

WELCOME TO
EGREMONT PLACE
BATH

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SET IN A QUIET ENCLAVE,
EGREMONT PLACE IS AN
EXCLUSIVE DEVELOPMENT OF
NINE THREE-BEDROOM HOMES,
ALL BENEFITTING FROM HIGH
QUALITY SPECIFICATIONS
THROUGHOUT, LANDSCAPED
GARDENS COMPLETE WITH
TERRACES, AND PRIVATE PARKING.

Hidden behind this attractively designed development is what makes it so special: incredible far-reaching views across a beautiful wild meadow with a newly planted orchard, over the historic city of Bath and beautiful rolling Lansdown hills opposite.

Inside, the kitchen/dining room combines NEFF appliances, including a single oven, with sleek, clean lines in a modern, contemporary design.

With generously sized rooms maximising light and space throughout, the living room enjoys commanding views through the double doors over the adjacent meadow and the vista beyond.

The stylish bathrooms are finished with Porcelanosa tiles and chrome fittings to create a sharp and uncluttered look. With wood flooring to the

ground floor and fully carpeted upstairs, each home is both practical and luxurious, and designed to suit every family's needs, however large or small.

Offering a vibrant lifestyle that combines the best of city and countryside, Egremont Place is a rare opportunity to own a desirable home with stunning views over the city of Bath and beyond.





EGREMONT PLACE
BATH



PLOTS 1*, 4, 9

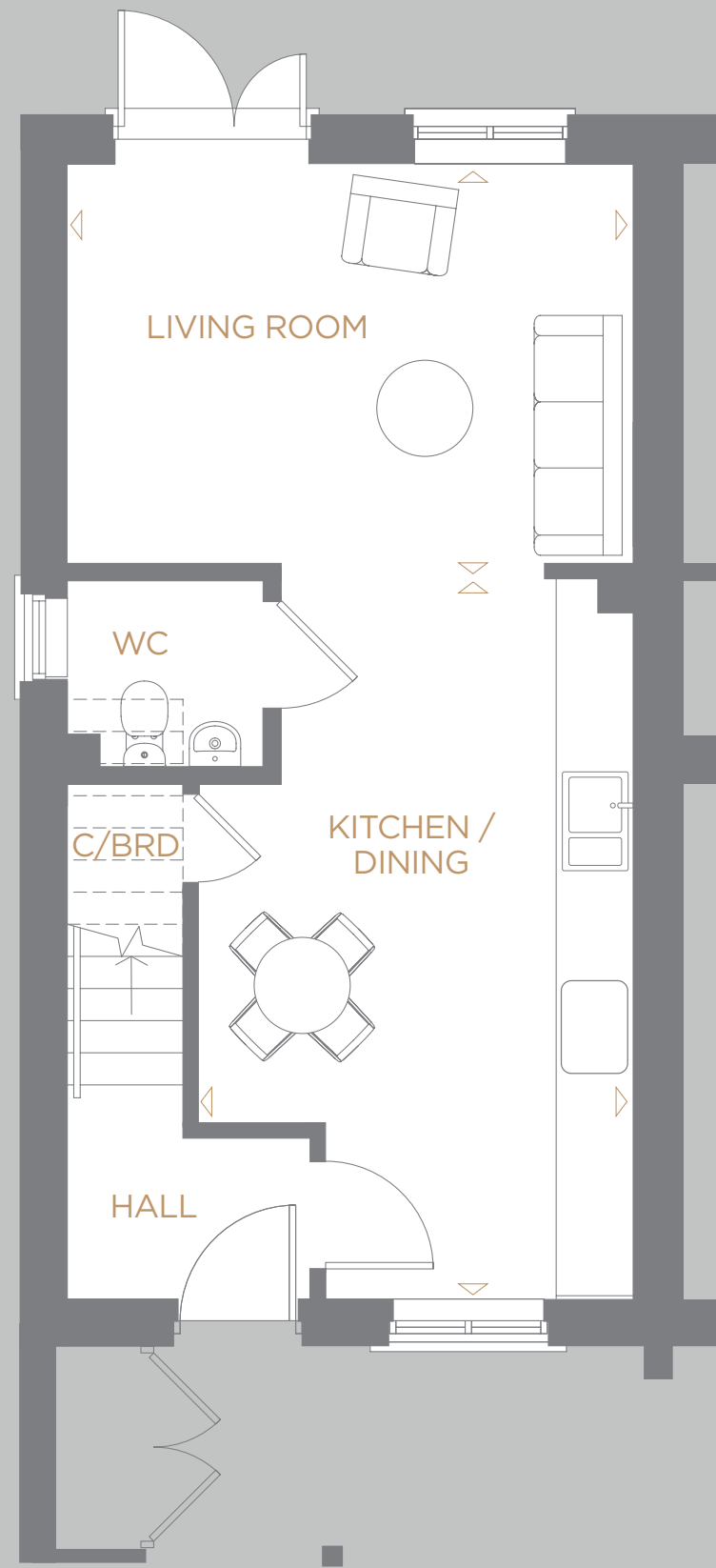
A THREE BEDROOM
END TERRACE
FAMILY HOME

GROUND FLOOR

Kitchen/Dining Area
5605mm x 3385mm
18'4" x 11'1"

Living Room
4405mm x 3105mm
14'5" x 10'2"

*Plot 1 handed



FIRST FLOOR

Bedroom 1
4405mm x 3335mm
14'5" x 10'11"

Bedroom 2
3105mm x 2585mm
10'2" x 8'5"

Bedroom 3
3105mm x 1700mm
10'2" x 5'6"

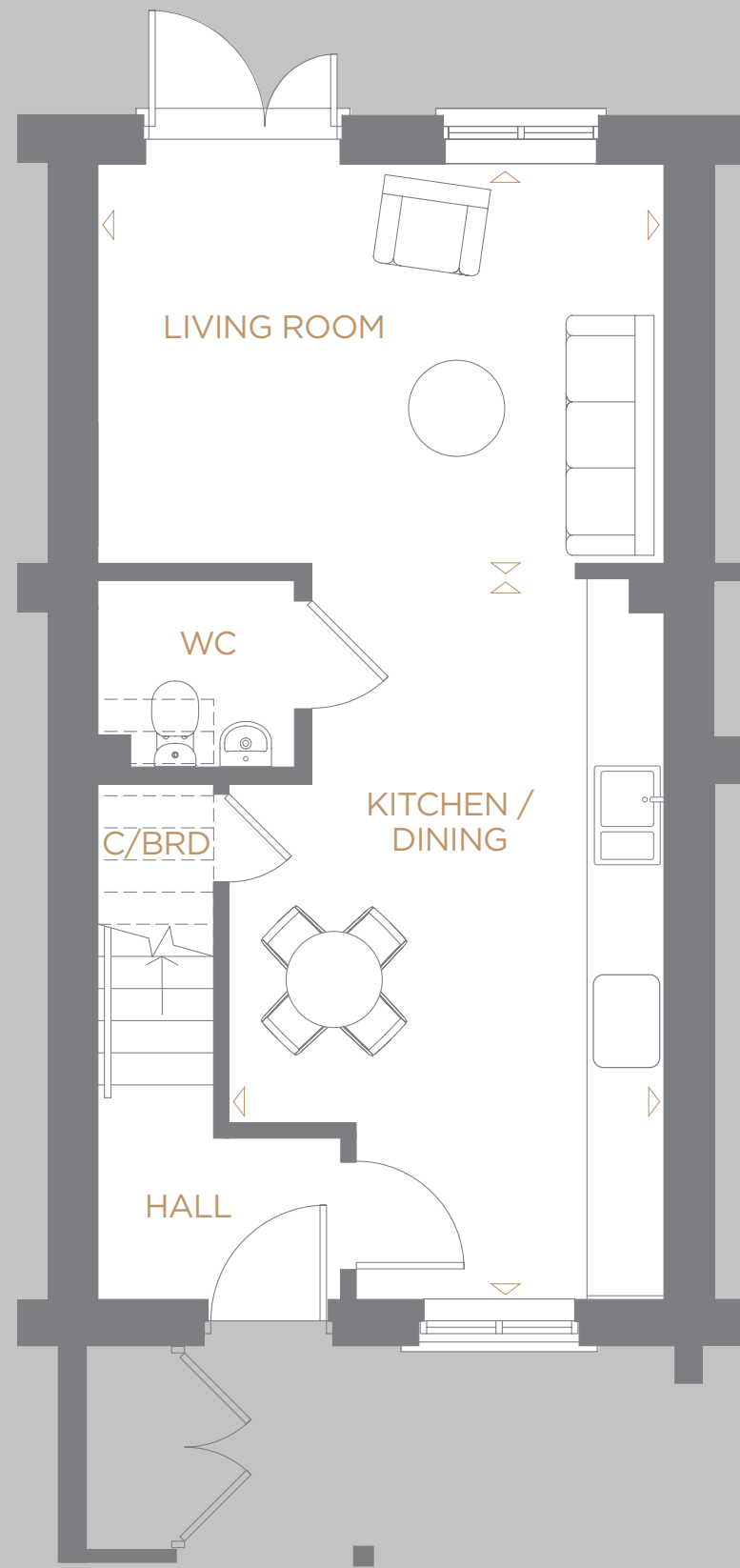
PLOTS 2, 3, 7, 8

A THREE BEDROOM
FAMILY HOME

GROUND FLOOR

Kitchen/Dining Area
5605mm x 3385mm
18'4" x 11'1"

Living Room
4405mm x 3105mm
14'5" x 10'2"



FIRST FLOOR

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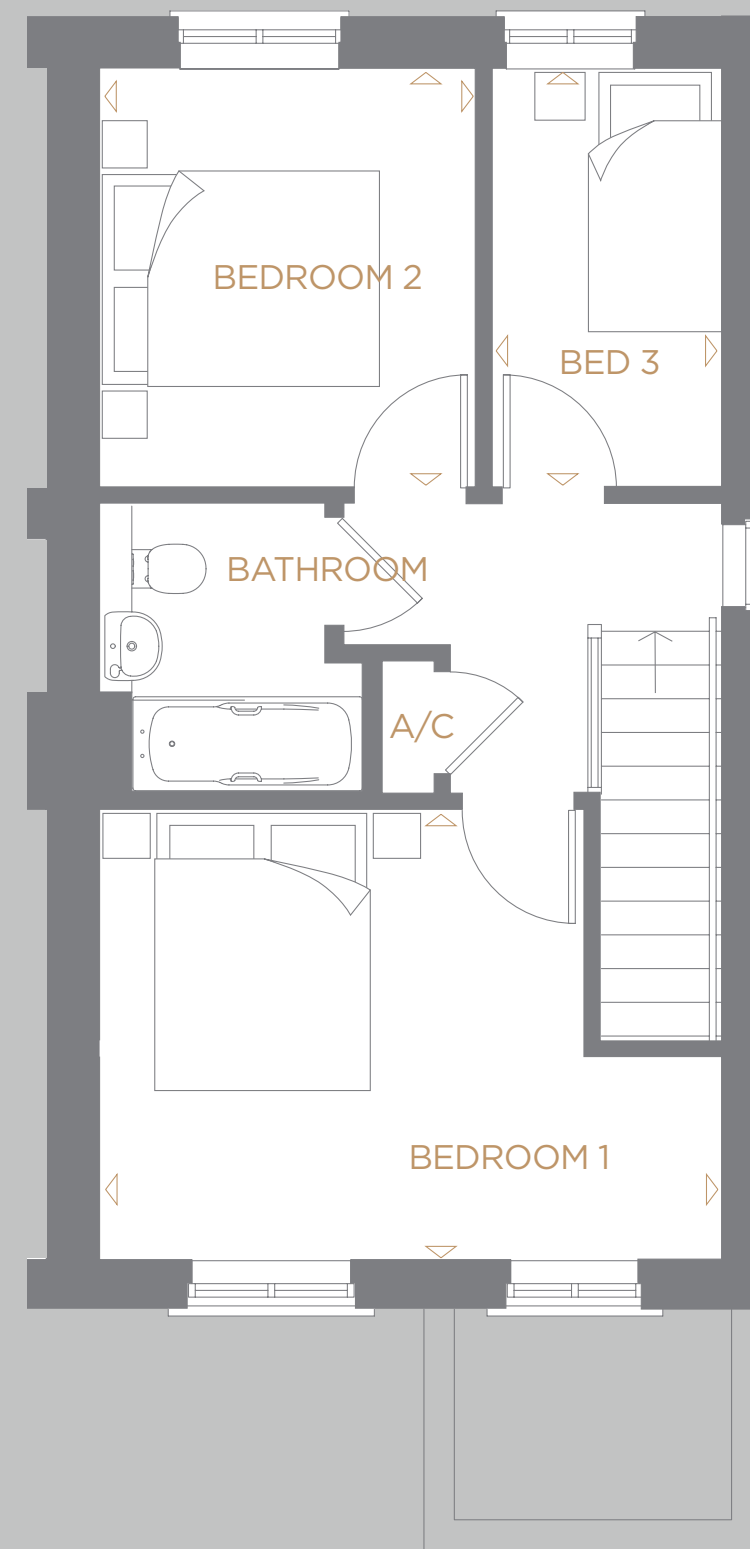
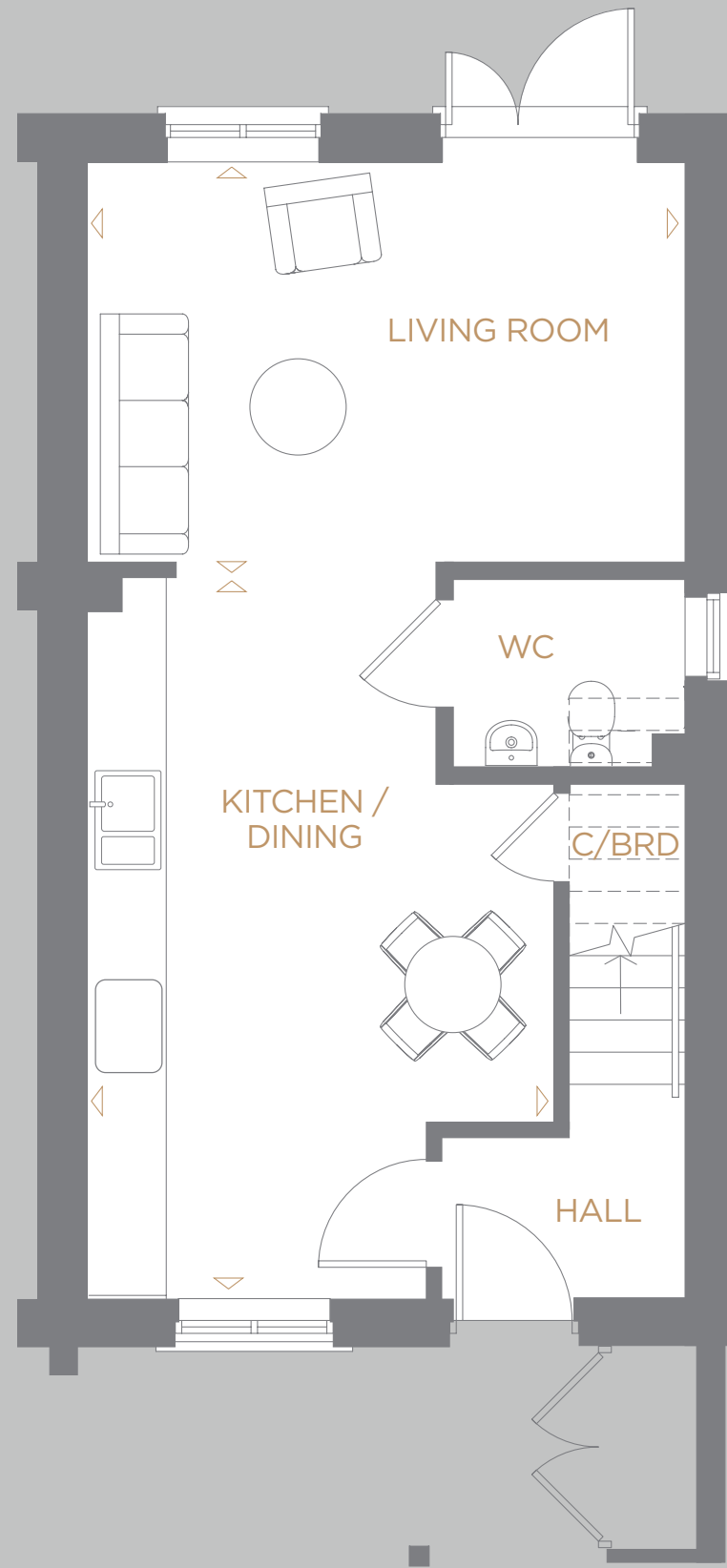
PLOT 5

A THREE BEDROOM
END TERRACE
FAMILY HOME

GROUND FLOOR

Kitchen/Dining Area
5605mm x 3610mm
18'4" x 11'10"

Living Room
4630mm x 3105mm
15'2" x 10'2"



FIRST FLOOR

Bedroom 1
4630mm x 3335mm
15'2" x 10'11"

Bedroom 2
3105mm x 2810mm
10'2" x 9'2"

Bedroom 3
3105mm x 1700mm
10'2" x 5'6"

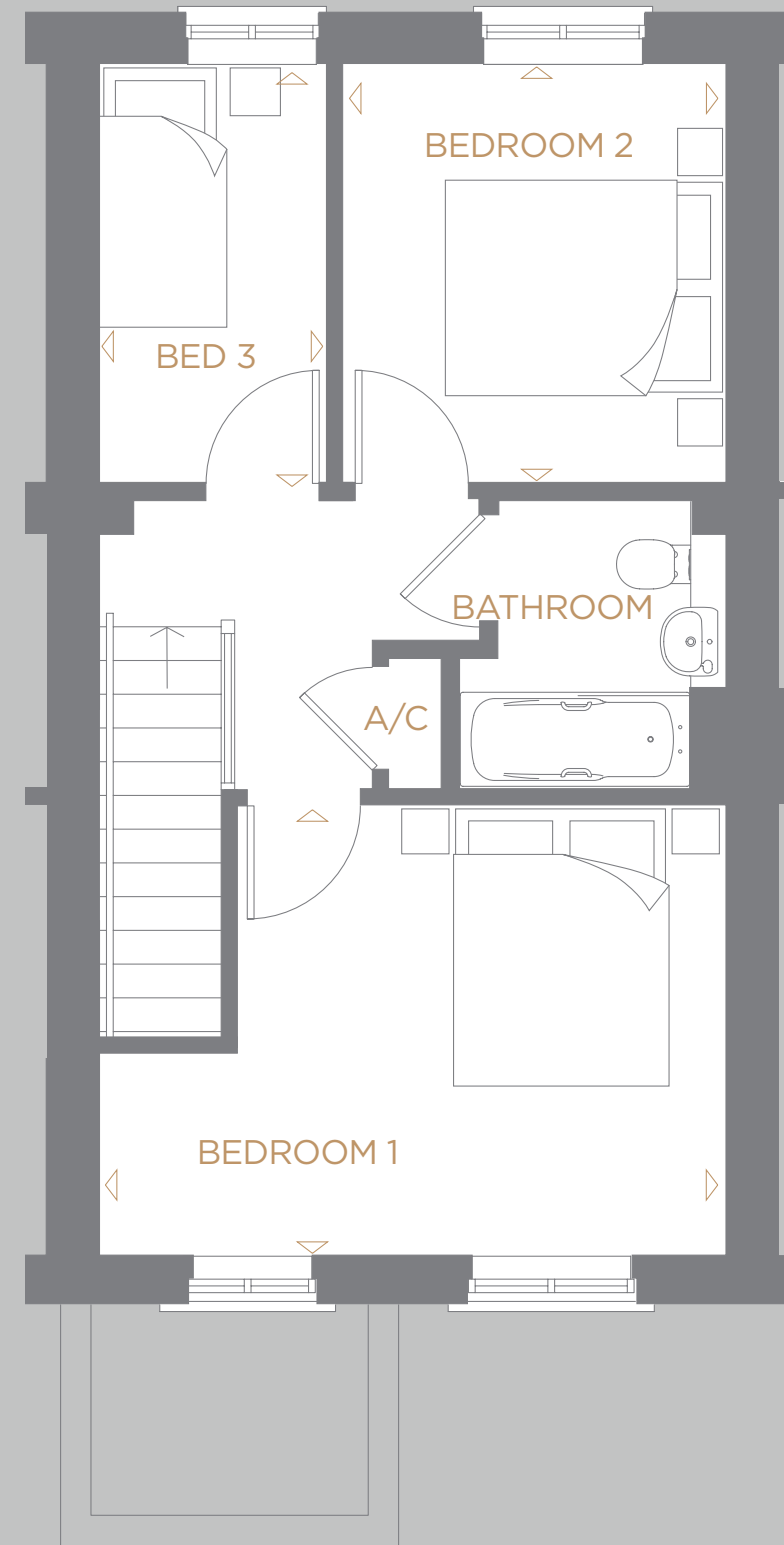
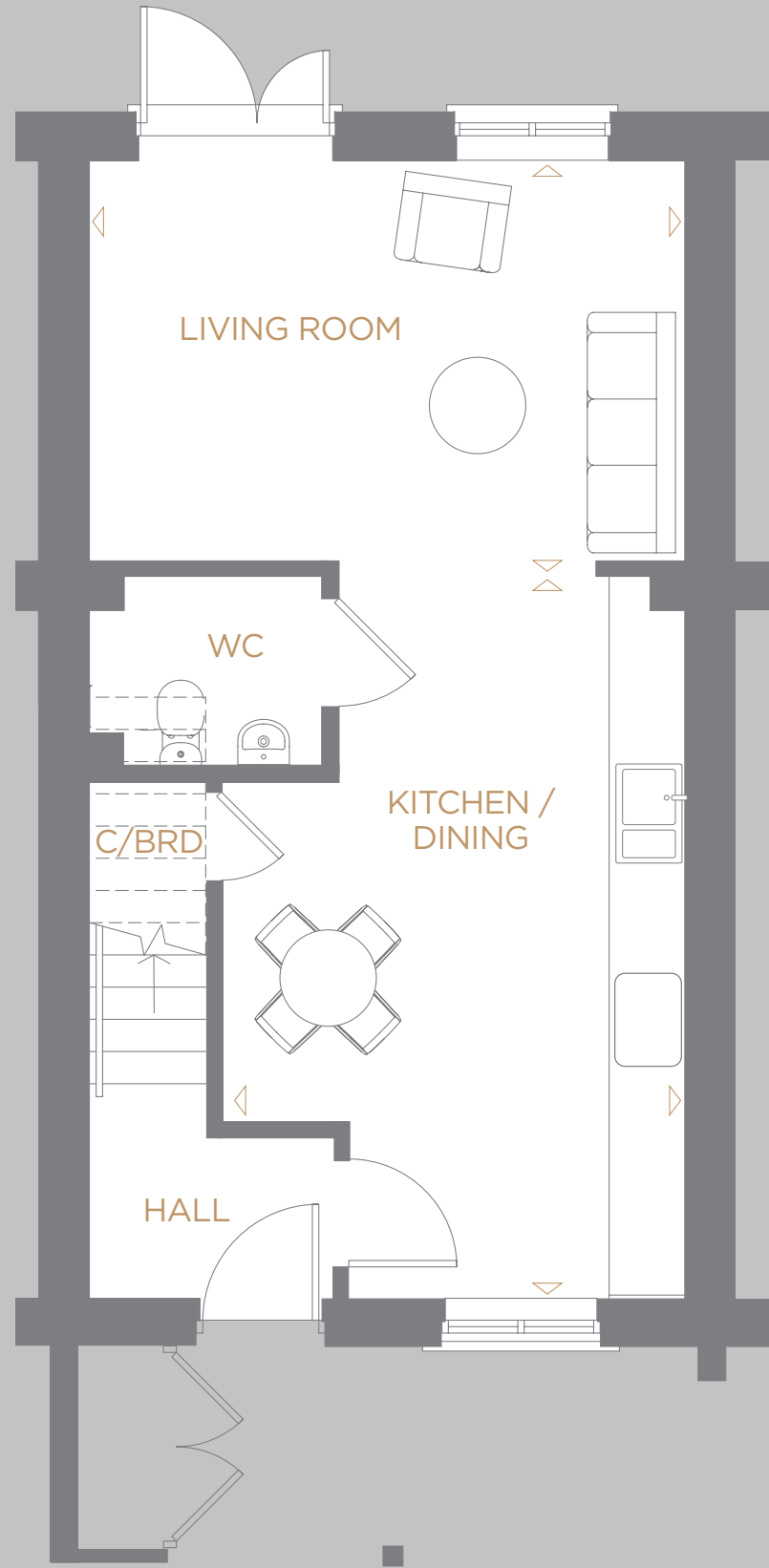
PLOT 6

A THREE BEDROOM
FAMILY HOME

GROUND FLOOR

Kitchen/Dining Area
5605mm x 3610mm
18'4" x 11'10"

Living Room
4630mm x 3105mm
15'2" x 10'2"



FIRST FLOOR

Bedroom 1
4630mm x 3335mm
15'2" x 10'11"

Bedroom 2
3105mm x 2810mm
10'2" x 9'2"

Bedroom 3
3105mm x 1700mm
10'2" x 5'6"



CGI for illustrative purposes only.

A HAND-SELECTED SPECIFICATION COMPRISING BESPOKE DETAILING, QUALITY FINISHES AND QUALITY BRAND NAMES.

Each home at Egremont Place has been carefully designed to make the most of the internal space and is built with a high-quality specification. The contemporary homes feature wood effect flooring, modern Porcelanosa tiled bathrooms, fitted kitchens with integrated appliances and family-centric open plan living spaces.



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SPECIFICATION

The interior of every space of Egremont Place boasts a host of features, carefully selected by our team of designers.

KITCHENS

Shaker style fitted kitchen

20mm Quartzform white worktop

NEFF appliances, including oven, quick light hob, pyramid chimney hood, low frost fridge/freezer and dishwasher

Palio luxury vinyl flooring

BATHROOMS

Porcelanosa Bottega Caliza wall tiles, full height to bath and shower area, half height to rest of bathroom

Porcelanosa Bottega Caliza floor tiles

Duravit D-Neo wall mounted WC

Duravit vanity basin in white finish

Duravit basin mixer

Chrome multi-function slide rail shower

Duravit bath

CLOAKROOMS

Porcelanosa Bottega Caliza wall tiles

Porcelanosa Bottega Caliza floor tiles

Duravit D-Neo wall hung WC

Duravit Vero Air hand rinse basin

Duravit basin mixer

STAIRS AND LANDING

Haywood Super, Sycamore carpet

BEDROOMS

Haywood Super, Sycamore carpet

HEATING & ELECTRICAL

Programmable electric heating

GET ultimate slimline sockets

GET ultimate slimline light switches

Cat 5 network points to living room, family room and study

EXTERNAL

Electric vehicle 7kw charging point to allow owners to connect a car charger of their choice

Bin Store

Outdoor tap

Outdoor socket

Soft landscaping to front and rear gardens

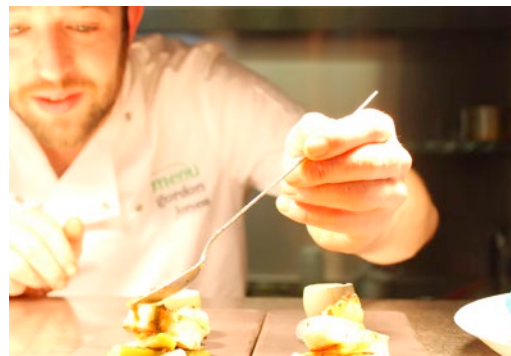
Secure parking

Bicycle store

WARRANTY

10 year ICW Warranty





*From top left:
Canal-side gastropub, The Locksbrook Inn,
Newton Farm Shop, Newton St Loe,
Stylish contemporary cuisine at Menu
Gordon Jones, Bear Flat
Pulteney Weir with Bath Abbey beyond,
Thermae Bath Spa,*

THE DELIGHTFUL DEVELOPMENT OF EGREMONT PLACE IS LOCATED ADJACENT TO A WILD MEADOW ABOVE THE BEAUTIFUL GEORGIAN CITY OF BATH.

This natural setting, with a host of wildflower planting, wildlife havens and extensive natural areas, is adjacent to Bath City Farm, a 37-acre farm with café, trails and community events.

Egremont Place offers the best of urban and rural living on your doorstep, and is within easy access to Bath, the surrounding countryside and the University of Bath. Nearby is Oldfield Park Station, which has plentiful connections via Bath Spa to Bristol, London and beyond.

You can expect to find all the amenities you need in this charming district, with a Co-op, post office, soft play, and even a pet groomer, all within walking distance. A short drive away is The Darling Deli, in Combe Down, which offers great coffee and cake, and Newton Farm Foods, in Newton St Loe, with a shop, butchers and café that serves up amazing cooked breakfasts and Sunday roasts. The Globe, also in Newton St Loe, is a rustic pub serving classic British fare, while The Forester & Flower, in Combe Down, offers a bar full of excellent local brews. The Locksbrook Inn is a welcoming canal-side gastropub offering creative pub food, while The Moorfields is another elegant gastropub located just down the hill in Oldfield Park.

Alternatively, head to nearby Bear Flat with its distinctive character, vibrant community and a

family-friendly atmosphere: try Menu Gordon Jones for stylish contemporary cuisine and multicourse tasting menus or The Bear's relaxing restaurant and bar.

For more active pursuits, Culverhay Leisure Centre is a small and friendly fitness centre providing a range of fitness facilities and leisure activities, including a gym, sports hall and extensive fitness class programme. Nearby are Brickfields Park, a large, open field offering sweeping views across the city; Innox Park, complete with a children's play park; and nearby, football fans can also find Bath City FC's home ground.

Local schools include Twerton Infants School, St Michael's Junior School and Bath College, all of which offer excellent educational facilities for all ages.

Egremont Place, with its prominent position overlooking the city, offers plenty of city-based cultural and gastronomic diversions, as well as access to the surrounding countryside for perfect family days out.



Computer Generated Image

LOCATION

The superb location of Egremont Place means you will find that everything you need is within easy reach.

EGREMONT PLACE, 72-88 THE HOLLOW, BATH BA2 1FG



EGREMONT PLACE
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DIRECTIONS FROM BATH CITY CENTRE

From Bath city centre, head west on Lower Bristol Road (A36). Take the left onto Brook Lane, passing Oldfield Park Train Station, before joining West Avenue, onto Millmead Road then Dartmouth Avenue. Take the right onto Lymore Avenue. Take a left onto The Hollow and Egremont Place will be on your right, just past Cotswold View.

FREEMANTLE DEVELOPMENTS IS A PRIVATELY OWNED PROPERTY DEVELOPMENT COMPANY BASED IN CLIFTON, BRISTOL.

Founded in 2002, Freemantle has established a reputation for creating homes with their own individual style. This is reflected in a portfolio of truly outstanding developments - more than 60 to date. This experience, combined with their dynamic approach, has made Freemantle one of the region's leading property developers.

For more information visit freemantledevelopments.co.uk



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Egremont Place, Bath is a Freemantle development.

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