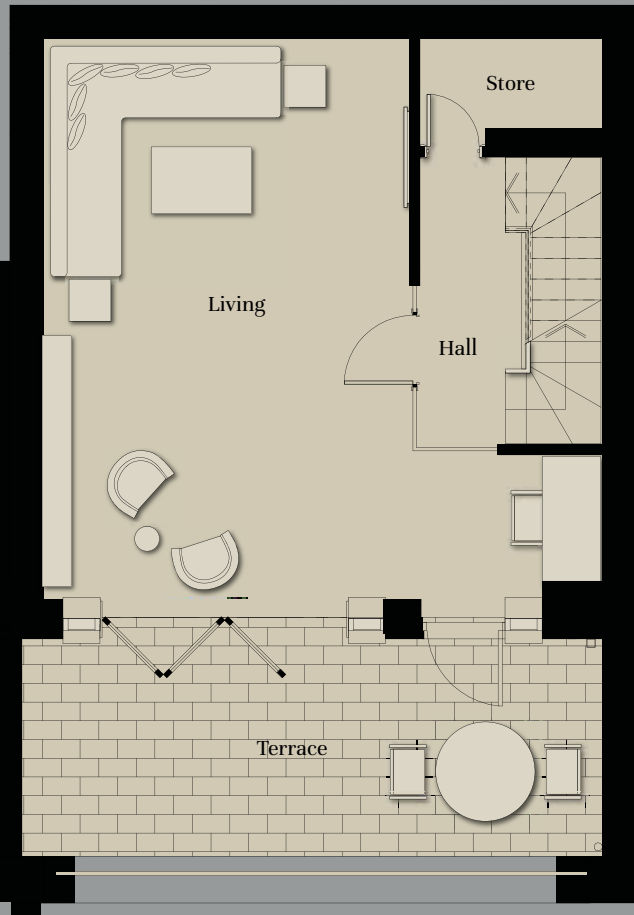
Master bedroom	5.50m x 4.10m*	18'1" x 13'5"*
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* Maximum Dimensions

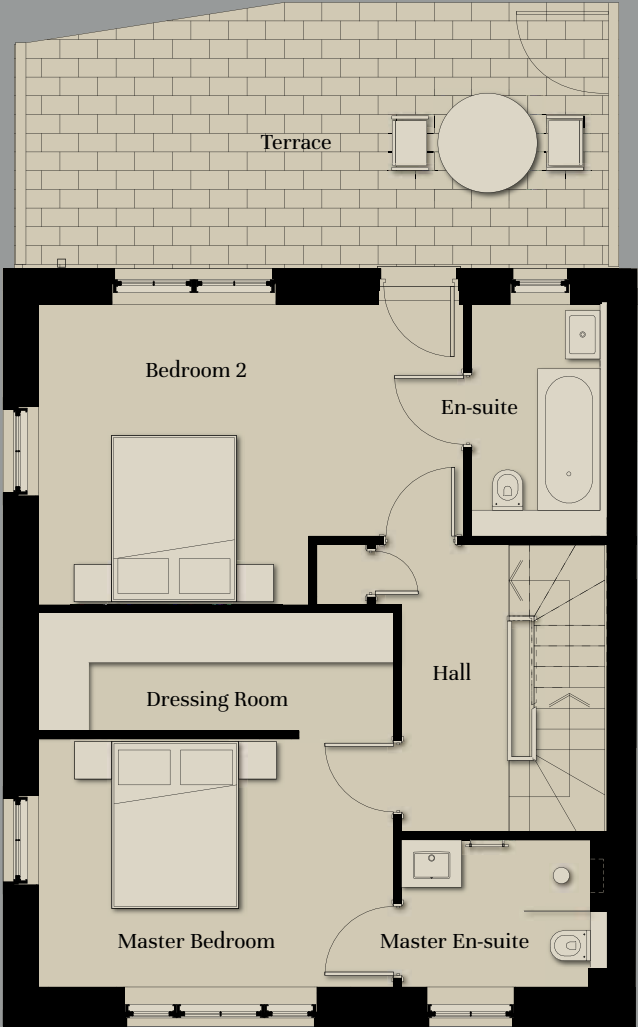
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



PARK ROW HOUSE NO. 4

PARK ROW

HOUSE NO. 4

GROUND FLOOR

Kitchen/Dining/Family	9.90m x 4.30m	32'5" x 14'1"
Utility	2.60m x 1.90m	8'6" x 6'3"

FIRST FLOOR

Living	6.70m x 6.70m*	22'0" x 22'0"
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SECOND FLOOR

Master Bedroom	4.20m x 2.90m	13'9" x 9'6"
Dressing Room**	3.60m x 0.80m	11'10" x 2'7"
Bedroom 2	5.00m x 3.60m*	16'4" x 11'10"

THIRD FLOOR

Bedroom 3	6.20m x 3.10m*	20'4" x 10'2"
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* Maximum Dimensions **Dressing room dimensions exclude wardrobes

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Quality and sophistication

The profound detailing is evident from the moment you step inside. Utilising the expert interior design skills of Lambart & Browne to create an impression as beautiful as the building and grounds that enclose them.

Kitchen

- Fully fitted kitchen by Leicht
- Granite worktops
- Range of Miele & Neff appliances to include:
 - Integrated 70/30 fridge/freezer
 - Built in multifunction single oven
 - Built in microwave oven
 - Induction hob with onset controls
 - Fully integrated dishwasher
 - Integrated extractor
- Built in wine cooler
- Space saving recycling bin
- Under lit wall cabinet LED lighting
- Polished chrome socket outlets above work surfaces and concealed multi-gang appliance panel

Electrical Fittings & Communications

- Mixture of LED recessed downlights and pendants
- 5 amp lighting circuit to principal reception rooms and all bedrooms
- TV aerial and data points to living room and bedrooms
- Polished chrome light switches and sockets
- External socket to rear patio
- USB double sockets to selected areas

Bathroom/En-Suite/Cloakroom

- Porcelain wall tiles by Mandarin Stone
- Polished marble floor tiles by Mandarin Stone to master en-suite
- Large format porcelain floor tiles by Mandarin Stone to family bathroom/guest en-suite
- Contemporary design white sanitary ware by Duravit
 - Wall hung WC with soft close seat, concealed cistern and dual flush plate
 - Hand basin with vanity unit
 - Wall hung washbasin in cloakroom
- Brassware by Vado in polished chrome
 - Wall mounted taps
 - Thermostatic shower controls
 - Ceiling mounted round shower head
 - Hand held shower kit
 - Accessories include robe hook, toilet roll holder and towel ring in polished chrome
- Clear glazed bath screen/shower screen
- Ladder style heated towel rail
- Recessed LED downlights
- Recess to shower area
- Bespoke vanity unit to master en-suite

Heating/Hot Water

- Combi boiler
- Under floor heating throughout except top floor
- Plumbing for washer/dryer in utility room

Interior Finishing

- Walls and ceilings in matt emulsion to Interior Designer's specification
- Mixture of painted internal doors and glazed crittall doors
- Polished chrome door handles
- Timber sliding sash windows
- Bi-fold patio doors
- Hexagon limestone tiled flooring to entrance hall with inset coir mat
- Engineered timber flooring to kitchen, dining, family area and utility
- Carpet to living room, bedrooms, stairs and landings
- Fully fitted wardrobes to master bedroom/dressing room

External Finishes

- Private access to tennis court and communal gardens
- Paved private external areas
- Communal bin store
- LED Lighting

Car Parking

- Two allocated car parking spaces per house

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Computer generated image of a typical bathroom, Hope House