

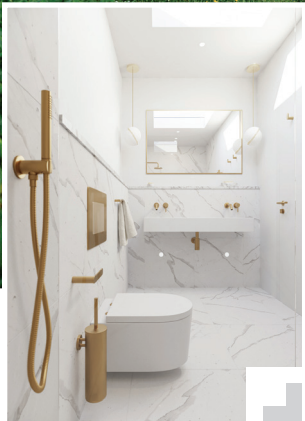
170 North Road
Combe Down
Bath

NEW BUILD HOME /
Over 3400 sq.ft.

wood
+ stone

A unique opportunity to purchase a brand new, contemporary 4/5 bedroom, eco-build family home of over 3400 sq.ft. set in a level south facing garden just one mile from Bath city centre.

170



Multiple bathrooms



Open plan living space



Spacious dining area

SALES
DOCUMENT



170 North Road

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A unique opportunity to purchase a brand new, contemporary 4/5 bedroom, eco-build family home of over 3400 sq.ft. set in a level south facing garden just one mile from Bath city centre.

Description

This high specification eco-house has been carefully designed and will employ a considered palette of wood, stone and glass, and will incorporate the latest green technologies; using solar panels and an option for battery storage, minimising the necessity for an on-grid power supply. The property also adopts greywater harvesting technology.

The ground floor entrance hall is a fantastic introduction to the space, with a double height atrium and large skylight.

Architectural stairs lead to the first floor or down to the basement. The basement has three defined spaces, a large designated gym area with an abundance of natural light, a significant wine cellar and an impressive cinema room of over 500 sq.ft. All rooms have high ceilings and underfloor heating.

The ground floor has a useful cloakroom, large bedroom to the front of the property adjacent to the entrance hall and a utility room. The focal point is the contemporary south facing kitchen/dining/living room to the rear of the property. This beautifully light room is the heart of the house and has breathtaking 3.2m ceiling heights with floor to ceiling sliding glass doors. This room has designated kitchen/dining/living areas. During summer the space opens directly onto the outside terrace and spacious garden. There is a separate utility area that is fitted with pantry storage shelves and cupboards along with an additional sink.

The upper floor contains three well proportioned bedrooms. The master bedroom is positioned to the rear of the property overlooking the garden and has a large ensuite bathroom and additional dressing room. The huge windows provide an abundance of light opening out to fully expose a Juliette balcony, ideal for the summer months. The adjacent bedroom has similar features and has a large ensuite bathroom. A further bedroom is located towards the front of the house and is serviced by a large communal bathroom.

An intercom system runs through the house, enabling easy communication from the front gate. A high speed internet connection is enabled from multiple providers.

A large-level garden space in Bath is a rarity, this south-facing garden is bathed in sunshine throughout the day and into the evening, making it a perfect space for entertaining. The stone wall boundary and line of mature trees to the rear of the garden provide excellent privacy.

The front of the house is protected with an electric gate, and has enough parking for two motor vehicles. There is generous space to the side of the property providing access to the extensive garden. Should further parking, garaging, a home office or secondary accommodation be required there is the potential to build to the side and in the grounds of the property. (Subject to planning permission and the relevant consents).

Situation

North Road is close to some of the best schools in the area, and a short walk to Rainbow Wood and the Bath skyline (NT). The property is set back from the road by a private gated drive. Combe Down is conveniently located for access to the city centre, and Bath Spa station (75 minutes to London Paddington) which is a 15 minute walk. Some of the finest walks in Bath are accessed directly opposite the property, and the National Trust Landscape Gardens are a brief 5 minute walk from the front door. Bath is the only city in Britain to achieve Unesco World Heritage status which continues to be vehemently protected.

NEW BUILD HOME /

Over 3400 sq.ft.

specifications

- Eco build & underfloor heated with an air-source heat pump
- Solar system with an option for battery storage
- 4 - 5 double bedrooms
- 3 bathrooms
- Open-plan living space
- Alfresco dining
- South facing level garden

*Approximate Gross Internal Area
= 317.9 sq.m. / 3422 sq.ft.

SALES
DOCUMENT

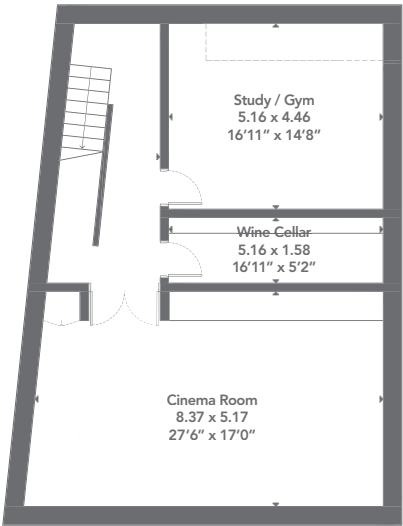


wood
+ stone

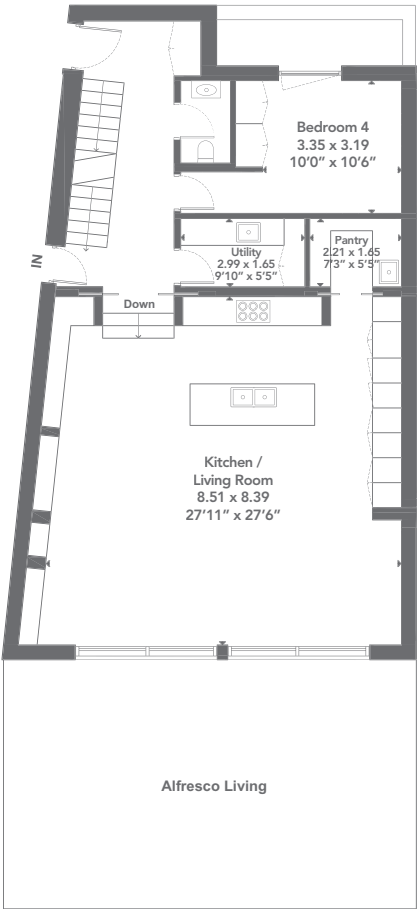
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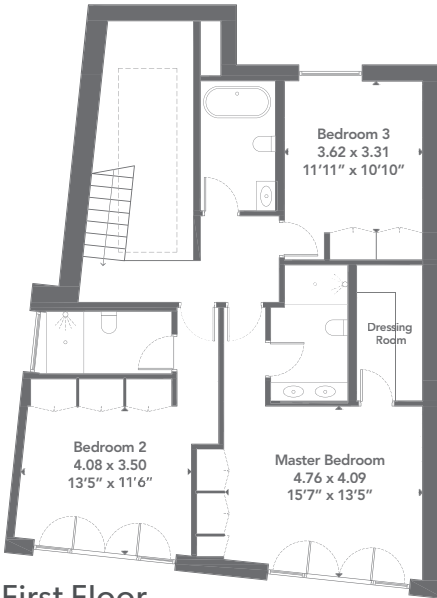
STONIER HOBBS / 10 Fountain Buildings, Lansdown Road, Bath, England BA1 5DU.



Basement

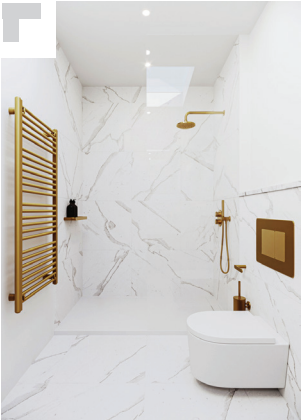


Ground Floor



First Floor

Beautiful
white marble
bathrooms &
wet room



Disclaimer: This listing has been prepared from preliminary plans and specifications before the completion of the property therefore the specification may be changed during construction and final finishes could vary. Any areas, measurements or distances are approximate. Plans are indicative only and not to scale. This does not form any part of a contract of sale. Prospective purchasers should not rely on this information but must instruct their solicitor to check the plans and specifications attached to their contract.