



Tria

Three bedroom home | Plot 1

Contemporary elegance across three beautifully designed light-filled levels

Bath stone contrast with the dark timber effect gable surrounds and slate roofing

Central entrance hall with access to the kitchen / dining room with bi-fold doors, and living room

Beautiful views across the River Avon countryside valley from the first floor bedroom balcony

Solar panels with 5.2kW battery storage and EV charger

Efficient air source heat pump plus triple glazing for excellent thermal and acoustic insulation

1,533 sq ft

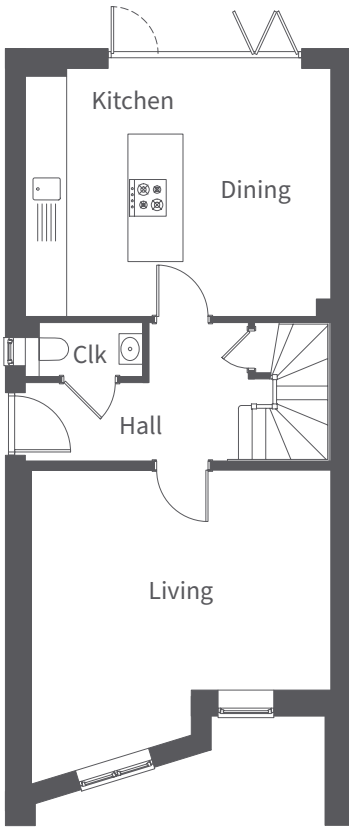
Tria is a refined and thoughtfully designed home, blending contemporary architecture with sophisticated living. The striking exterior combines natural stone, timber-effect finish, and expansive glazing, creating a timeless yet modern aesthetic.

Inside, the open-plan kitchen and dining space form the heart of the home, featuring a waterfall island, quartz worktops and integrated appliances with bi-fold doors opening to the rear garden. The bright and spacious living area provides a welcoming retreat.

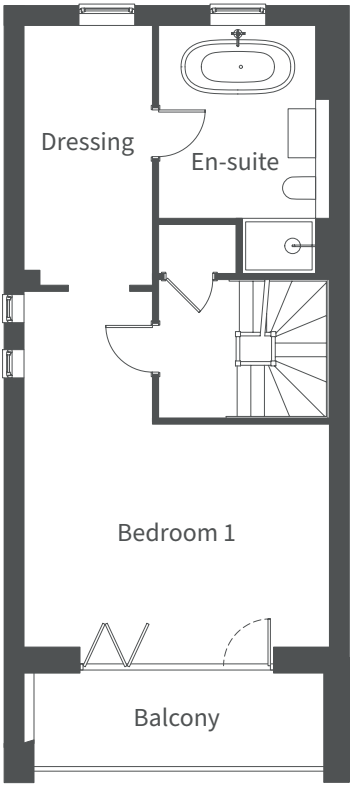
The first floor is dedicated to a principal suite, complete with a generous bedroom, dressing area, and en-suite with a statement freestanding bath. The second floor offers two additional double bedrooms, served by a modern shower room. Roof lights provide a wealth of natural light, making the home feel exceptionally bright and welcoming.

Tria is designed for sophisticated living in an exclusive riverside setting, seamlessly balancing comfort, style and practicality. Three parking spaces are also provided.

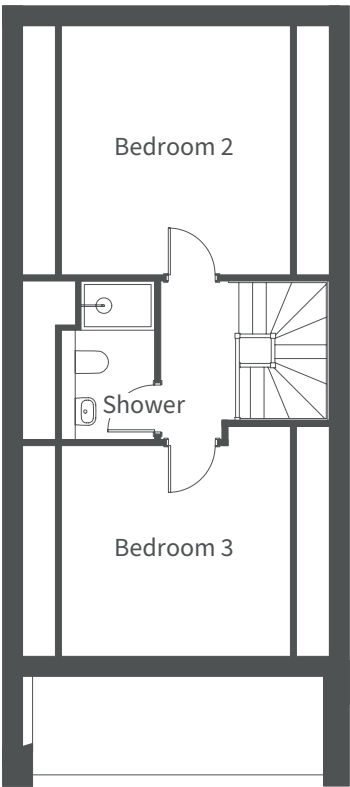
NOTE: Plot 1 is featured on the left in the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5095 x 4865	16'9" x 15'12"
Kitchen / Dining	4935 x 4020	16'2" x 13'2"



First Floor	Millimetres	Feet / inches
Bedroom 1	5805 x 4930	19'1" x 16'2"
En-suite 1	4020 x 2565	13'2" x 8'5"
Dressing room	4215 x 2070	13'10" x 6'9"



Second Floor	Millimetres	Feet / inches
Bedroom 2	4020 x 3690	13'2" x 12'1"
Bedroom 3	3690 x 3395	12'1" x 11'2"
Shower room	2570 x 1290	8'5" x 4'3"

NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.