

**TITAN DRIVE**  
BATH, BA1



# TITAN DRIVE

BATHFORD HILL • BATHFORD • BATH • BA1 7SW

AN EXCLUSIVE DEVELOPMENT OF 4 DETACHED CONTEMPORARY  
HOUSES ON THE OUTSKIRTS OF BATH



**Savills Bath**  
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## DESCRIPTION

Situated in the village of Bathford is a unique development of 4 detached contemporary houses. Currently under construction by Woodbridge Brothers and Crossman Homes, this exclusive development is due to complete in summer 2018.

The houses have been individually designed with striking architectural presence alongside exceptionally well planned accommodation.

## GENERAL

- Under floor heating on ground floor
- Engineered oak flooring
- Oak staircases
- Aluminium doors and Windows
- 10 year new build warranty
- Electric garage doors
- Walk in wardrobes for master bedrooms
- Backs on to open countryside
- Bi-fold doors from living areas

## BATHROOMS

- Porcelanosa bathrooms
- Grohe brassware
- Wet room showers in family bathroom and master en suites
- Light and mid grey tiling

Each of the houses are designed to take full advantage of the setting and views with three of the houses having superb roof terraces. Internally the accommodation is well proportioned, complemented by faultless modern design and high end fixtures and fittings.

A full accommodation list and planned specification is below.

## KITCHENS

- Bespoke designed kitchens with true handleless furniture
- LED under worktop and under wall unit lighting
- Neff appliances throughout
- Stone worktops
- Breakfast bar seating
- Integrated double ovens with Inbuilt microwave
- Warming drawer
- Five zone induction hobs
- Integrated wine coolers





#### **SITUATION**

Titan Drive is located in the heart of the sought after and picturesque village of Bathford opposite the entrance to Church Street. All your day to day amenities are on hand within the village to include a local shop, post office, pub and church. Bathford lies on the fringe of the city of Bath, 3 miles to the East of the centre.

Bath is a World Heritage Site and is well renowned for its wide variety of shops, restaurants, sporting events, as well as its cultural and historical merit. It has highly regarded schools in both the public and private sectors to include King Edward's School,

Kingswood School, The Royal High School for girls, Monkton Combe School, and Stonar. There is a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins).

#### **DIRECTIONS**

From Bath, travel east on the A4. Follow signs for Chippenham and at the second round about take the third exit following the A361. Travel under a railway bridge and take the first left into the village of Bathford. Pass The Crown Public House and take the second left turning. Titan Drive is at the end on the left hand side.



#### **GENERAL REMARKS AND STIPULATIONS**

##### **TENURE**

Freehold

##### **SERVICES**

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

##### **LOCAL AUTHORITY**

Bath & North East Somerset Council: Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

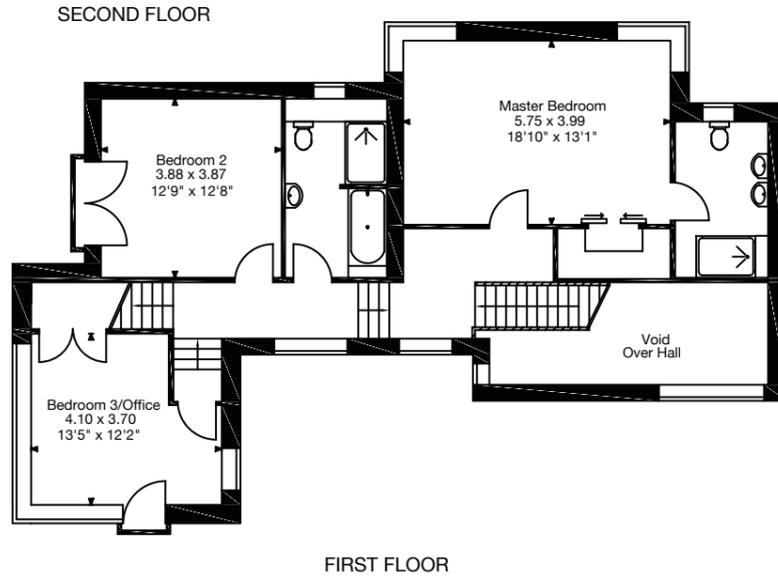
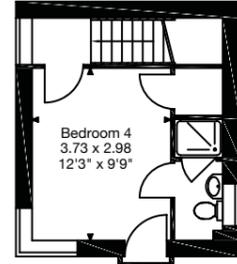
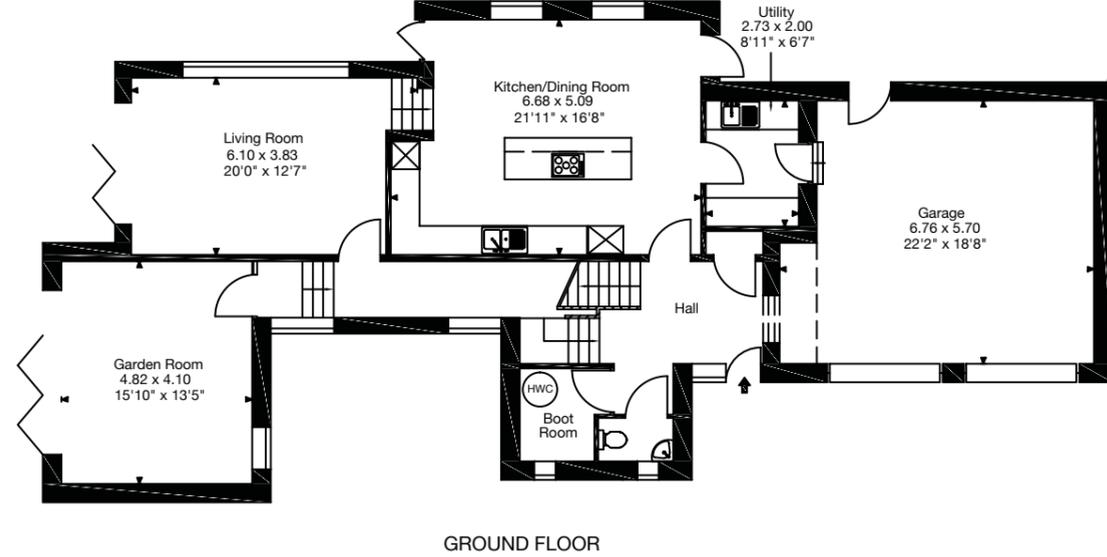
##### **VIEWINGS**

Strictly by appointment with Savills.

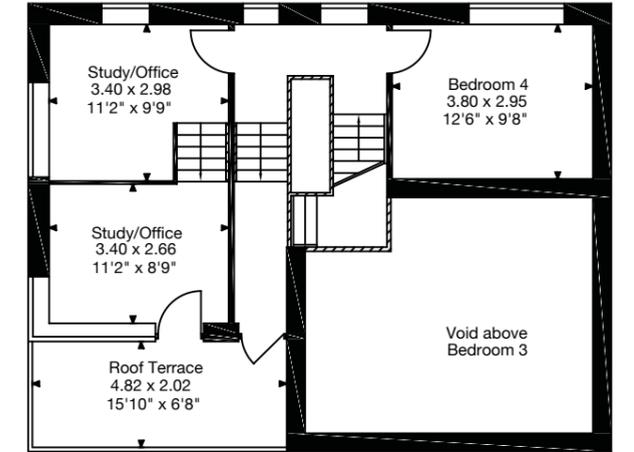
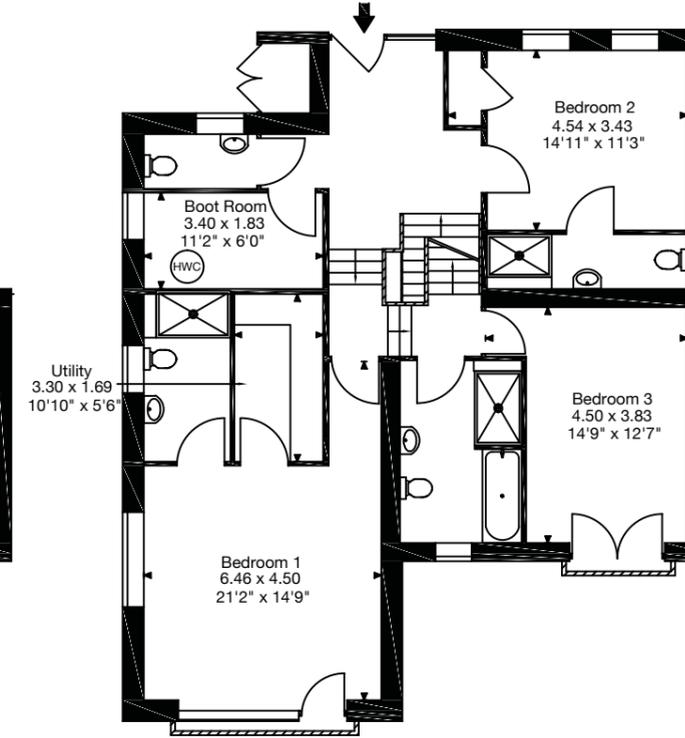
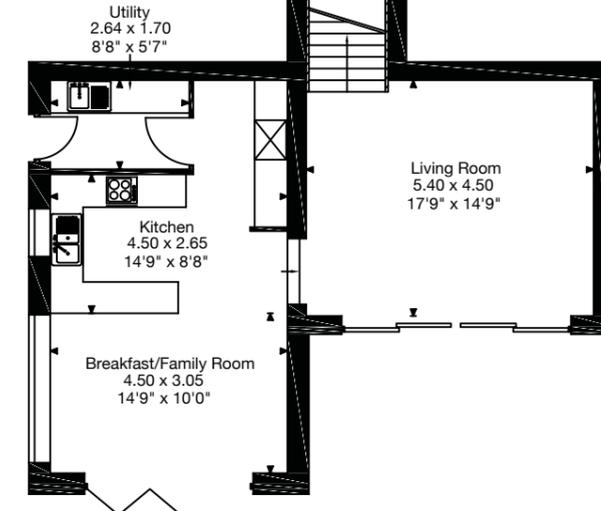




Plot 1, Titan Drive, Bathford  
 Approx. Gross Internal Area  
 2781 Sq Ft - 258 Sq M  
 (Including Garage)

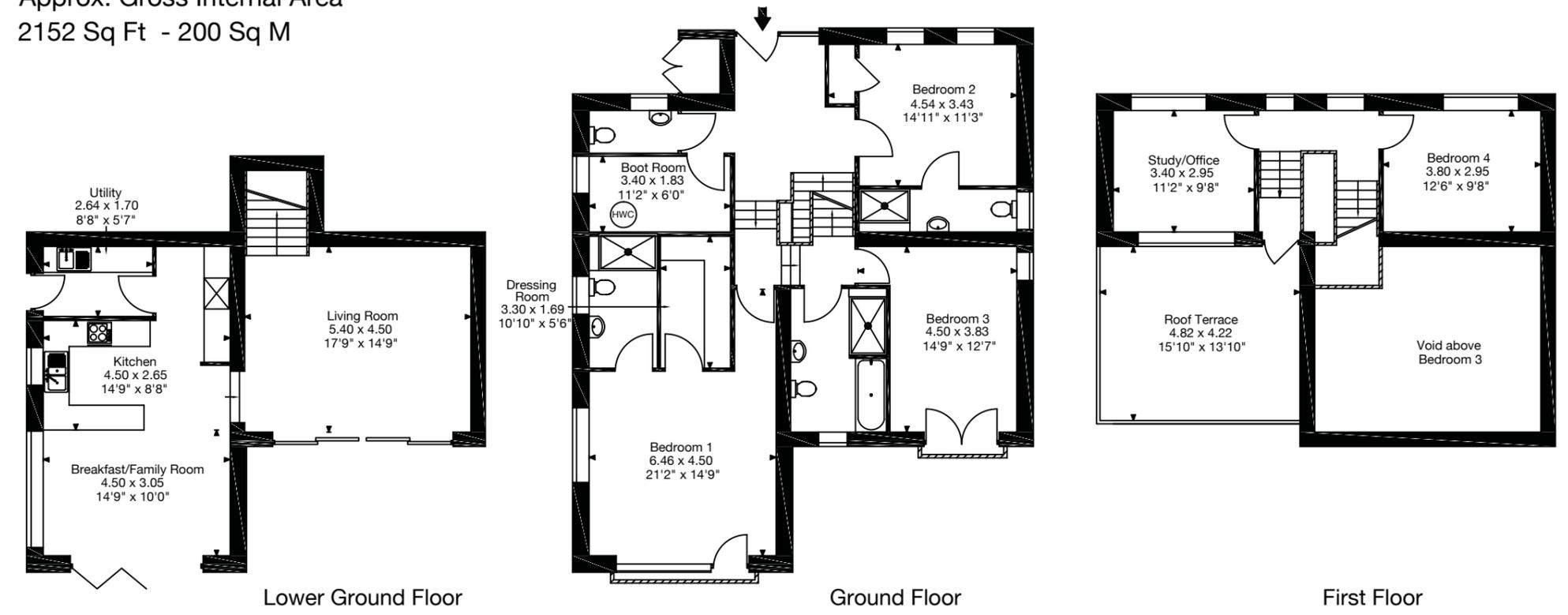


Plot 2 Titan Drive, Bathford  
 Approx. Gross Internal Area  
 2292 Sq Ft - 213 Sq M

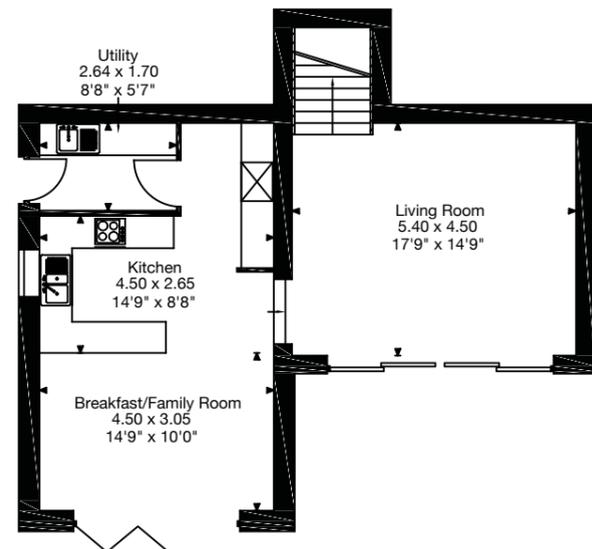




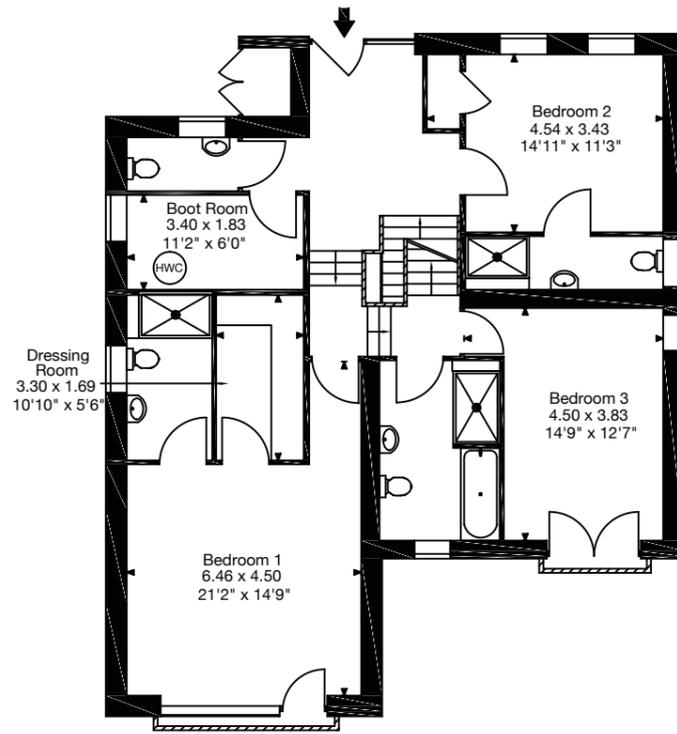
Plot 3, Titan Drive, Bathford  
 Approx. Gross Internal Area  
 2152 Sq Ft - 200 Sq M



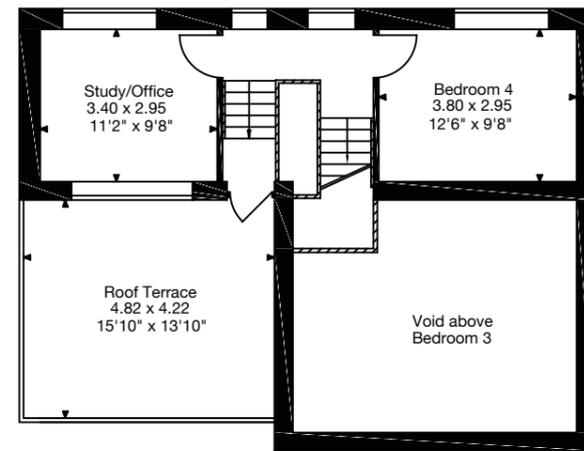
Plot 4, Titan Drive, Bathford  
 Approx. Gross Internal Area  
 2152 Sq Ft - 200 Sq M



Lower Ground Floor



Ground Floor



First Floor



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