

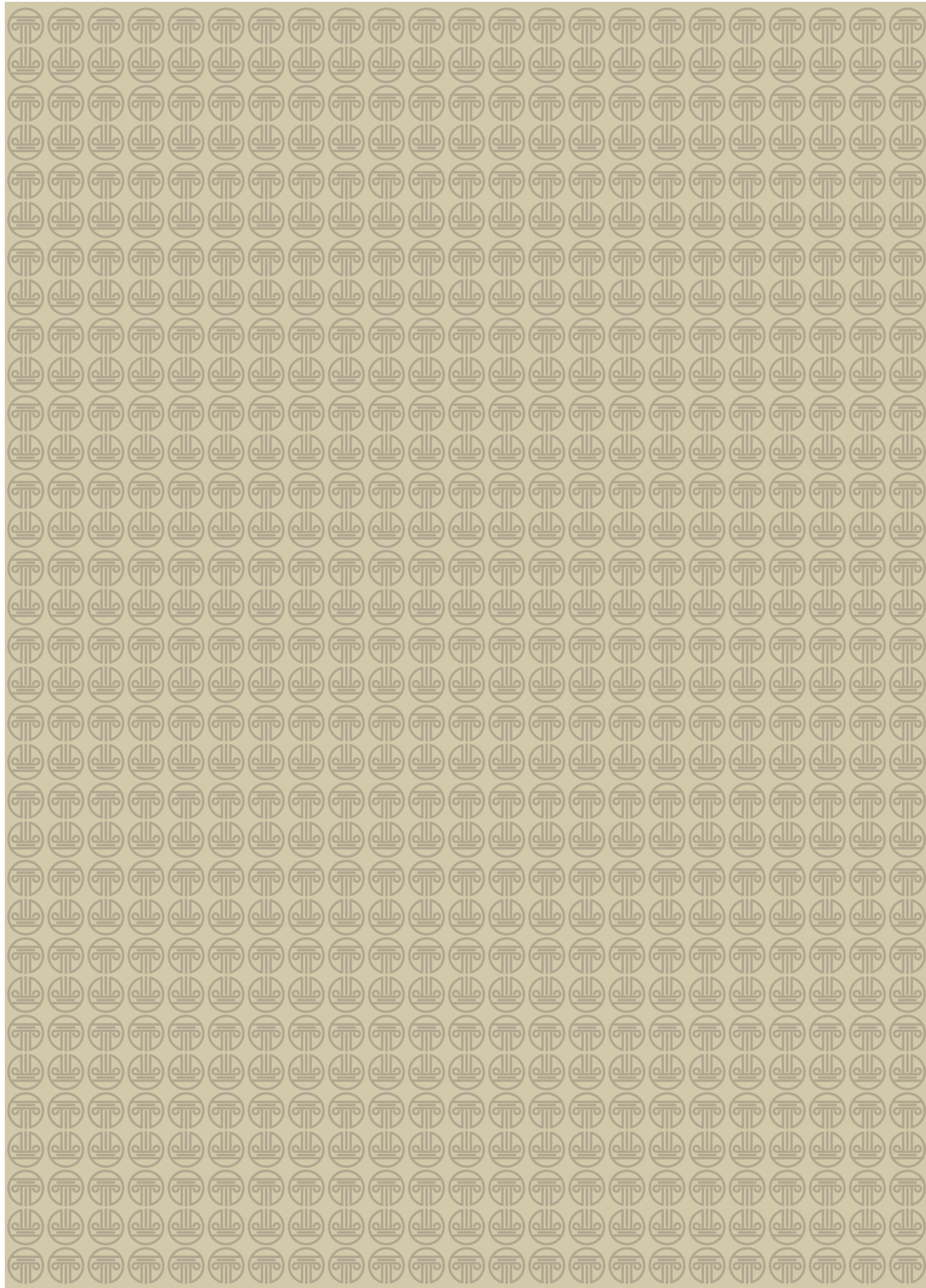


Porta London Road West, Bath

An exclusive collection of eight luxury 3, 4 and 5 bedroom new homes by **Strongvox**, an award-winning West Country developer.

Exclusive contemporary living







Porta

London Road West, Bath

Discover

Porta by Strongvox is a bold design statement that embodies contemporary and efficient homes, combining exclusivity, modern elegance and effortless city living.

“At Strongvox Homes, we take pride in crafting beautifully designed, high-performing, and energy-efficient homes. Porta, our landmark development on London Road West – one of Bath’s most significant gateways – embodies contemporary luxury in an iconic setting. This unique collection of homes seamlessly blends modern elegance with the vibrancy of city living, offering an exceptional lifestyle in a truly prestigious location.”

Toby Ballard

Managing Director, Strongvox Homes



**Strongvox
Homes**



Porta

London Road West, Bath

Exclusive contemporary living



An exclusive collection of contemporary new homes featuring:*

Form and function

Bespoke light-filled new homes within a private development (1,533 - 2,276 sq ft)

Spacious living spaces

Hartham Park Bath stone and golden oak finish with recessed balcony areas and contrasting burnt cedar gable design

Harmonious room layout and flow for contemporary living

Countryside views from first floor viewing balcony

Allocated parking

Edge of city setting with good links to Bath, Bristol & Cotswolds

Striking modern architecture with pitched gables, stone and timber-effect finish and expansive glazing

Modern timeless design

Contemporary kitchen, dining and entertaining space



EcoWise

Helping to reduce energy and water use, whilst saving money...

Efficient Air Source Heat Pumps

External EV charge points

Solar panels with 5.2kW battery storage achieve EPC A rating

High performance insulation

Triple-glazed windows for excellent thermal and acoustic insulation

Rainwater recycling

Low energy LED lighting

Warranty

2 year 'Strongvox Assured' warranty with Homeowners portal access to store all documents and certificates

10 year warranty underwritten by Premier Guarantee

**Plot dependent*





Cultural. Architectural. Iconic.

Porta is ideal for those seeking a sophisticated lifestyle in a premium location - the natural beauty of the River Avon plus easy access to Bath's heritage and vibrant culture.



Union Passage, Bath

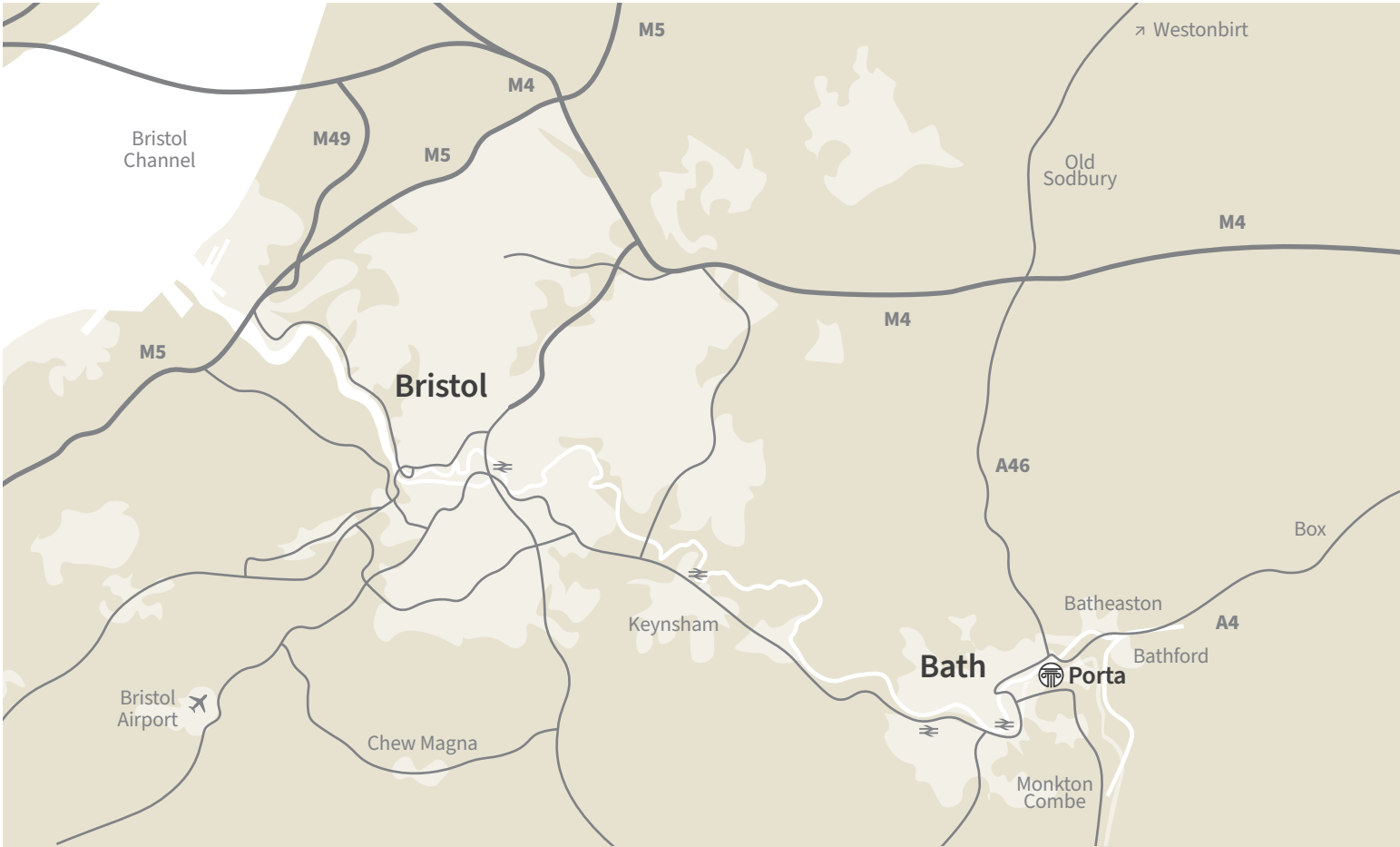
Set within one of England's most distinguished cities, **Porta** offers a rare opportunity to enjoy life in Bath, a place celebrated for its UNESCO World Heritage status, breathtaking Georgian architecture, and rich cultural scene. Elegant streets lined with boutique shops, fine dining restaurants, and charming cafés create a timeless atmosphere, while the Thermae Bath Spa provides the ultimate in relaxation. Sports and leisure pursuits are close at hand, from the excitement of Bath Rugby at the Recreation Ground to nearby tennis clubs and picturesque golf courses.

Beyond the city, the surrounding landscape is equally captivating. The gentle flow of the River Avon enhances the area's natural beauty, with scenic waterside walks and tranquil green spaces nearby. The rolling hills of the Cotswolds, the historic charm of Box in Wiltshire, and picturesque country villages offer a peaceful retreat, perfect for quiet exploration.

Porta is exceptionally well connected. Bath Spa railway station offers direct links to London, while the M4 and M5 motorways provide easy access to Bristol and the South West. The nearby Westonbirt Arboretum, with its stunning seasonal displays and open-air concerts, adds to the area's refined and tranquil appeal.



Royal Crescent, Bath



Bristol Docks



Kennet & Avon Canal, near Bathwick Hill

The Bathampton Mill (walk)	20 mins
Bath city centre (walk)	30 mins
Bristol (car)	40 mins
Tetbury (car)	40 mins
Westonbirt Arboretum (car)	45 mins
Bath Spa Train Station (by car)	15 mins
Bath Spa to Cardiff Central (by train)	1 hour 20 mins
Bath Spa to London Paddington (by train)	1 hour 25 mins
Nailsea Train Station to London (by train)	2 hours
Bristol Airport (by car)	50 mins



Box, Wiltshire



Dexter's Café, Bathwick



Bath Rugby Ground



Pump Room and Bath Abbey



Pultney Bridge and Weir, Bath

Life. Styled.

A tranquil, connected setting close to Bath's historic heart.

This premium development offers beautifully crafted modern homes within an intimate, thoughtfully designed modern layout. Each home balances privacy with a sense of community, making **Porta** ideal for those seeking both refinement and connection.

Porta's location in Bath brings together convenience and culture. From its top-ranked universities to excellent state and independent schools. This historic city provides a stimulating environment for learning, across all ages, enriched by its rich history and vibrant culture.

Whether enjoying fine dining in Bath, exploring the boutiques of Milsom Street, or fresh produce from markets, everything is within easy reach. Experience a perfect blend of city elegance, connectivity, and the tranquil beauty of the surrounding countryside.



Westonbirt Arboretum



Porta London Road West, Bath

House types



Tria
Three bedroom



Quattuor
Four bedroom



Quinque
Five bedroom



Strongvox Homes

This site plan is indicative only of the development.
It is for general guidance and may be subject to change.

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 both the kitchen / dining room, with bi-fold doors, and living space

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

Solar panels, 5.2kW battery storage and EV charger

Efficient air source heat pump plus triple glazing

1,533sq ft



Quattuor

Four bedroom home | Plots 2, 3 and 4

Contemporary elegance across three beautifully designed light-filled levels

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

Bright living space with hidden pocket doors to kitchen/diner and bi-fold doors to rear garden

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

Solar panels, 5.2kW battery storage and EV charger

Efficient air source heat pump plus triple glazing

1,971 sq ft

Quinque

Five bedroom home | Plots 5, 6, 7 and 8

Contemporary elegance across three beautifully designed light-filled, spacious levels

Expansive kitchen, dining and family space

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

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

Solar panels, 5.2kW battery storage and EV charger

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

2,276 sq ft





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

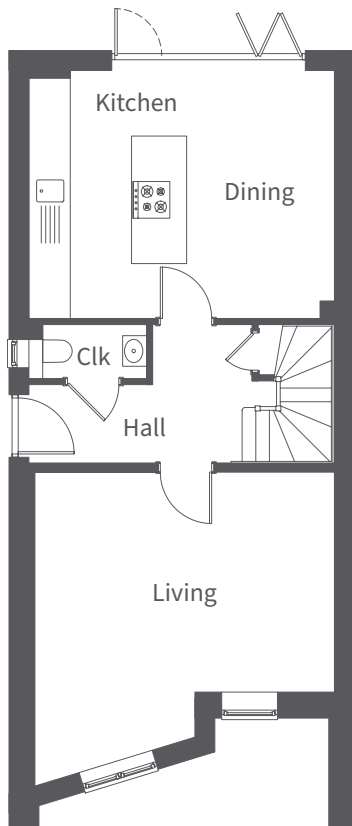
Tria is a refined and thoughtfully designed home, blending contemporary architecture with sophisticated living. The striking exterior combines natural stone, timber-effect finish, and expansive glazing, creating a timeless yet modern aesthetic.

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.

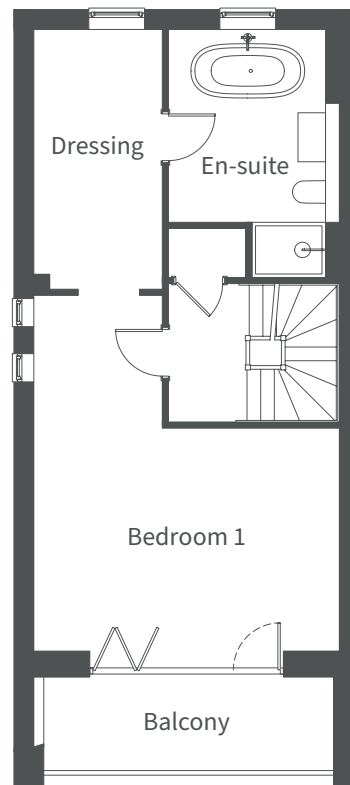
The first floor is dedicated to a principal suite, complete with a generous bedroom, dressing area, and en-suite with a statement freestanding bath. The second floor offers two additional double bedrooms, served by a modern shower room. Roof lights provide a wealth of natural light, making the home feel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

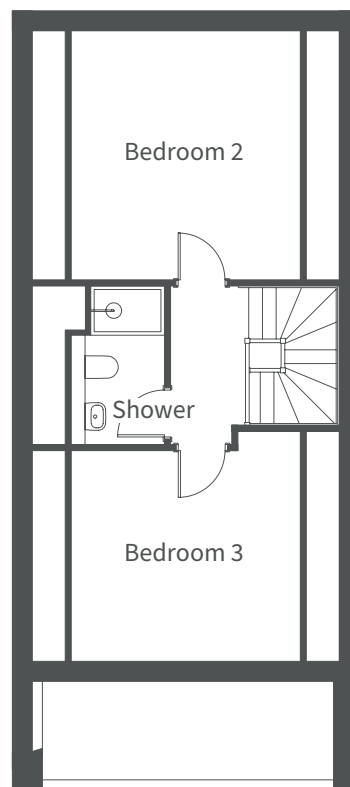
NOTE: Plot 1 is featured on the left in the above CGI



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.



Quattuor

Four bedroom home | Plot 2

Contemporary elegance across three beautifully designed light-filled levels

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

Bright living space with concealed pocket doors to kitchen/diner and bi-fold doors to rear garden

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

Solar panels, 5.2kW battery storage and EV charger

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

1,971 sq ft

Quattuor is an elegantly crafted home, marrying contemporary, adaptable design with premium living.

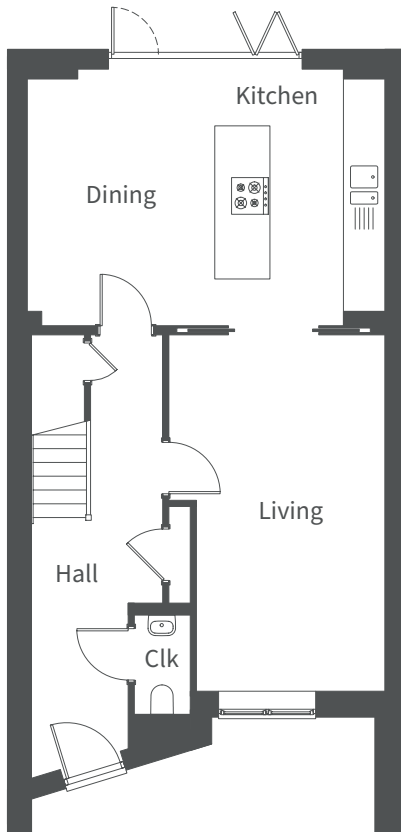
Externally the light textured Bath stone and timber-style finish contrasts with dark framed glazing, and sharp, geometric forms defining a bold, contemporary aesthetic.

The entrance hall with understair storage and cloakroom leads to the spacious kitchen and dining area, with a central island, quality worktops, and integrated appliances. Bi-folds open onto the rear garden. The relaxed, bright living room is linked to the kitchen by concealed sliding doors.

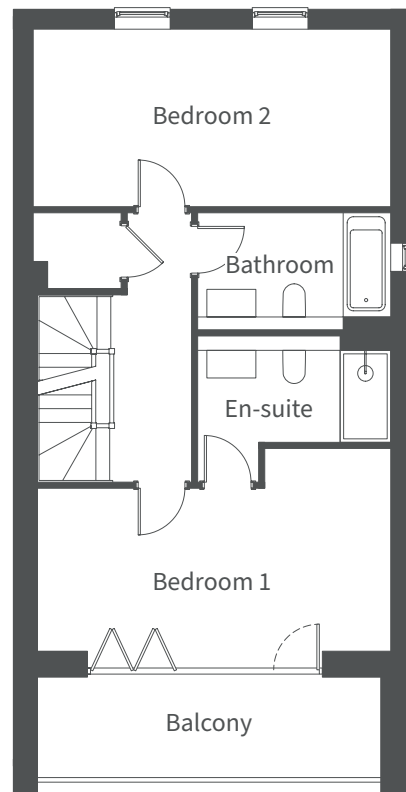
The first floor hosts a main bedroom and en-suite, a second bedroom and bathroom plus storage. Two further bedrooms, a modern shower room and additional storage complete the second floor. Roof lights further enhance the bright, welcoming atmosphere.

Quattuor is designed for refined riverside living, balancing comfort, style, and practicality. Three parking spaces are also provided, with an EV charger conveniently located under the first floor balcony area.

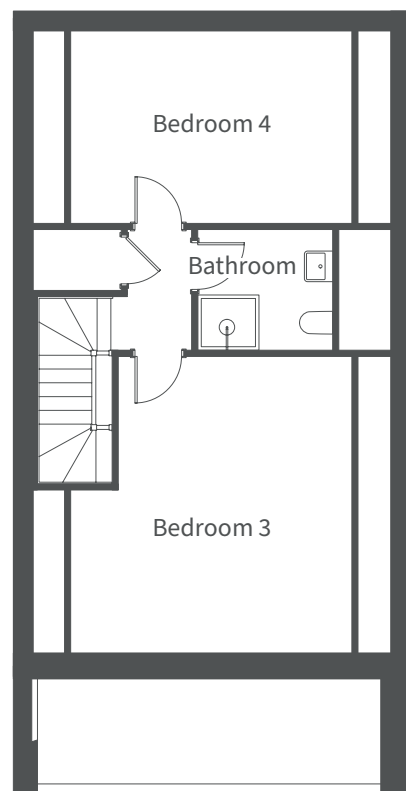
NOTE: Plot 2 is featured in the centre of the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5815 x 3500	19'1" x 11'6"
Kitchen / Dining	5810 x 4160	19'1" x 13'8"



First Floor	Millimetres	Feet / inches
Bedroom 1	5810 x 3305	19'1" x 10'10"
En-suite	3125 x 2145	10'3" x 7'0"
Bedroom 2	3810 x 2870	12'6" x 9'5"
Bathroom	3215 x 1700	10'7" x 5'7"



Second Floor	Millimetres	Feet / inches
Bedroom 3	4915 x 4565	16'2" x 14'12"
Bedroom 4	4565 x 3150	14'12" x 10'4"
Shower room	2200 x 1955	7'3" x 6'5"

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.



Quattuor

Four bedroom home | Plot 3

Contemporary elegance across three beautifully designed light-filled levels

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

Bright living space with concealed pocket doors to kitchen/diner and bi-fold doors to rear garden

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

Solar panels, 5.2kW battery storage and EV charger

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

1,971 sq ft

Quattuor is an elegantly crafted home, marrying contemporary, adaptable design with premium living.

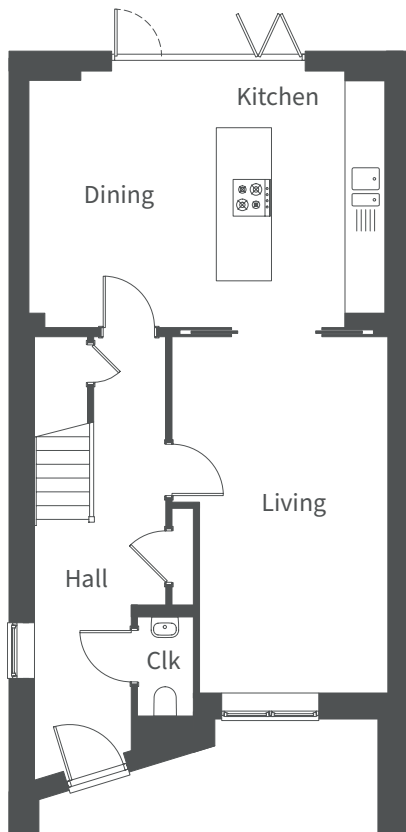
Externally the light textured Bath stone and timber-style finish contrasts with dark framed glazing, and sharp, geometric forms defining a bold, contemporary aesthetic.

The entrance hall with understair storage and cloakroom leads to the spacious kitchen and dining area, with a central island, quality worktops, and integrated appliances. Bi-folds open onto the rear garden. The relaxed, bright living room is linked to the kitchen by concealed sliding doors.

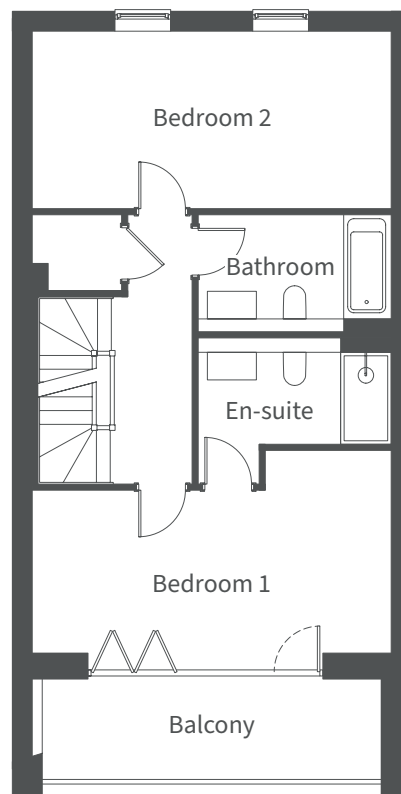
The first floor hosts a main bedroom and en-suite, a second bedroom and bathroom plus storage. Two further bedrooms, a modern shower room and additional storage complete the second floor. Roof lights further enhance the bright, welcoming atmosphere.

Quattuor is designed for refined riverside living, balancing comfort, style, and practicality. Three parking spaces are also provided, with an EV charger conveniently located under the first floor balcony area.

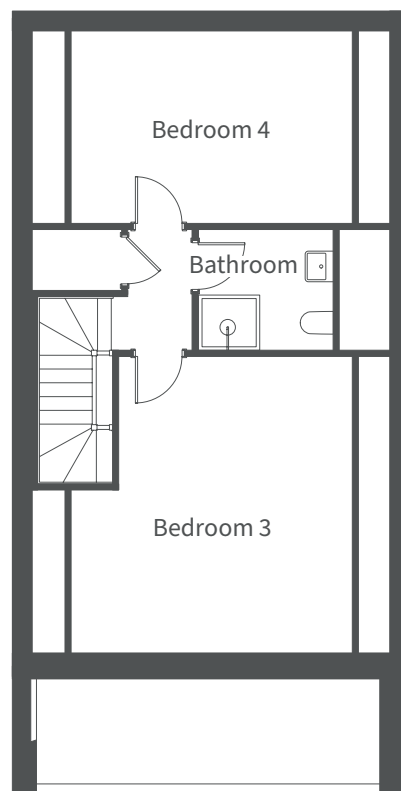
NOTE: Plot 3 is featured on the left in the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5815 x 3500	19'1" x 11'6"
Kitchen / Dining	5810 x 4160	19'1" x 13'8"



First Floor	Millimetres	Feet / inches
Bedroom 1	5810 x 3305	19'1" x 10'10"
En-suite	3125 x 2145	10'3" x 7'0"
Bedroom 2	3810 x 2870	12'6" x 9'5"
Bathroom	3215 x 1700	10'7" x 5'7"



Second Floor	Millimetres	Feet / inches
Bedroom 3	4915 x 4565	16'2" x 14'12"
Bedroom 4	4565 x 3150	14'12" x 10'4"
Shower room	2200 x 1955	7'3" x 6'5"

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.



Quattuor

Four bedroom home | Plot 4

Contemporary elegance across three beautifully designed light-filled levels

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

Bright living space with concealed pocket doors to kitchen/diner and bi-fold doors to rear garden

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

Solar panels, 5.2kW battery storage and EV charger

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

1,971 sq ft

Quattuor is an elegantly crafted home, marrying contemporary, adaptable design with premium living.

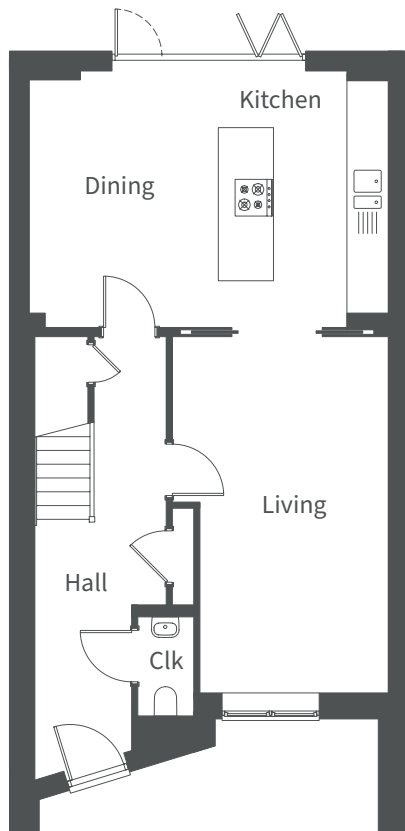
Externally the light textured Bath stone and timber-style finish contrasts with dark framed glazing, and sharp, geometric forms defining a bold, contemporary aesthetic.

The entrance hall with understair storage and cloakroom leads to the spacious kitchen and dining area, with a central island, quality worktops, and integrated appliances. Bi-folds open onto the rear garden. The relaxed, bright living room is linked to the kitchen by concealed sliding doors.

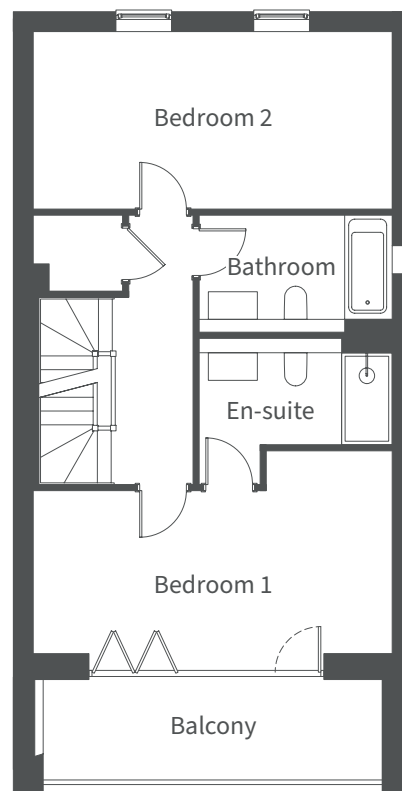
The first floor hosts a main bedroom and en-suite, a second bedroom and bathroom plus storage. Two further bedrooms, a modern shower room and additional storage complete the second floor. Roof lights further enhance the bright, welcoming atmosphere.

Quattuor is designed for refined riverside living, balancing comfort, style, and practicality. Three parking spaces are also provided, with an EV charger conveniently located under the first floor balcony area.

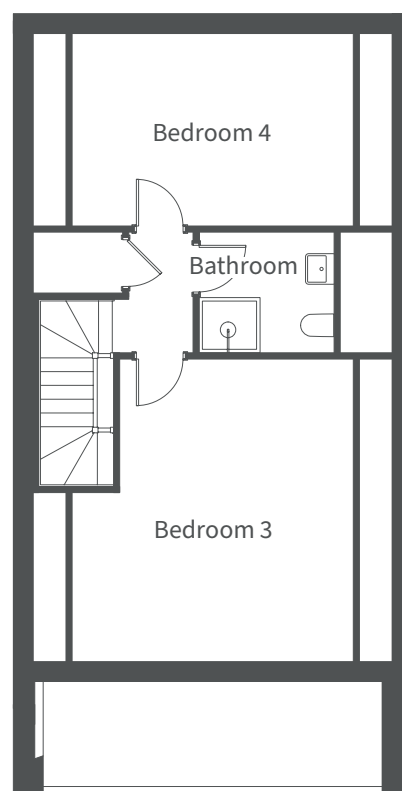
NOTE: Plot 4 is featured on the right of the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5815 x 3500	19'1" x 11'6"
Kitchen / Dining	5810 x 4160	19'1" x 13'8"



First Floor	Millimetres	Feet / inches
Bedroom 1	5810 x 3305	19'1" x 10'10"
En-suite	3125 x 2145	10'3" x 7'0"
Bedroom 2	3810 x 2870	12'6" x 9'5"
Bathroom	3215 x 1700	10'7" x 5'7"



Second Floor	Millimetres	Feet / inches
Bedroom 3	4915 x 4565	16'2" x 14'12"
Bedroom 4	4565 x 3150	14'12" x 10'4"
Shower room	2200 x 1955	7'3" x 6'5"

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.



Quinque

Five bedroom home | Plot 5

Contemporary, elegance across three beautifully designed light-filled, spacious levels

Expansive kitchen, dining and family space

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

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

Solar panels, 5.2kW battery storage and EV charger

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

2,276 sq ft

Quinque is a distinguished family home, seamlessly blending contemporary design with luxurious living.

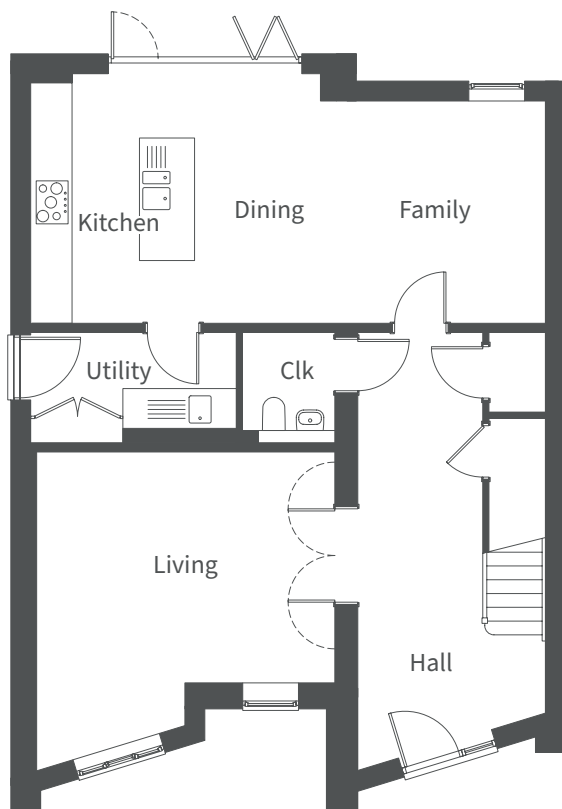
Externally, the textured Bath stone and timber-style finish beautifully contrast with the dark framed glazing and striking, geometric rooflines, creating a bold, modern statement. Three parking spaces are provided with an EV charge point located under the first floor balcony area.

The spacious entrance hall, with cloakroom and understair storage, connects a bright, inviting living room space to the generous family / dining space and kitchen / utility room. The kitchen features a central island and bi-fold doors open to the rear garden.

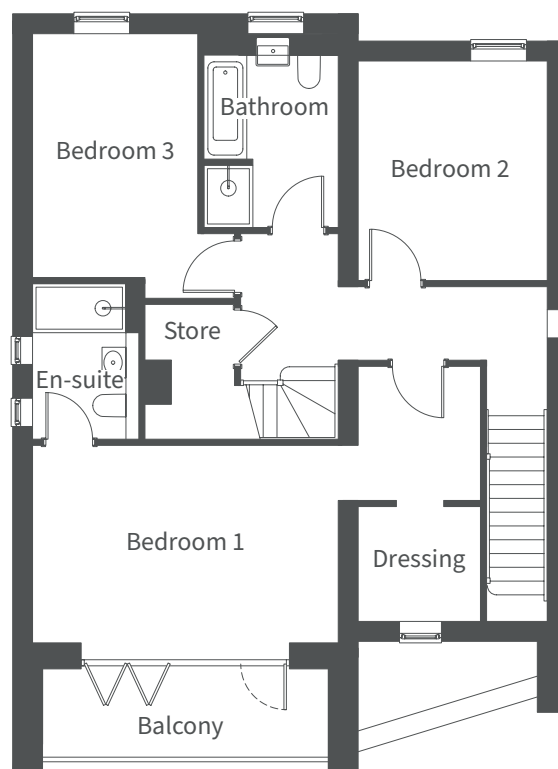
The first floor hosts a main bedroom with a dressing area and en-suite, two further bedrooms and a family bathroom. The second floor offers two bedrooms, separated by a modern shower room. Roof lights further enhance the bright, welcoming atmosphere.

Quinque is designed for exceptional riverside living, balancing comfort, style, and practicality.

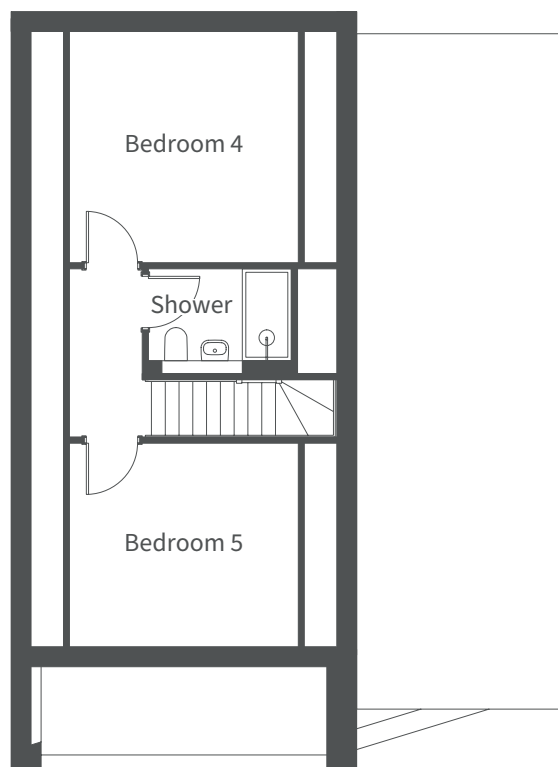
NOTE: Plot 5 is featured in the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5180 x 4865	16'12" x 15'12"
Kitchen / Dining / Family	8350 x 4050	27'5" x 13'3"
Utility	3325 x 1565	10'11" x 5'2"



First Floor	Millimetres	Feet / inches
Bedroom 1	4955 x 3225	16'3" x 10'7"
En-suite	2535 x 1500	8'4" x 4'11"
Dressing room	1970 x 1850	6'6" x 6'1"
Bedroom 2	3560 x 3035	11'8" x 9'11"
Bedroom 3	4280 x 3270	14'1" x 10'9"
Bathroom	2800 x 2165	9'2" x 7'1"



Second Floor	Millimetres	Feet / inches
Bedroom 4	3750 x 3705	12'4" x 12'2"
Bedroom 5	3705 x 3300	12'2" x 10'10"
Shower room	2330 x 1500	7'8" x 4'11"

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.



Quinque

Five bedroom home | Plot 6

Contemporary, elegance across three beautifully designed light-filled, spacious levels

Expansive kitchen, dining and family space

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

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

Solar panels, 5.2kW battery storage and EV charger

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

2,276 sq ft

Quinque is a distinguished family home, seamlessly blending contemporary design with luxurious living.

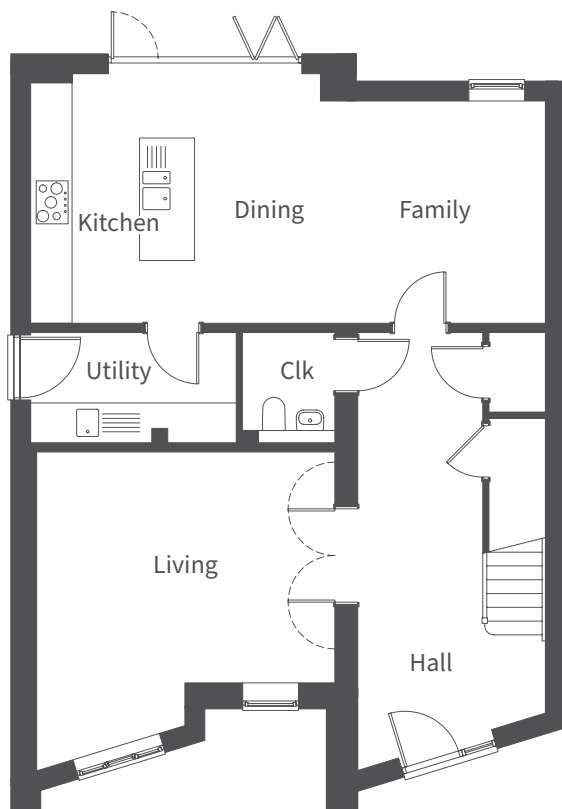
Externally, the textured Bath stone and timber-style finish beautifully contrast with the dark framed glazing and striking, geometric rooflines, creating a bold, modern statement. Three parking spaces are provided with an EV charge point located under the first floor balcony area.

The spacious entrance hall, with cloakroom and understair storage, connects a bright, inviting living room space to the generous family / dining space and kitchen / utility room. The kitchen features a central island and bi-fold doors open to the rear garden.

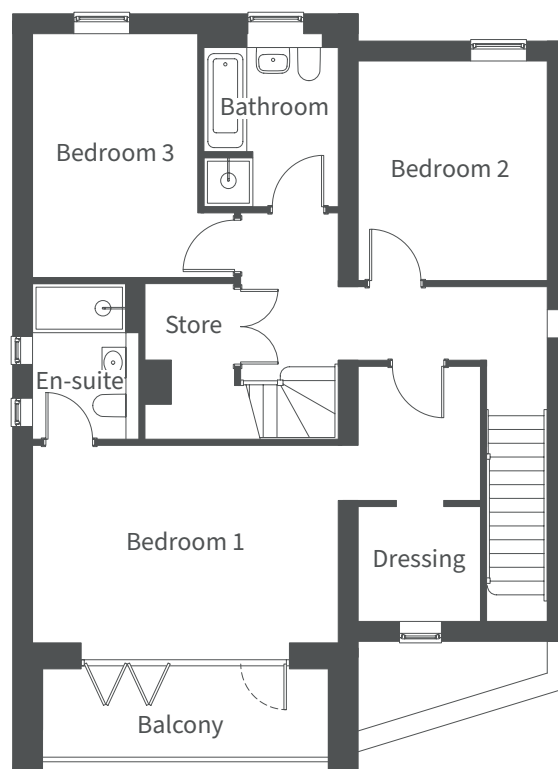
The first floor hosts a main bedroom with a dressing area and en-suite, two further bedrooms and a family bathroom. The second floor offers two bedrooms, separated by a modern shower room. Roof lights further enhance the bright, welcoming atmosphere.

Quinque is designed for exceptional riverside living, balancing comfort, style, and practicality.

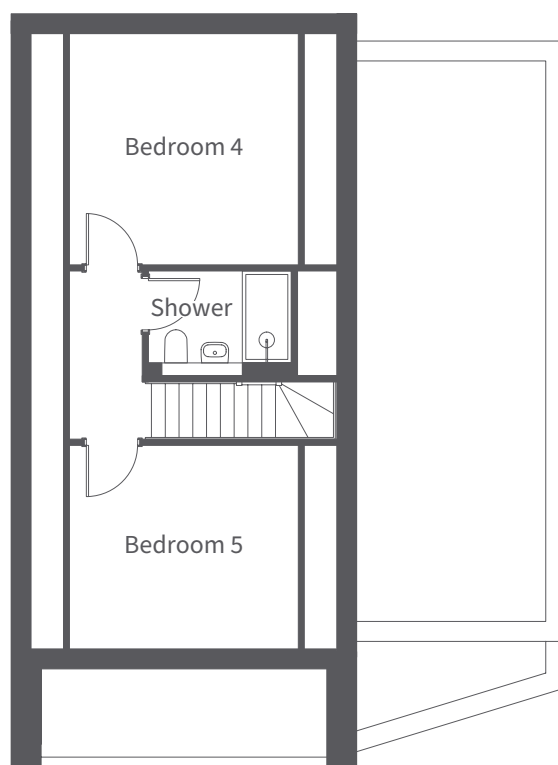
NOTE: Plot 6 is featured in the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5180 x 4865	16'12" x 15'12"
Kitchen / Dining / Family	8350 x 4050	27'5" x 13'3"
Utility	3325 x 1800	10'11" x 5'11"



First Floor	Millimetres	Feet / inches
Bedroom 1	4955 x 3275	16'3" x 10'9"
En-suite	2535 x 1500	8'4" x 4'11"
Dressing room	1970 x 1850	6'6" x 6'1"
Bedroom 2	3560 x 3035	11'8" x 9'11"
Bedroom 3	4155 x 2670	13'8" x 8'9"
Bathroom	2800 x 2165	9'2" x 7'1"



Second Floor	Millimetres	Feet / inches
Bedroom 4	3750 x 3705	12'4" x 12'2"
Bedroom 5	3705 x 3300	12'2" x 10'10"
Shower room	2330 x 1500	7'8" x 4'11"

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.



Quinque

Five bedroom home | Plot 7

Contemporary, elegance across three beautifully designed light-filled, spacious levels

Expansive kitchen, dining and family space

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

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

Solar panels, 5.2kW battery storage and EV charger

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

2,276 sq ft

Quinque is a distinguished family home, seamlessly blending contemporary design with luxurious living.

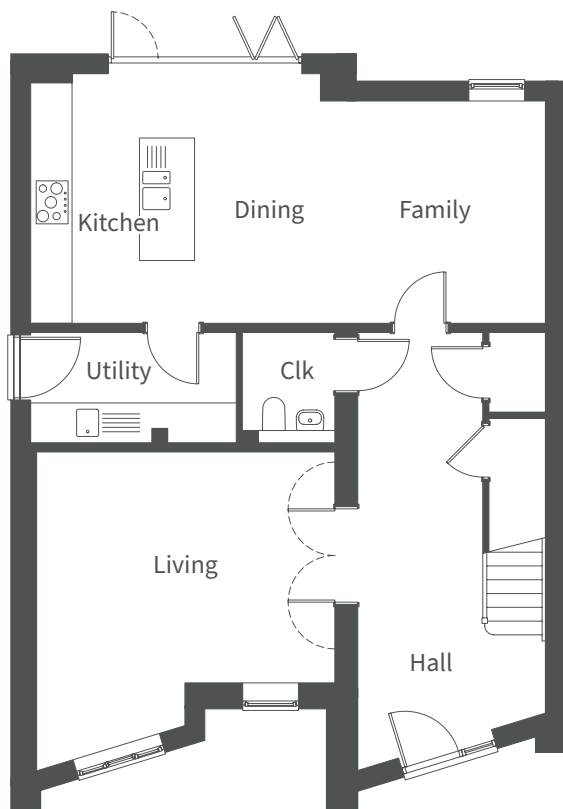
Externally, the textured Bath stone and timber-style finish beautifully contrast with the dark framed glazing and striking, geometric rooflines, creating a bold, modern statement. Three parking spaces are provided with an EV charge point located under the first floor balcony area.

The spacious entrance hall, with cloakroom and understair storage, connects a bright, inviting living room space to the generous family / dining space and kitchen / utility room. The kitchen features a central island and bi-fold doors open to the rear garden.

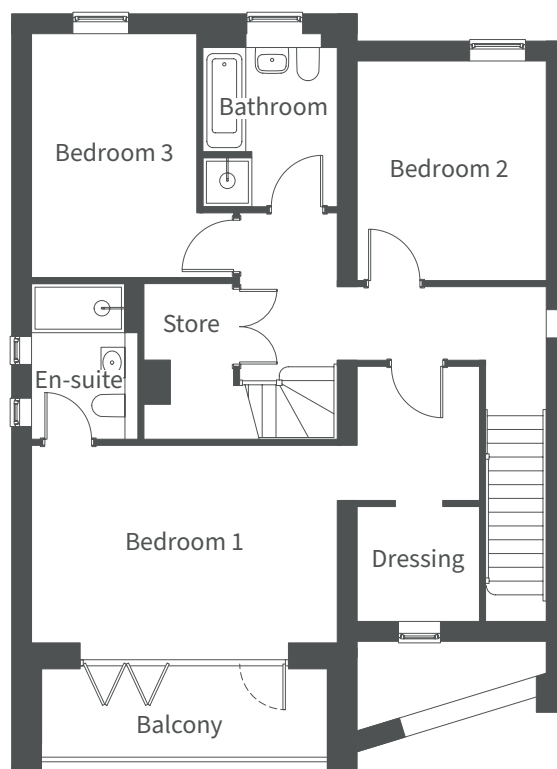
The first floor hosts a main bedroom with a dressing area and en-suite, two further bedrooms and a family bathroom. The second floor offers two bedrooms, separated by a modern shower room. Roof lights further enhance the bright, welcoming atmosphere.

Quinque is designed for exceptional riverside living, balancing comfort, style, and practicality.

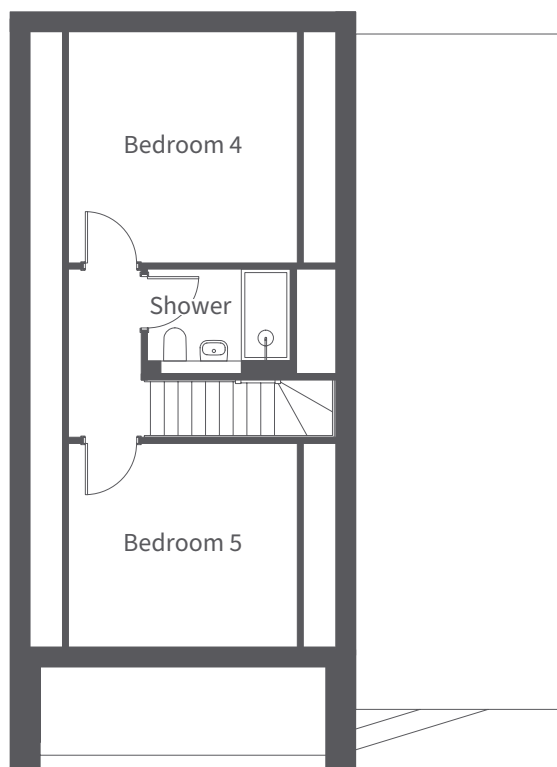
NOTE: Plot 7 is featured in the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5180 x 4865	16'12" x 15'12"
Kitchen / Dining / Family	8350 x 4050	27'5" x 13'3"
Utility	3325 x 1800	10'11" x 5'11"



First Floor	Millimetres	Feet / inches
Bedroom 1	4955 x 3275	16'3" x 10'9"
En-suite	2535 x 1500	8'4" x 4'11"
Dressing room	1970 x 1850	6'6" x 6'1"
Bedroom 2	3560 x 3035	11'8" x 9'11"
Bedroom 3	4155 x 2670	13'8" x 8'9"
Bathroom	2800 x 2165	9'2" x 7'1"



Second Floor	Millimetres	Feet / inches
Bedroom 4	3750 x 3705	12'4" x 12'2"
Bedroom 5	3705 x 3300	12'2" x 10'10"
Shower room	2330 x 1500	7'8" x 4'11"

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.



Quinque

Five bedroom home | Plot 8

Contemporary, elegance across three beautifully designed light-filled, spacious levels

Expansive kitchen, dining and family space

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

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

Solar panels, 5.2kW battery storage and EV charger

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

2,276 sq ft

Quinque is a distinguished family home, seamlessly blending contemporary design with luxurious living.

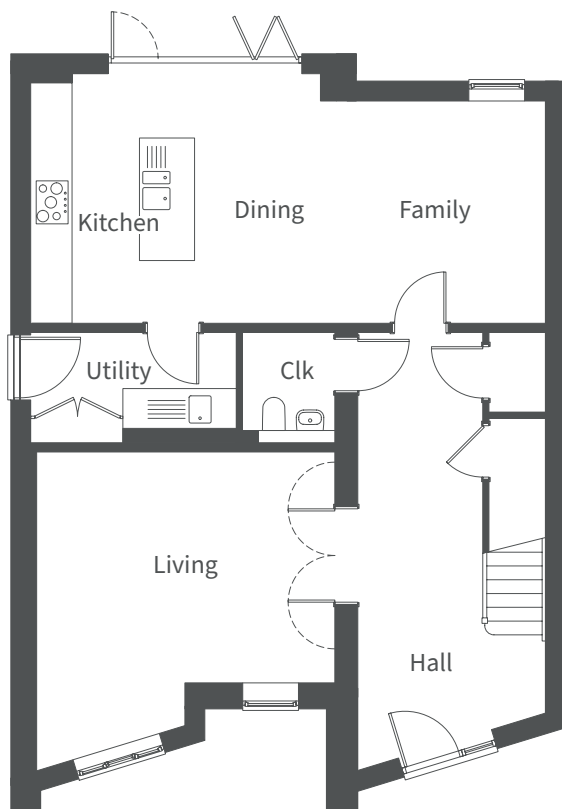
Externally, the textured Bath stone and timber-style finish beautifully contrast with the dark framed glazing and striking, geometric rooflines, creating a bold, modern statement. Three parking spaces are provided with an EV charge point located under the first floor balcony area.

The spacious entrance hall, with cloakroom and understair storage, connects a bright, inviting living room space to the generous family / dining space and kitchen / utility room. The kitchen features a central island and bi-fold doors open to the rear garden.

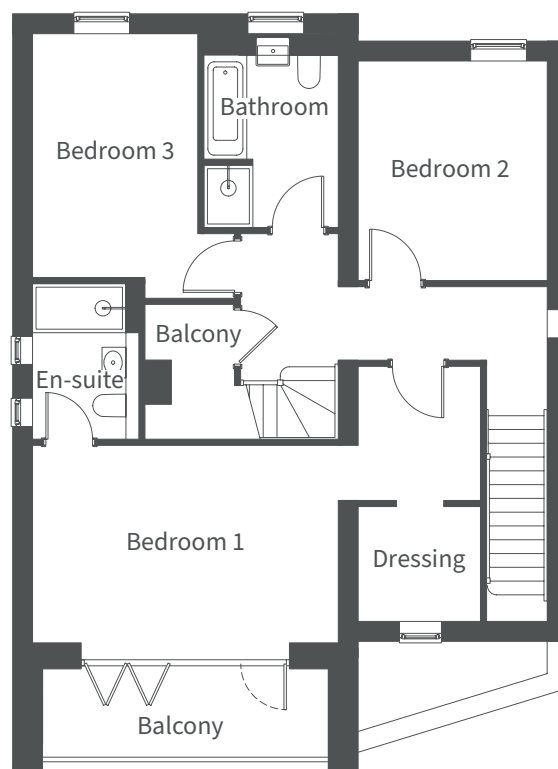
The first floor hosts a main bedroom with a dressing area and en-suite, two further bedrooms and a family bathroom. The second floor offers two bedrooms, separated by a modern shower room. Roof lights further enhance the bright, welcoming atmosphere.

Quinque is designed for exceptional riverside living, balancing comfort, style, and practicality.

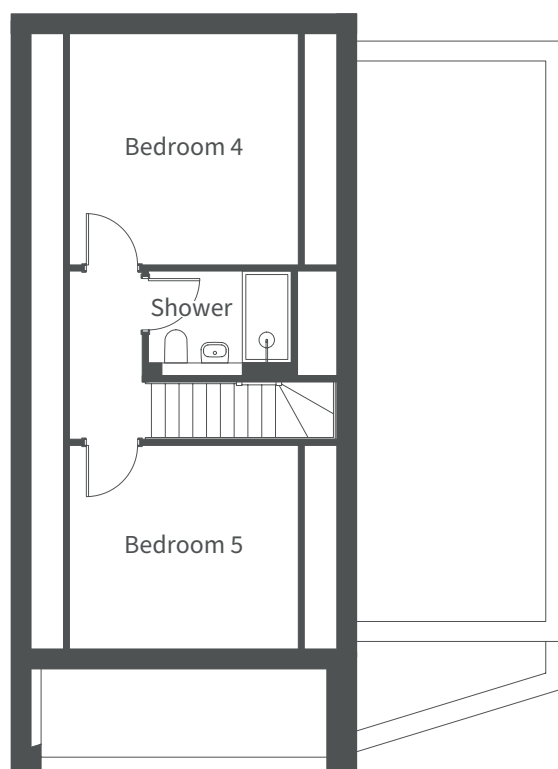
NOTE: Plot 8 is featured in the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5180 x 4865	16'12" x 15'12"
Kitchen / Dining / Family	8350 x 4050	27'5" x 13'3"
Utility	3325 x 1565	10'11" x 5'2"



First Floor	Millimetres	Feet / inches
Bedroom 1	4955 x 3225	16'3" x 10'7"
En-suite	2535 x 1500	8'4" x 4'11"
Dressing room	1970 x 1850	6'6" x 6'1"
Bedroom 2	3560 x 3035	11'8" x 9'11"
Bedroom 3	4280 x 3270	14'1" x 10'9"
Bathroom	2800 x 2165	9'2" x 7'1"



Second Floor	Millimetres	Feet / inches
Bedroom 4	3750 x 3705	12'4" x 12'2"
Bedroom 5	3705 x 3300	12'2" x 10'10"
Shower room	2330 x 1500	7'8" x 4'11"

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.



Porta
London Road West,
Bath

Elegant living

Strongvox has carefully considered every aspect of each Porta home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.





CGI of 'Tria' kitchen/dining space and bi-fold doors to the garden

Strongvox Inspirations

Be inspired by our range of extras on offer to personalise your dream home

Style your home your way with beautiful fixtures and fittings, or integrate the latest technology for a smarter, more connected and efficient home from our *Inspirations* range.

Upgrades

For the full list of *Inspirations* relevant to your home, please speak to your Sales Advisor early in the buying process. All extras are subject to build stage.*

*Subject to terms and conditions



Refer to the brochure for more details.



Porta
London Road West,
Bath

SIEMENS

PREMIER
GUARANTEE

DURAVIT

Luxury specification

Every aspect of the final specification at **Porta** has been thought about with you in mind, from the traditional design, to the practical benefits of modern living. Duravit taps complete the sanitary ware which is complemented by stylish wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.

Kitchen

- Quartz worktops plus waterfall island feature to all kitchens
- 1½ bowl sink to 'Quattuor' and 'Quinque', 1 bowl sink to 'Tria' homes
- 4-burner hobs to 'Tria' and 'Quattuor' islands with integrated extractor
- 5-burner hob to 'Quinque'
- Oven and combi oven (stacked)
- Integrated fridge freezer and dishwasher
- Washer/dryer provided to 'Tria' and 'Quattuor'

Utility and Cloakroom

- Utility rooms in 'Quinque' homes only, with complementing fitted units and profile worktops to match kitchens, plus space for washing machine and tumble dryer
- Saneux Monument vanity basins to all cloakrooms, except 'Quinque' (plots 5 & 8) homes where a cloakroom basin is provided

'Tria' Bath, En-suite and Shower Rooms

- First-floor master suite with dressing area, large en-suite featuring a freestanding bathtub and separate shower
- 800mm-wide Monument vanity and washbasin
- White stone resin shower trays
- Bedrooms 2 and 3 on second floor with shared shower room

'Quattuor' Bath, En-suite and Shower Rooms

- Master bedroom en-suite with Saneux vanity and washbasin and shower
- First floor bathroom features a shower over bath with full-height tiling
- White stone resin shower trays
- Second-floor shower room serving bedrooms 3 and 4

'Quinque' Bath, En-suite, Shower and Dressing Rooms

- Master suite with dressing area and en-suite
- First-floor main bathroom with bath and half-height tiling, plus separate shower enclosure with a semi-recessed basin instead of a vanity (plots 5 & 8) and Saneux vanity and wash basin (plots 6 & 7)
- White stone resin shower trays
- Second-floor shower room serving bedrooms 4 and 5

Decoration and Internal Finish

- Carini oak internal doors
- Oak handrails, newels, and strings, with beaded glazed balustrades where applicable

Electrical Installation

- BT points fitted to cupboard and hall for broadband router
- Power sockets with USB points fitted to living room, kitchen and bedroom 1
- TV points in the living room, bedroom 1, and bedroom 2
- Mains operated smoke alarm with battery backup
- Recessed down lights
- External recessed down light or wall light fitted to front
- External wall-mounted ZapTec Go 7kW car charger

Energy Efficiency, Heating and Insulation

- Daikin air-source heat pump
- Underfloor heating to ground floor
- Electric heated towel rails to en-suite and bathroom
- Cavity wall and roof insulation installed to Premier Guarantee standards
- Photovoltaic (PV) solar panels and 5.2kW battery storage to achieve Energy Performance Certificate (EPC) A rating with certificates provided
- Triple-glazed black aluminium windows and doors for excellent thermal and acoustic insulation
- Windows fitted with high-spec acoustic trickle vents

External Finishes

- Front gardens landscaped (design based on planning permissions)
- Rear Gardens: turfed, terraced and fenced (where appropriate)
- Patios and paths laid using paving slabs (where appropriate)
- External tap provided for convenience
- All homes feature a mix of coursed tumbled Hartham Park Bath stone and timber-effect cedar finish on upper floors
- Timber-effect golden oak finish within recessed balcony areas

Premier Guarantee

- Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon structural completion of the property

*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable.

DAIKIN

saneux

GivEnergy®

Zaptec



CGI of 'Tria' (plot 1) bedroom 1

The Key to Fine Living

At Strongvox Homes, we have built a reputation for our beautifully crafted West Country homes. With scrupulous attention to detail – from site planning and individual house design, through to quality craftsmanship and superior finished décor – our houses are places you'll be proud to call home.

"All the people who work at Strongvox have made this process easy and enjoyable and I have nothing but good things to say about the whole process."

Louise – Laurel Hill, Cribbs causeway, September 2023

We are a small and highly experienced team who take pride in constructing beautifully designed homes that we each know personally. Founded in Taunton in 2004, we have created just over 40 developments to date and we build about 200 new homes each year. We are small enough to keep our eyes on every aspect of our work and local enough to know and understand each of the communities in which we build. From conception to completion, our approach sets us apart:

Every Strongvox Homes development is sympathetic to its surroundings and considerate to the local architecture and the community.

Every Strongvox home displays individuality in its styling and is constructed using carefully selected naturally weathering materials. You'll love our variety of exterior finishes that make our homes different and set them apart.

Inside every Strongvox home, to make your buying decision more straightforward, you'll discover a whole range of features which, unlike the bigger developers, we include as standard: superior fully fitted kitchens with soft close doors and appliances, recessed ceiling down lights, upmarket cottage style doors, high quality bathroom furniture and brassware, chrome heated towel rails, to name but a few.

In short, we provide you with a beautiful home whilst making the whole buying process as simple as possible, plus we've various incentives including **PartExchange** and **AssistedMove** to make buying a Strongvox home even easier.



Incentives



PartExchange

If you've seen your perfect home but haven't sold your existing property, **PartExchange** could allow you to reserve and secure it, with no Estate Agent fees to pay and we'll buy your current house so you can get moving.*



AssistedMove

Let us do the work! With **AssistedMove** we take away the pressures of moving home. We'll help you choose a new home that's right for you and then we handle all aspects of selling your current home.*

*Subject to terms and conditions



Refer to the brochure for more details.

Our Customer Charter

At Strongvox, we take pride in delivering exceptional service to all of our customers. We understand that our success is directly linked to the satisfaction of our customers, which is why we have developed a comprehensive Customer Charter. We have three core principles: transparency, communication, and quality. In the unlikely event that things go wrong, you have the reassurance of knowing that we subscribe to the Consumer Code for Home Builders scheme, which sets high standards for its members to adhere to.



Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible



We are available to answer any questions and here to help you personalise your new home with selections from our Standard Choices and *Inspirations* ranges



You will be kept fully informed about the progress of your purchase



You will be provided with health and safety advice to minimise the risk of danger during construction of your new home



Your new home is covered by both a 2 year Strongvox Homes Warranty and a 10 year structural warranty and we will provide you with information on this cover



You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies



All aspects of your new home will be fully demonstrated to you before you move in



You will be provided with details of who to contact if you believe we have not fulfilled our Charter commitments.



Guaranteed



StrongvoxAssured

A **2 year Warranty** is provided as standard with your new home by us. We will deal with any necessary and agreed repairs as efficiently as possible so you enjoy your home as intended.



10 Year Warranty

Each of our homes are independently surveyed during the course of construction by **Premier Guarantee** who will issue their **10 year Warranty** Certificate upon structural completion of the property.



Membership

Strongvox are proud to be members of the **Home Builders Federation**, the representative body of the house building industry in England and Wales. The HBF member firms account for 80% of all new homes built in England and Wales every year.

At Strongvox we are committed to giving you the best possible service and in line with the **Consumer Code for House Builders** we provide a Customer Care Service.



Strongvox
EcoWise

Eco-friendly smart homes

Strongvox EcoWise homes help reduce environmental impact and energy costs utilising air source heat pumps, solar panels, enhanced insulation, high-spec glazing, and EV charging points.



Solar Panels with Optional Battery Storage

Solar panels on select homes generate renewable, clean energy plus with battery storage (optional upgrade) store excess energy for use during evenings or cloudy days, maximising savings and enhancing your home's energy independence.

Strongvox EcoWise homes integrate advanced energy-saving technologies, offering cost and environmental benefits while promoting a sustainable lifestyle:

Air Source Heat Pumps or 'A' Rated Gas Boiler

Select **EcoWise** homes feature highly efficient air source heat pumps which cut energy bills and emissions by harnessing air energy, or with a top-performing A-class rated gas alternative.

Enhanced Insulation

Advanced insulation beyond industry standards helps retain warmth in winter and coolness in summer, reducing heat loss, energy costs, and environmental impact.

High Specification Windows and Doors

High-spec double or triple glazed, thermally framed windows and doors further improve energy efficiency by minimising heat transfer, keeping homes comfortable year-round while reducing energy use and increasing security.

Electric Vehicle Charging Points

Included as standard for convenient, future-ready, and eco-friendly home charging at an optimal speed whilst benefitting from competitive, intelligent EV tariffs.

Low Energy LED Lighting

LED lighting throughout each home saves up to 90% on energy compared to traditional bulbs, lasting longer and lowering maintenance costs.

Reduced water usage

Modern systems ensure significant water savings compared to older homes

Eco-favourable mortgage

There are a growing number of mortgage lenders that provide competitive rates especially for high performing, energy efficient homes.



EcoWise

Our newest homes could save you up to £2,200 a year compared to a second-hand home, with an improvement in heat loss of 55%.

On average, it would cost around £70,000 to bring an average 3-bedroom second-hand home up to the same level of energy efficiency as one of our new **Strongvox EcoWise** homes. Using 55% less energy than older properties, they save buyers over £2,200 yearly and emit far less carbon (1.39 vs. 3.53 tonnes). In late 2023, 86% achieved top EPC ratings (A or B) compared to 5.3% of existing homes.*

Why buy new?

Lower energy bills thanks to superior insulation, heat pumps, and solar panels.

Reduced carbon footprint using the latest, eco-friendly technology integrated from the start.

Future-ready homes with built-in EV charging points and smart systems to help future-proof your home.

*Reference material required





Porta

London Road West, Bath

Viewings

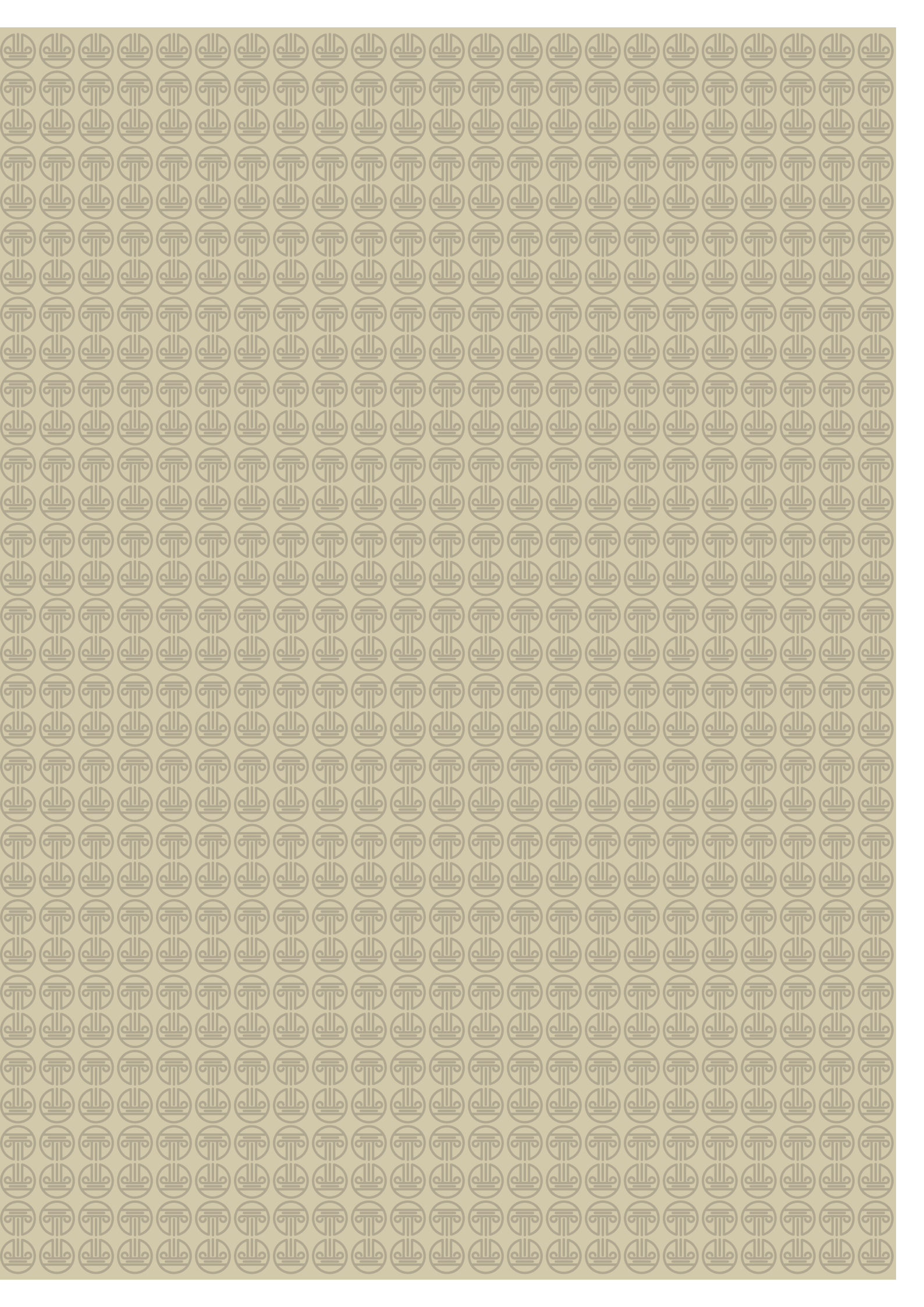
Strongvox brings a legacy of craftsmanship and thoughtful design to Porta, creating a collection of bespoke, contemporary homes.

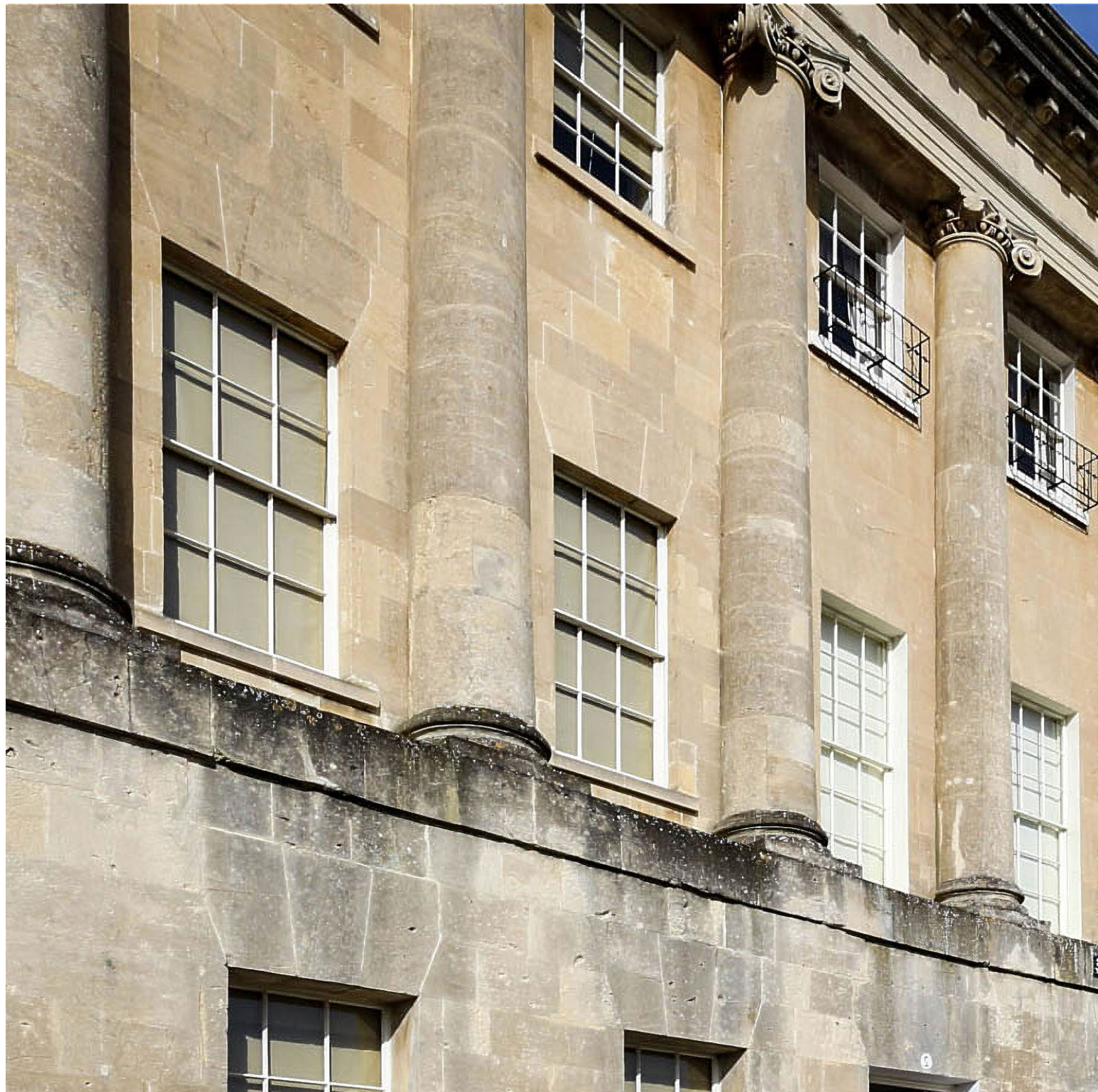
Each residence embodies our commitment to quality and innovation, seamlessly blending contemporary style with timeless elegance while showcasing the sustainable benefits of EcoWise living.

Call 07887 404446 to arrange your private viewing today and see for yourself what makes Porta truly distinctive.



Strongvox
Homes





Porta London Road West, Bath

Address London Road West, Bath BA1 7HY

Email porta@strongvox.co.uk

Telephone 07887 404446

These particulars have been prepared in good faith to give a fair overall view of the property and details may vary from time to time. It should not be assumed that any contents/furnishings/furniture etc photographed or illustrated including the Computer Generated Images (CGIs) in these particulars are included in the sale. CGIs are representative and subject to change. Any distances referred to are given as a guide only and are not precise. The information in these particulars does not constitute any part of a contract or warranty. Prospective buyers should independently verify all details to ensure accuracy and suitability before proceeding. Design: Harvest Design, Somerset.



Strongvox Homes

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