

MILLENNIUM
RISE & TERRACE

Presents

Affinity & **S**erenity

Where luxury is an abundance of light and space.

Bath

Nestled in the village of Batheaston and surrounded by renowned areas of Outstanding Natural Beauty.

The World Heritage city of Bath has a wide array of offerings from the culture and arts the city brings. The rich Georgian architectural history, of course the sports and the passion that brings to the city. The distinguished University of Bath and Bath College both headline the calibre of education throughout the schools in the area.



Millennium Rise

Two exquisitely designed homes combining absolute luxury and ultimate sophistication, Affinity & Serenity.

Meticulously designed and hand crafted, these stunning properties exude luxury. Steeped in the heritage that is synonymous with the finest ashlar stone and housed under a natural sedum roof, the aesthetics of these buildings are both understated on arrival and immediately breathtaking on entry.



An aerial photograph of a residential development. In the foreground, there are several modern, two-story houses with light-colored facades and dark roofs. They feature large windows and balconies. A central courtyard area is visible, enclosed by a wooden fence, with a paved area and a small structure. In the background, there are more traditional houses and a hillside with trees. The word "Serenity" is overlaid in a serif font on a light background in the upper left quadrant.

Serenity

Affinity



Address to impress

Arrival through the private gated driveway sets the mark for this house.

Ideally situated within 3 miles of the World Heritage Bath city centre and the historical village of Batheaston, this truly is an address to impress. Upon entry to the ground floor of the property is a striking metal spiral staircase winding down to the garden level and the spectacular expansive south-facing country views.

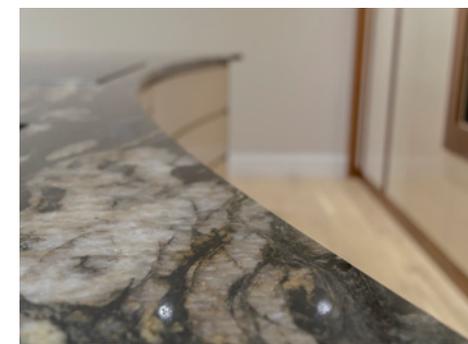




Kitchen like no other

The beautiful kitchen, hand built in Portugal, has been designed to a fine specification.

From the dominating walnut central island with state-of-the-art appliances to the concealed butlers kitchen, this kitchen is truly like no other. Custom sprayed soft metallic paint gives the cabinetry a real sparkle, reflecting the natural quartz stone worktop. A space to entertain the family or wow the dinner guests.





Bedroom suites

Uninterrupted countryside views, bespoke walnut wardrobes and incredible en-suites.

A master bedroom akin to a luxurious hotel suite. The broken plan en-suite boasts twin blown glass basins, huge jacuzzi bath and walk in shower all wrapped in a broken plan walnut room divide.



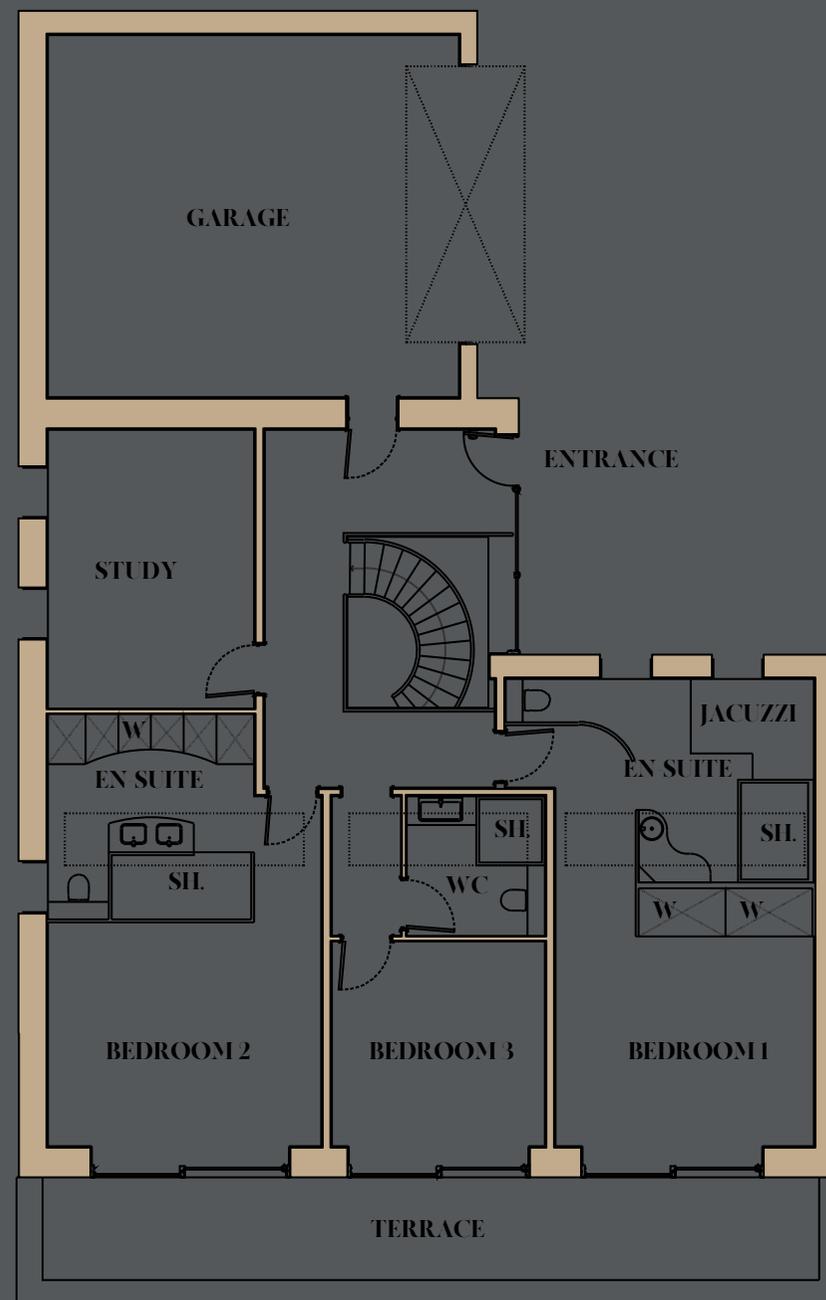
Ground Floor

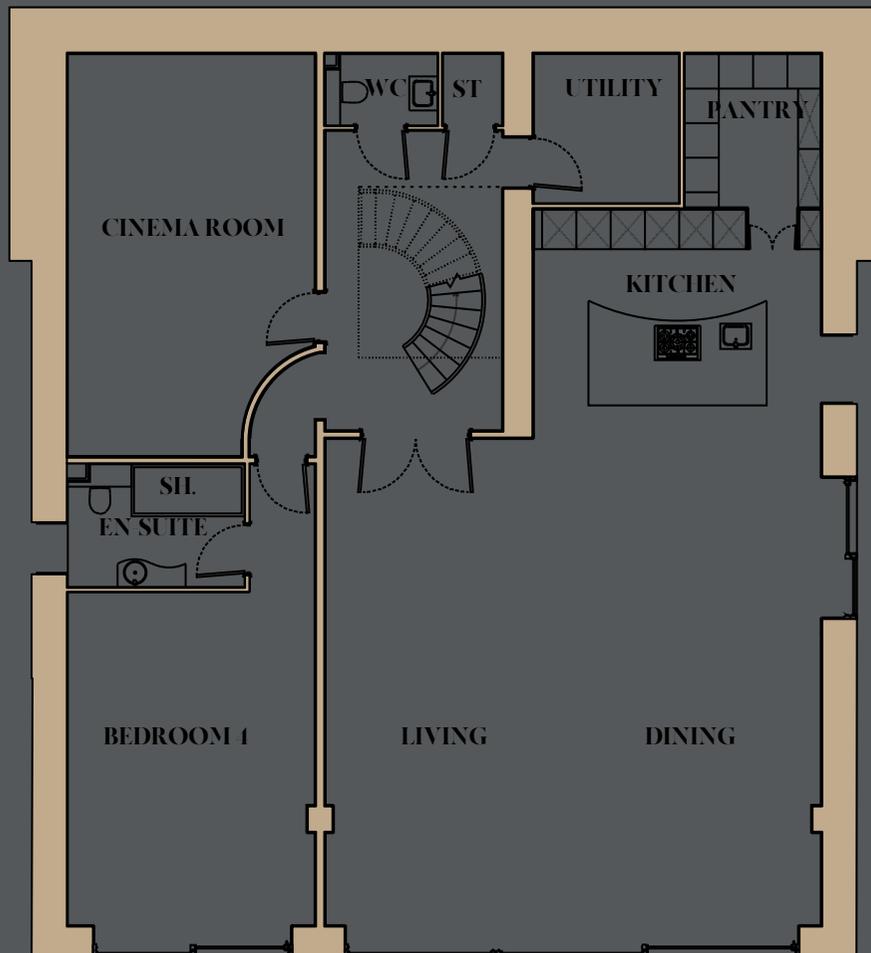
Through the private gated driveway.

Entry through the front door welcomes you onto the impressive gallery landing and beautifully detailed spiral staircase, which immediately highlights the craftsmanship and attention to detail within the property. The four bedrooms located on the ground floor give the house a sense of tranquility on arrival.

Property total 413sqm 4450sqft

Bedroom 1	7.6 x 4.5m	24'9 x 14'7ft
Ensuite	3.5 x 5.3m	11'4 x 17'3ft
Bedroom 2	6.3 x 4.7m	20'6 x 15'4ft
Ensuite	3.5 x 3.5m	11'4 x 11'4ft
Bedroom 3	3.6 x 3.8m	11'8 x 12'4ft
Bathroom	2.4 x 2.4m	7'8 x 7'8ft
Bedroom 5/Study	4.8 x 3.5m	15'7 x 11'4ft
Garage	6.2 x 7.1m	20'3 x 23'2ft





Garden Level

Leading down the spiral staircase.

Entry through the double doors provides an elaborate and exceptionally generous living space. The full width sliding doors open out onto the garden and the extensive panoramic countryside views.

Living/Dining	8.6 x 8.6m	28'2 x 28'2ft
Kitchen	3.9 x 5m	12'7 x 16'4ft
Pantry	2.6 x 2.3m	8'5 x 7'5ft
Utility	2.6 x 2.5m	8'5 x 8'2ft
Cinema	6.9 x 4.3m	22'6 x 14'1ft
Bedroom 4	8.2 x 4.2m	26'9 x 13'7ft
Ensuite	2.1 x 3m	6'8 x 9'8 ft

Specifications

Details that make the difference.

Kitchen

Bespoke kitchen handmade from Portugal
Custom sprayed units with pearlescent paint
Contrasting walnut Island
Granite quartz worktop
Dual top spec Siemens oven & grill +
Dual Siemens oven, grill & microwave
Siemens induction hob
Countertop extraction
2 full height integrated fridges
Wine cooler

Concealed butlers kitchen & pantry
Full height freezer
2nd dishwasher & sink
Countertops & storage for kitchen utilities.

Bedroom & Bathroom suites

Unique blown glass feature basins & taps
Handmade bathroom furniture
Quartz surfaces
Oversized handmade showertrays
Grohe digital shower taps
Spa bath
3 bedrooms with balconies

Throughout

Luxurious deep pile carpet
Wide board oak flooring
Floor to ceiling aluminium sliding doors
Hand made skirting & architraves
Soft dimming LED downlights
CAT6 network cabling
Ample wiring for flexible layouts
Underfloor heating in living rooms





Millennium Terrace

Four spectacular traditionally styled mews terrace houses with a contemporary twist.

Intricately designed these properties are awe-inspiring on every level. Following Georgian style architecture and traditional Bath stone frontage these four houses are flawlessly presented. The rear of the property, over 5 storeys, has a commanding and contemporary townhouse elevation.





Finest contemporary living

The gated underground garage immediately sets the grandeur of this five storey house.

Enter up through the property in the central feature lift to the ground level where the large living space opens out onto private roof terrace gardens. Elevated and uninterrupted countryside views are seen from every floor. Boasting four ample double bedrooms, family kitchen, en-suite and multiple family bathrooms, a study and a large cinema room, these are ideal family homes in the most desirable of locations.



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