

# Bridgetower Drive

Holburne Park  
Bath







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BRIDGETOWER DRIVE

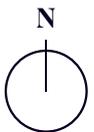
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# Holburne Park

BRIDGETOWER DRIVE



**Bridgetower Drive** |||| Holburne Park Bath



0 50 100m



## **Bridgetower Drive**

**Reflecting Bath's Georgian architecture, Bridgetower Drive comprises four and five bedroom townhouses and villas featuring Bath Stone facades that add a traditional feel to these contemporary houses.**

# Bridgetower Drive



## NORTHSIDE ~ GARDENS

*Disclaimer: This CGI was prepared from preliminary plans and specifications before the completion of the development. It is intended only as a guide. Details may have changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.*

# Bridgetower Drive



NORTHSIDE TOWNHOUSES & VILLA



SOUTHSIDE TOWNHOUSES & VILLA

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# Gallery

BRIDGETOWER DRIVE



## NORTHSIDE TOWNHOUSES 186-188

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# Gallery

BRIDGETOWER DRIVE



## NORTHSIDE TOWNHOUSE ~ INTERIOR

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# Gallery

BRIDGETOWER DRIVE



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## NORTHSIDE GARDENS ~ PLOTS 189-185

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# Gallery

BRIDGETOWER DRIVE



## NORTHSIDE GARDENS ~ PLOTS 185-178

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# Gallery

BRIDGETOWER DRIVE



NORTHSIDE VILLA ~ EXTERIOR

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# Gallery

BRIDGETOWER DRIVE



## NORTHSIDE VILLA ~ INTERIOR

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# Gallery

BRIDGETOWER DRIVE



SOUTHSIDE TOWNHOUSE ~ EXTERIOR

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# Gallery

BRIDGETOWER DRIVE



## SOUTHSIDE TOWNHOUSE ~ INTERIOR

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# Gallery

BRIDGETOWER DRIVE



SOUTHSIDE VILLA ~ EXTERIOR

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# Gallery

BRIDGETOWER DRIVE



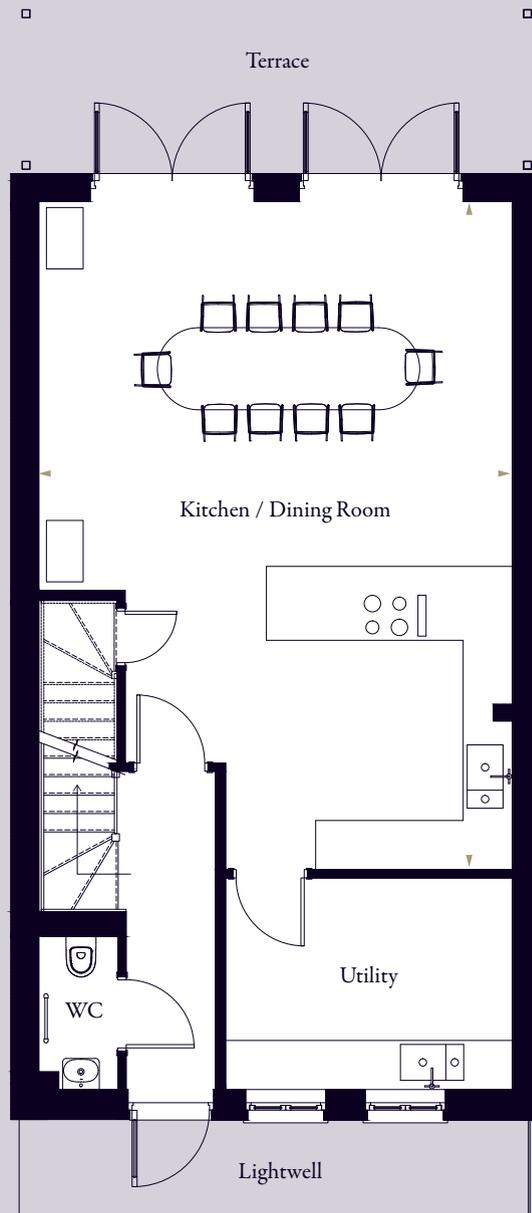
## SOUTHSIDE VILLA ~ INTERIOR

*Disclaimer: This CGI was prepared from preliminary plans and specifications before the completion of the development. It is intended only as a guide. Details may have changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.*

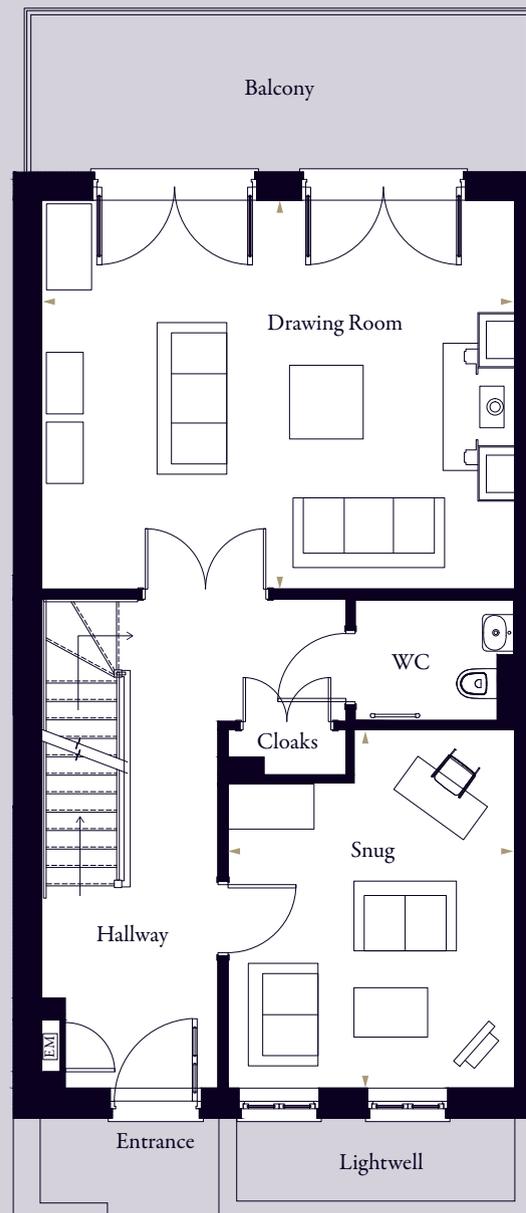
# Northside Townhouse

HOUSE AREA (NIA): 251.00 sq m / 2,700 sq ft

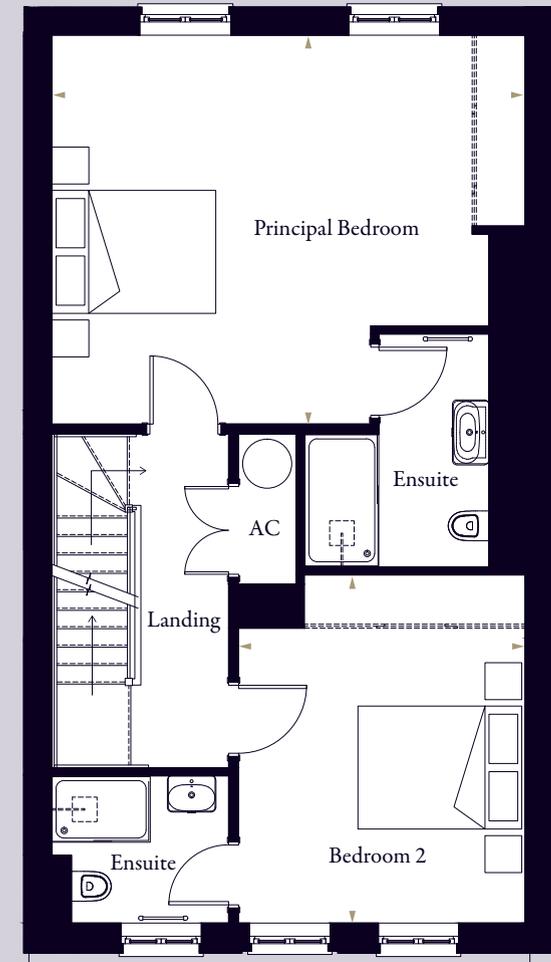
## LOWER GROUND FLOOR



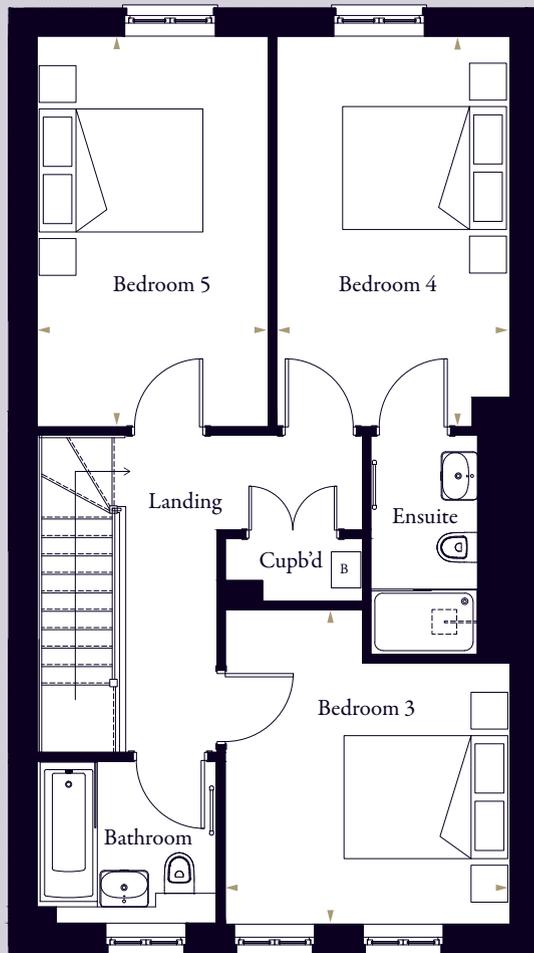
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



### Lower Ground Floor

Kitchen / Dining Room	8.15 x 5.75 m	26'9" x 18'10"
Terrace	6.12 x 2.40 m	20'0" x 7'10"

### Ground Floor

Drawing Room	5.75 x 4.75 m	18'10" x 15'7"
Snug	4.37 x 3.53 m	14'4" x 11'7"
Balcony	6.12 x 2.00 m	20'0" x 6'7"

### First Floor

Principal Bedroom	5.75 x 4.75 m	18'10" x 15'7"
Bedroom 2	3.60 x 3.53 m	11'9" x 11'7"

### Second Floor

Bedroom 3	3.53 x 3.19 m	11'7" x 10'6"
Bedroom 4	4.77 x 2.86 m	15'8" x 9'5"
Bedroom 5	4.77 x 2.80 m	15'8" x 9'2"

#### PLEASE NOTE:

This floor plan applies to plots 179-187, for plots 178 and 188, please speak to your sales agent.

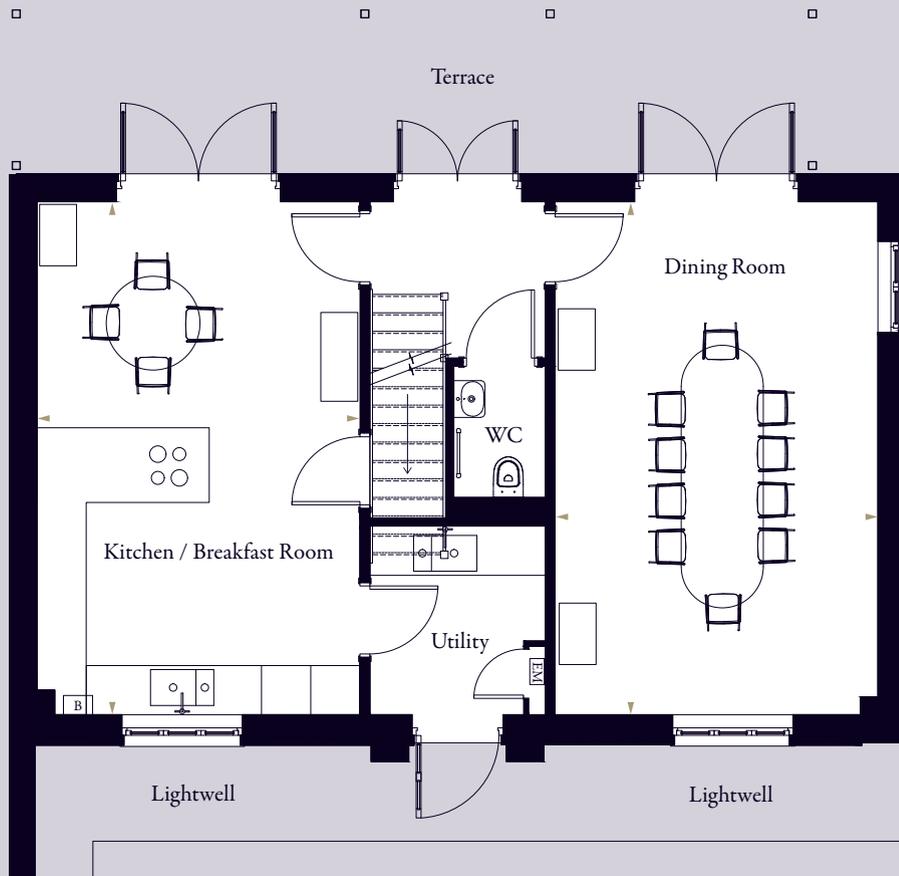
These dimensions were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

EM = Electric Meter B = Boiler AC = Airing Cupboard

# Northside Villa

HOUSE AREA (NIA): 242.00 sq m / 2,607 sq ft

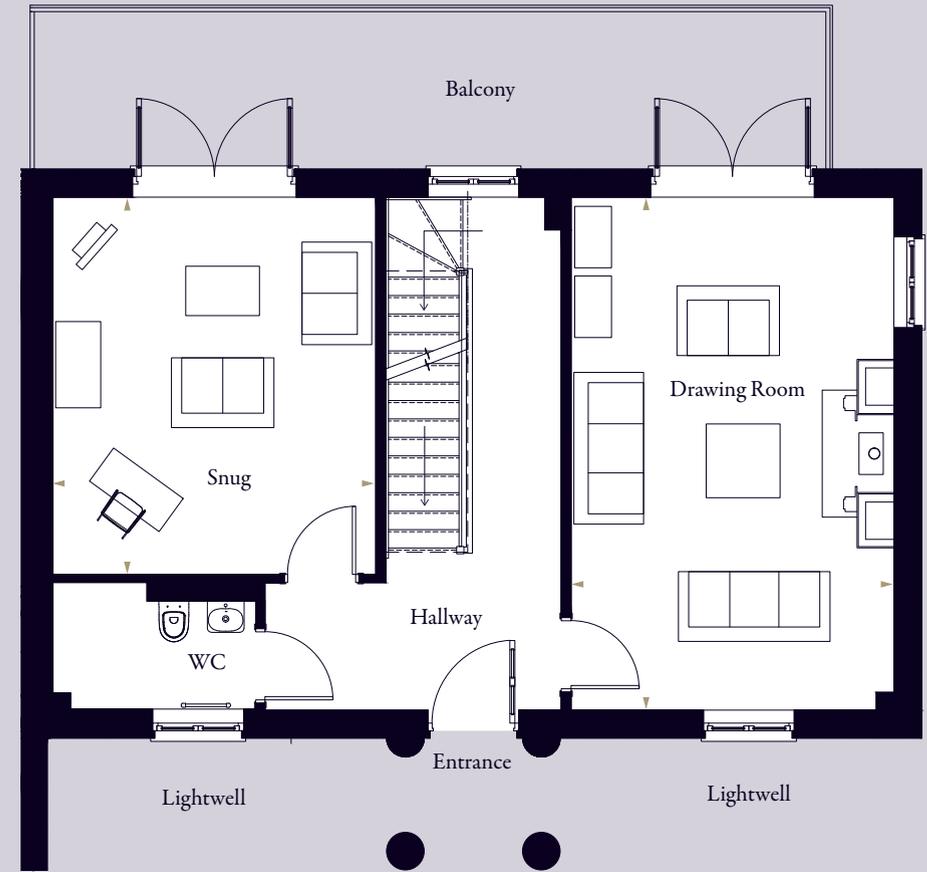
LOWER GROUND FLOOR



Lower Ground Floor

Kitchen / Breakfast Room	6.26 x 3.94 m	20'6" x 12'11"
Dining Room	6.26 x 3.94 m	20'6" x 12'11"
Utility	2.36 x 2.17 m	7'9" x 7'1"
Terrace	10.64 x 2.40 m	34'11" x 7'10"

GROUND FLOOR

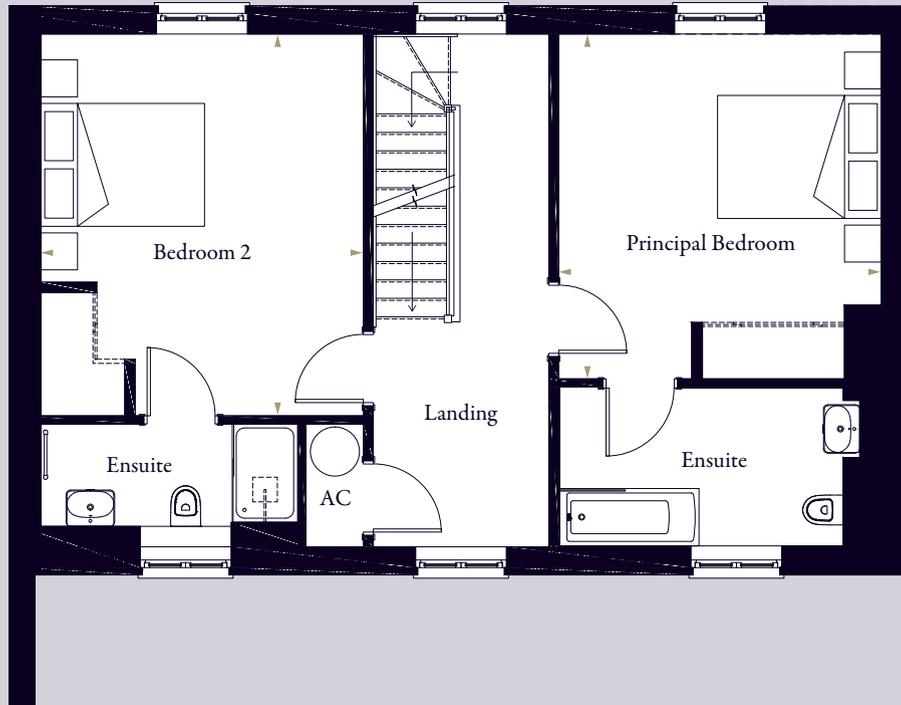


Ground Floor

Drawing Room	6.26 x 3.94 m	20'6" x 12'11"
Snug	4.60 x 3.94 m	15'1" x 12'11"
Balcony	9.52 x 2.00 m	31'3" x 6'7"



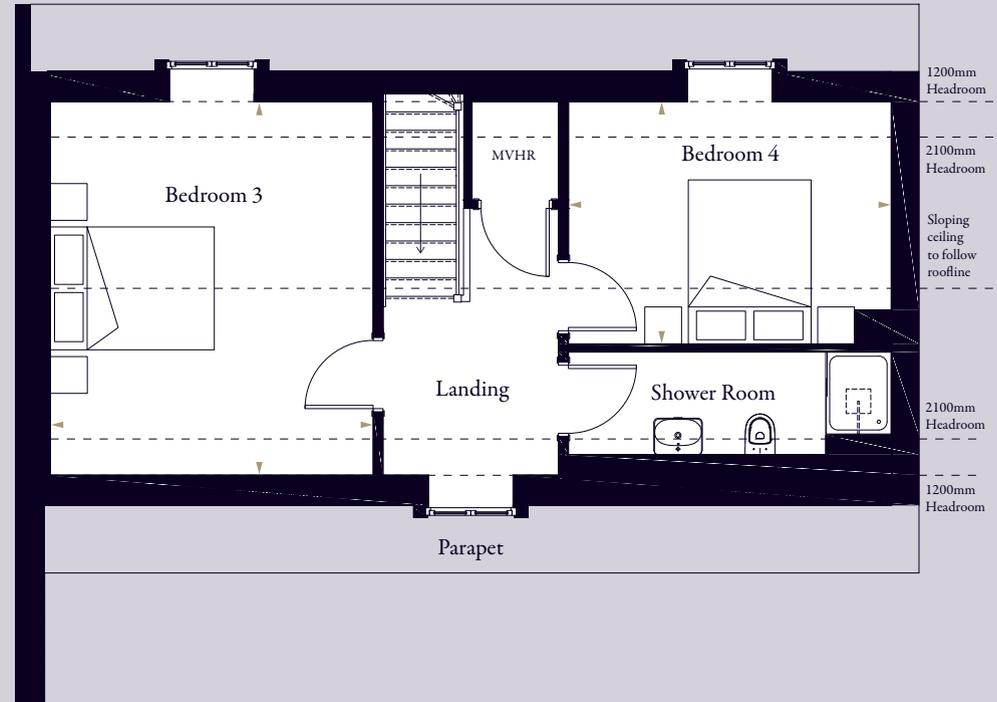
FIRST FLOOR



First Floor

Principal Bedroom	4.21 x 3.94 m	13'9" x 12'11"
Bedroom 2	4.66 x 3.94 m	15'3" x 12'11"

SECOND FLOOR



Second Floor

Bedroom 3	4.55 x 3.94 m	14'11" x 12'11"
Bedroom 4	3.98 x 2.98 m	13'0" x 9'9"

PLEASE NOTE:

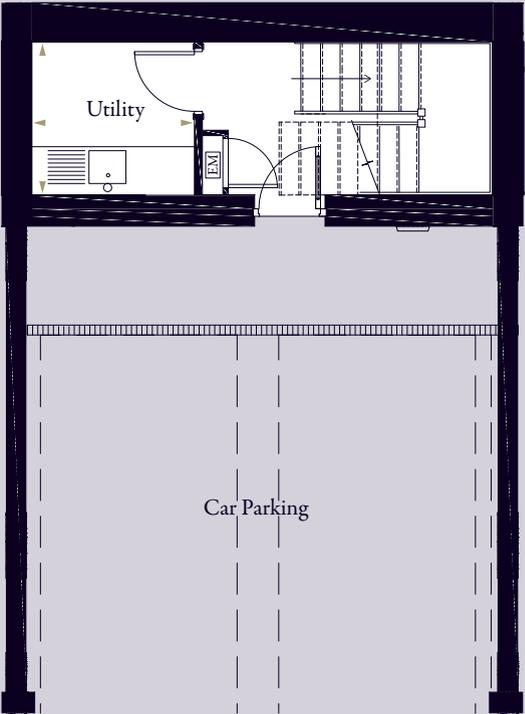
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EM = Electric Meter B = Boiler AC = Airing Cupboard MVHR = Mechanical Ventilation Heat Recovery System

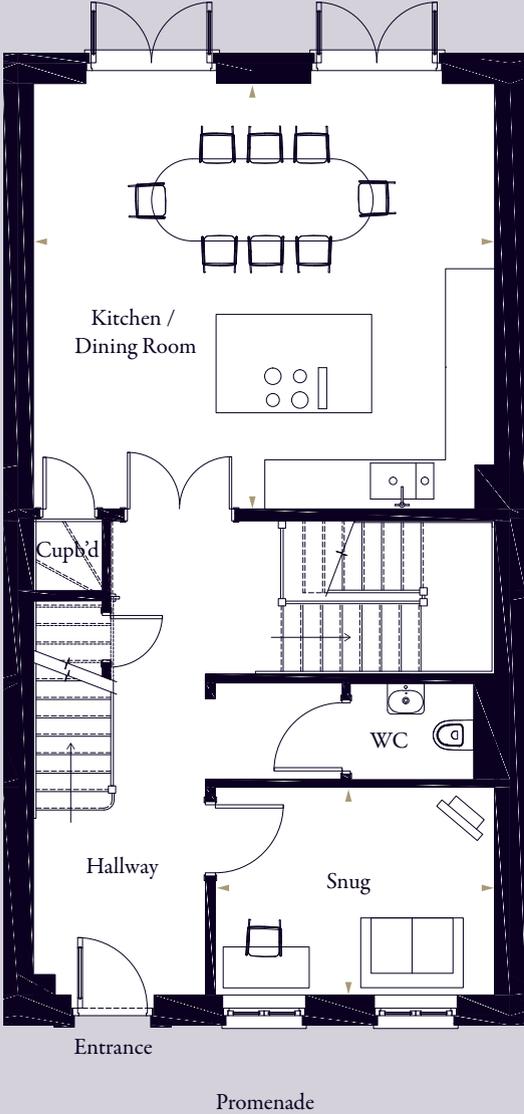
# Southside Townhouse

HOUSE AREA (NIA): 200.00 sq m / 2,150 sq ft

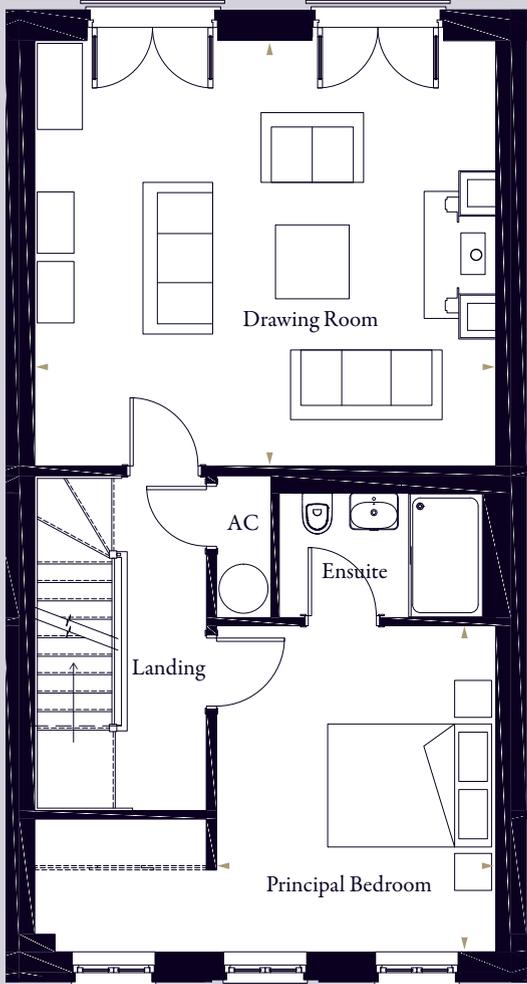
LOWER GROUND FLOOR



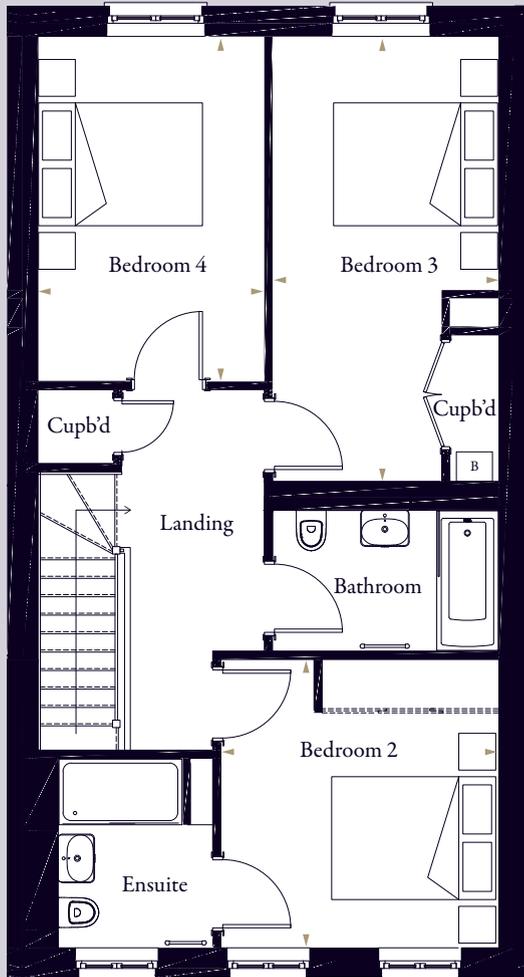
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Lower Ground Floor

Utility	1.98 x 1.87 m	6'6" x 6'1"
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Ground Floor

Kitchen / Dining Room	5.63 x 5.19 m	18'6" x 17'0"
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Snug	3.40 x 2.53 m	11'2" x 8'4"
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Terrace	6.00 x 2.40 m	19'8" x 7'10"
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First Floor

Drawing Room	5.64 x 5.19 m	18'6" x 17'0"
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Principal Bedroom	3.98 x 3.44 m	13'0" x 11'3"
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Second Floor

Bedroom 2	3.52 x 3.43m	11'7" x 11'3"
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Bedroom 3	5.43 x 2.76 m	17'9" x 9'0"
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Bedroom 4	4.21 x 2.78 m	13'9" x 9'1"
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Bathroom	2.76 x 1.97 m	9'0" x 6'5"
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PLEASE NOTE:

This floor plan applies to plots 191-200, for plot 190 please speak to your sales agent.

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EM = Electric Meter B = Boiler AC = Airing Cupboard

# Southside Villa

HOUSE AREA (NIA): 190.00 sq m / 2,043 sq ft

LOWER GROUND FLOOR

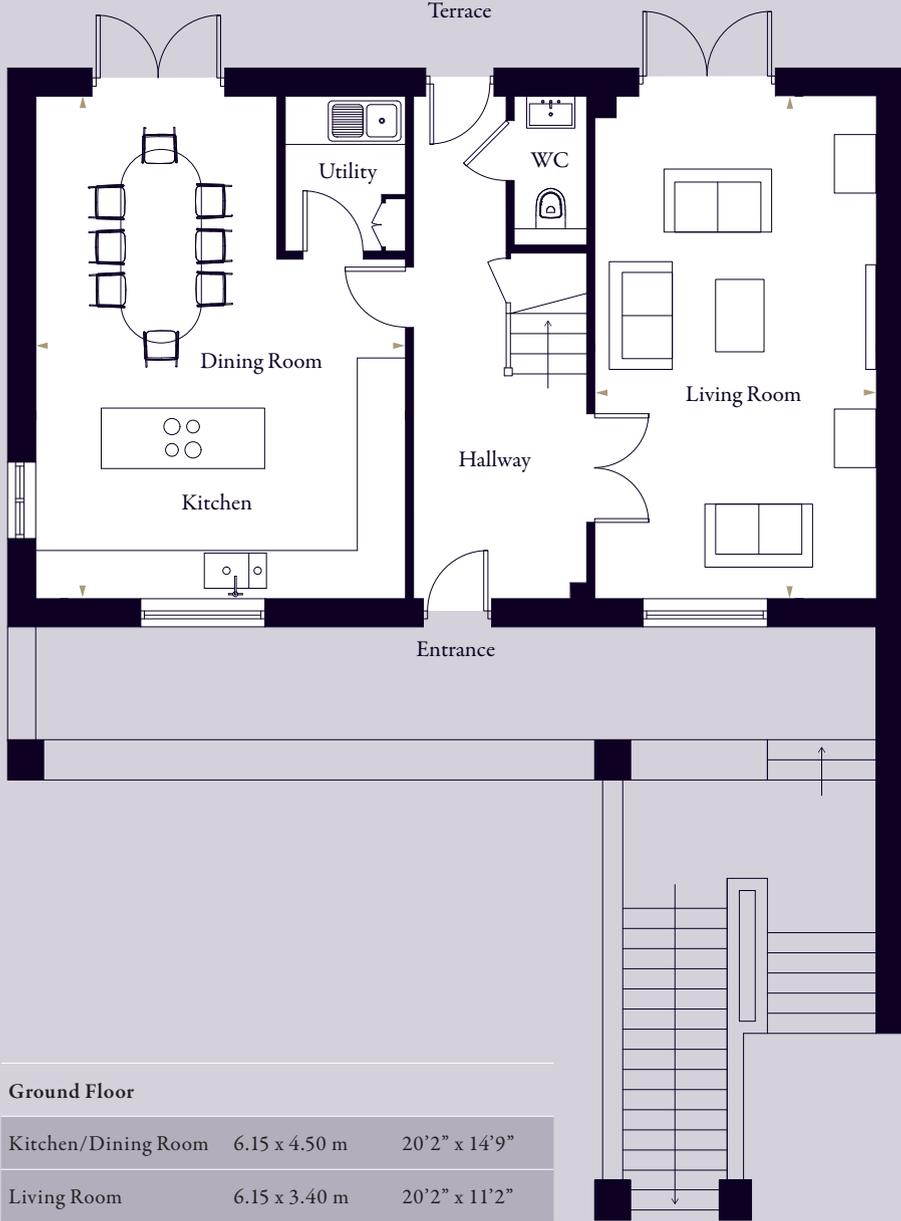


Lower Ground Floor

Parking Area	10.37 x 4.76 m	34'0" x 15'7"
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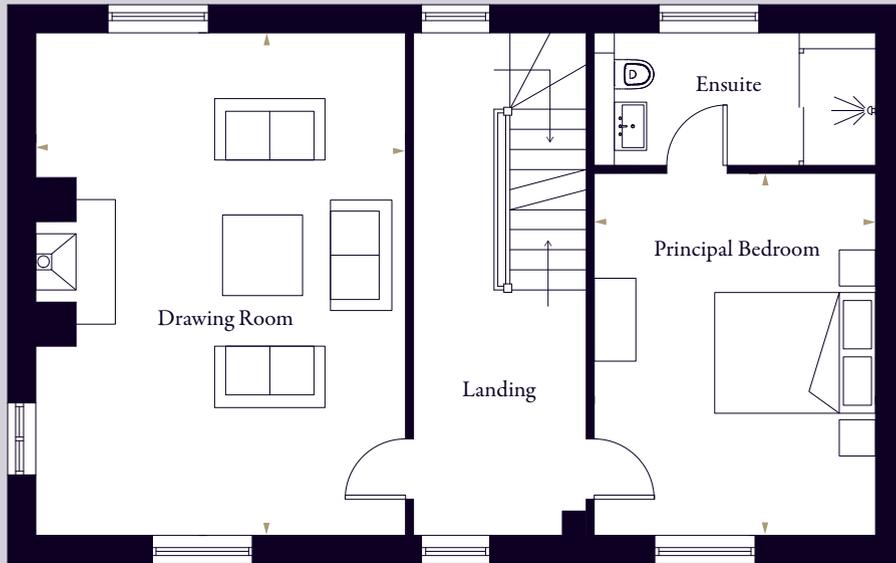
GROUND FLOOR



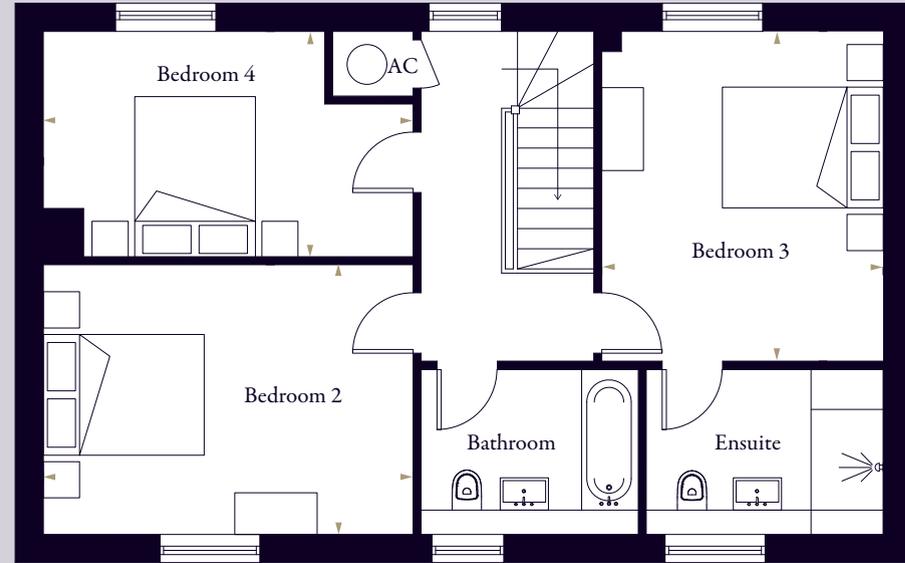
Ground Floor

Kitchen/Dining Room	6.15 x 4.50 m	20'2" x 14'9"
Living Room	6.15 x 3.40 m	20'2" x 11'2"

FIRST FLOOR



SECOND FLOOR



First Floor

Drawing Room	6.15 x 4.56 m	20'2" x 14'11"
Principal Bedroom	4.41 x 3.49 m	14'6" x 11'5"

Second Floor

Bedroom 2	4.03 x 3.42 m	13'3" x 11'3"
Bedroom 3	4.53 x 3.29 m	14'10" x 10'10"
Bedroom 4	4.53 x 2.75 m	14'10" x 9'0"

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AC = Airing Cupboard



# Specification

BRIDGETOWER DRIVE

## General

- Finished in locally sourced Bath Stone from Hartham Park Stone Quarry
- Entrance with stone detailing, lighting and panelled front door
- Double glazed hardwood timber frame windows
- Off-street car parking to all houses
- Provision for electric car charging to all houses

## Interiors

- Oak engineered timber flooring with neutral carpet to bedrooms
- Contemporary skirting with routed groove and bespoke single groove architraves for contemporary clean lines throughout
- Classic contemporary 3 panel internal doors with square satin stainless steel door furniture
- Gas central heating with underfloor heating to ground or lower ground floor and radiators to upper floors

## Kitchens

- Kitchen island/breakfast bar with built-in induction hob
- Integrated oven, microwave oven, dishwasher, fridge freezer
- Calacatta quartz worktop and upstand
- 1 ½ bowl undermounted sink with hot water tap and built-in waste disposal unit
- Please speak to your sales agent for details of kitchen style as these differ according to the individual houses

## Bathrooms

- White sanitaryware to all bathrooms, ensuites and cloakrooms
- Main bathroom and other ensuites include porcelain wall and floor tiles
- Principal ensuites include shower enclosure with Calacatta marble tiled walls and floors
- Thermostatically controlled showers with minimal chrome framed shower screens with toughened 'easy clean' glass

## 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 USB points to selected sockets
- Shaver sockets to main bathroom and ensuites
- Cat 6 data points
- TV outlets with twin satellite connections
- Outside power points at the front and rear of the house
- Photovoltaic modules to the roof

## Gardens

- Bespoke rear gardens with a combination of lawned and paved areas with Venetian hit and miss wooden fence surround and outside tap
- For house specific garden details please speak to your sales agent





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June 2023