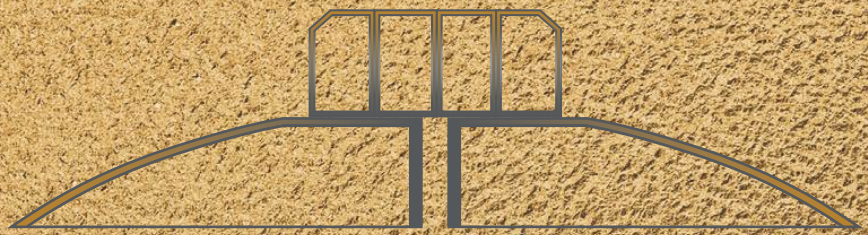


MILLENNIUM

RISE & TERRACE

London Road West, Bath, BA1 7DD

Millennium Rise

Two exquisitely designed homes combining absolute luxury and ultimate sophistication: Affinity & Serenity.

Meticulously designed and hand crafted, these stunning properties exude luxury. Steeped in the heritage that is synonymous with the finest ashlar stone and housed under a natural sedum roof, the aesthetics of these buildings are both understated on arrival and immediately breathtaking on entry.

Accommodation.
5 Bedrooms | 3 En-suites | Bathroom | 5th Bedroom or Office|
Living & Dining Space | Kitchen | Concealed pantry |
Cinema room | Utility | WC | Double Garage | South facing garden.

Serenity
Affinity

Address to impress

Arrival through the private, gated driveway sets the mark for this house.

Ideally situated within 3 miles of the World Heritage Bath city centre and the historical village of Batheaston, this truly is an address to impress. Upon entry to the ground floor of the property is a striking, spiral staircase winding down to the garden level and spectacular south-facing country views.

Photo is partially a computer generated image.

Interior spaces

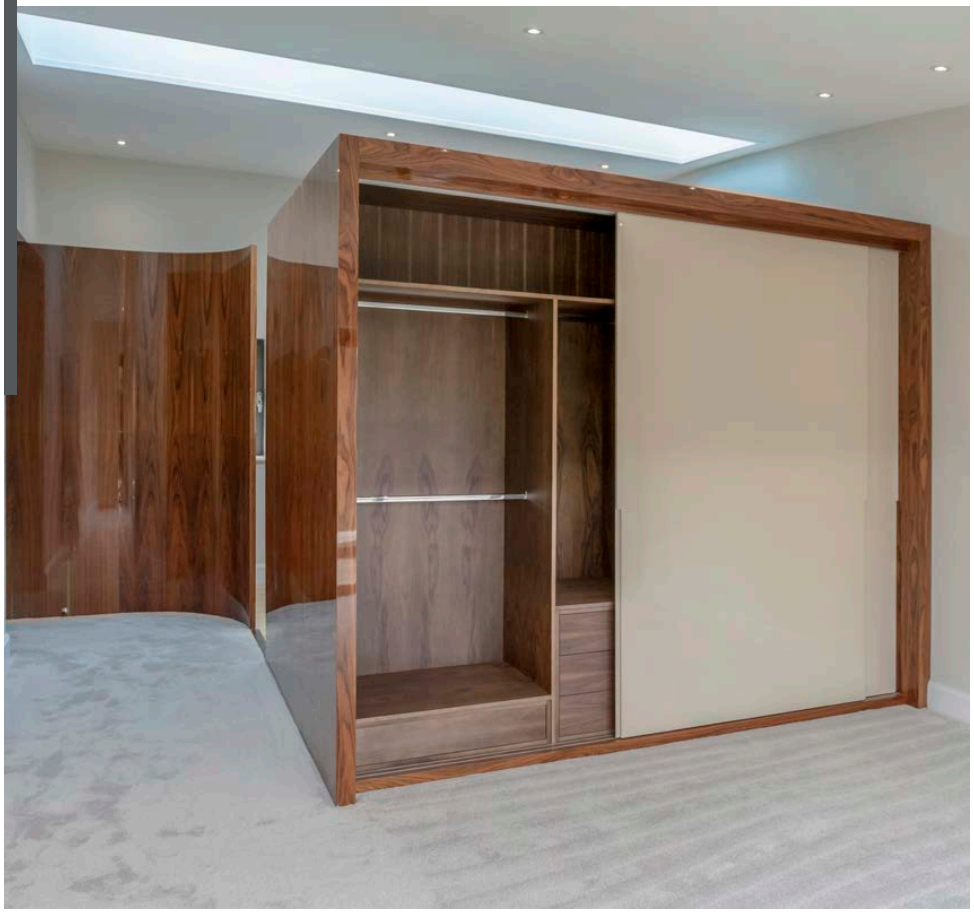
Sumptuous spaces with embellished finishes and exquisite detailing.

Entry through the front door welcomes you onto the impressive gallery landing and beautifully detailed spiral staircase which immediately highlights the craftsmanship and attention to detail within the property. The bedrooms located on the ground floor give the house a sense of tranquility on arrival.
The spiral staircase leads down through the double doors to the elaborate and generous living space. The full width sliding doors open out onto the garden and panoramic countryside views.

Kitchen like no other

The beautiful kitchen, hand built in Portugal, has been designed to a fine specification.

From the impressive walnut central island with state-of-the-art appliances to the concealed butler's kitchen, this kitchen is truly like no other. Custom coated soft metallic paint gives the cabinetry a real sparkle and reflects the natural quartz stone worktop. A space to entertain the family or wow dinner guests.



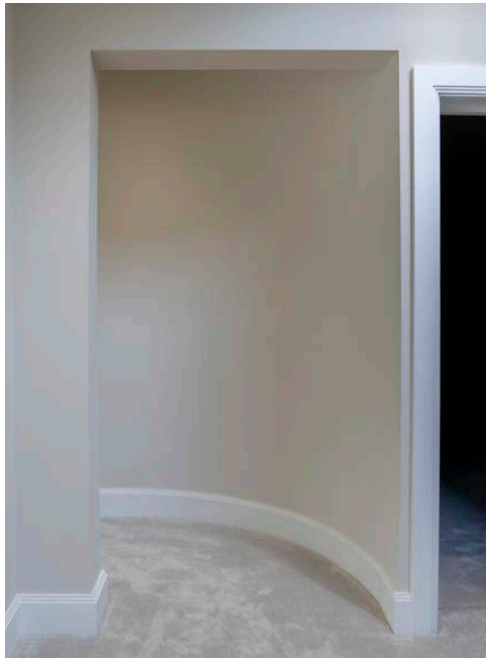
Bedroom suites

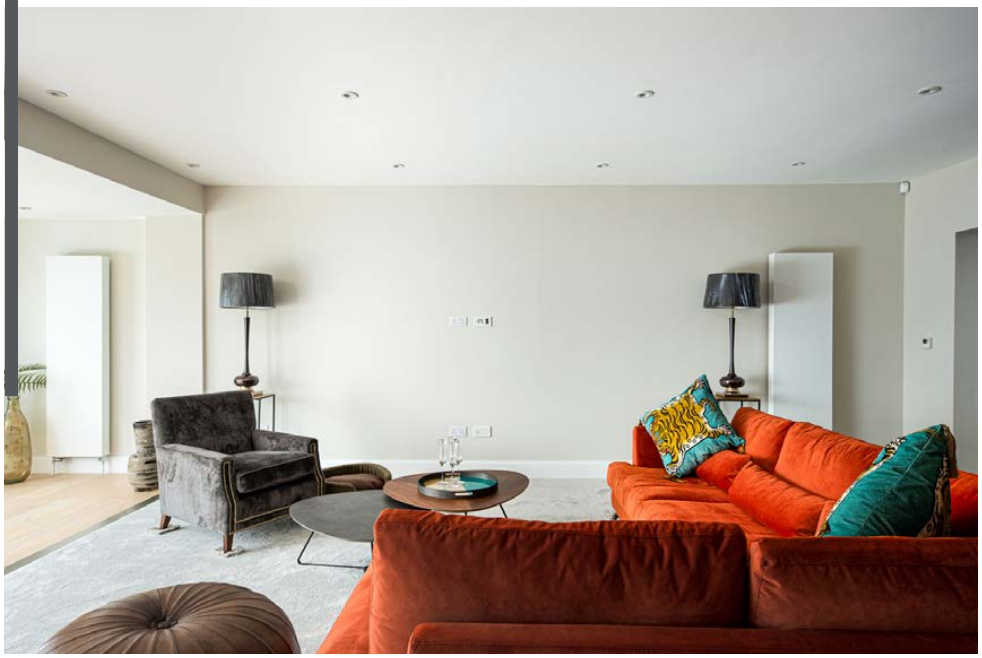
Uninterrupted countryside views, bespoke walnut wardrobes and incredible en-suites.

A principal bedroom akin to a luxurious hotel suite. The broken plan en-suite boasts twin blown glass basins, large jacuzzi bath and walk in shower all wrapped in a broken plan walnut room divide.

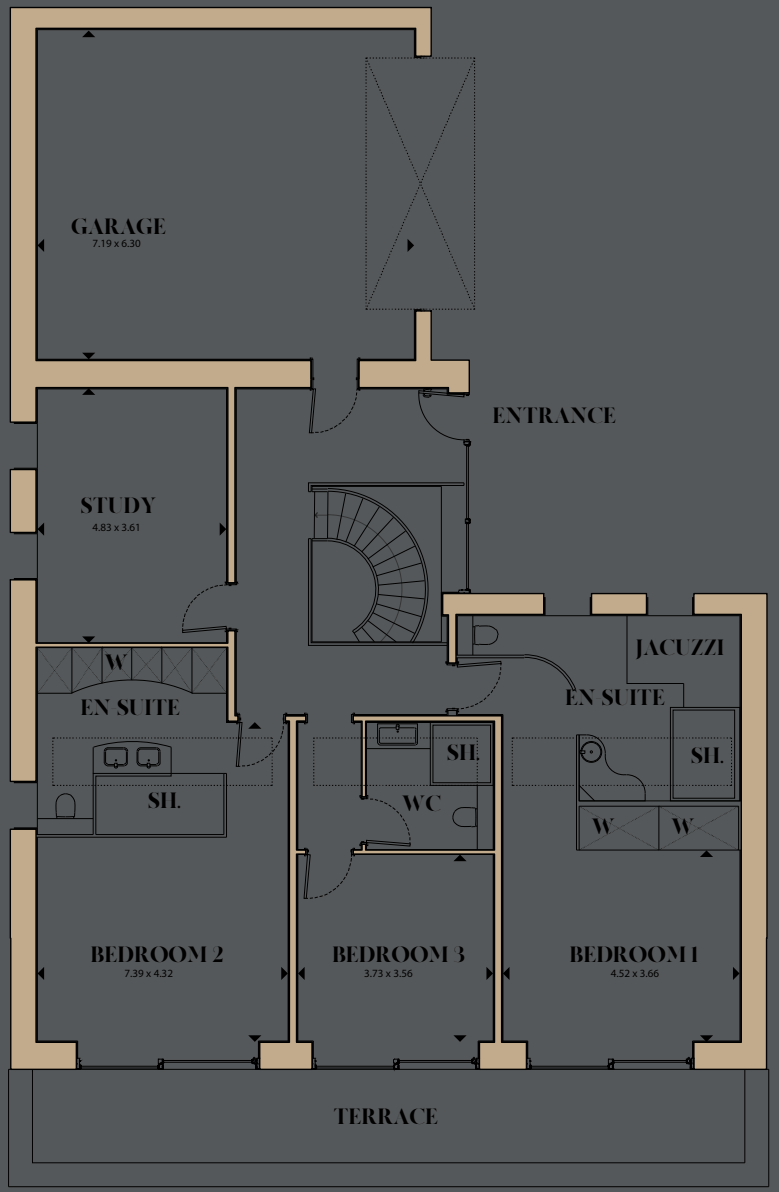
Finishing touches

The details that make this a truely unique, bespoke home.

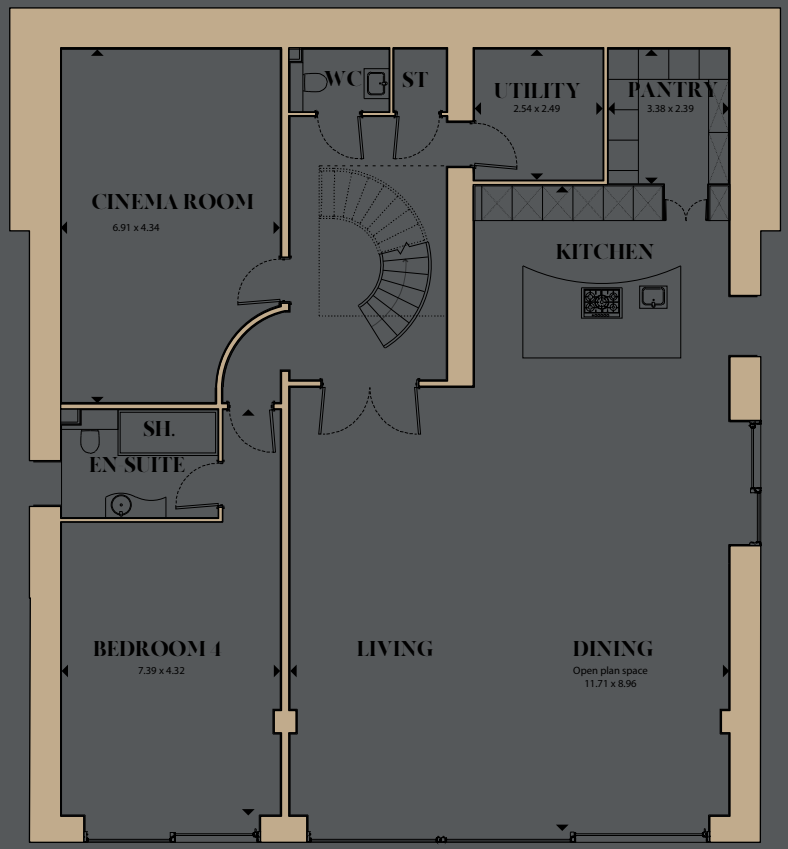




Ground Floor



Garden Level



Property total areas in sq ft

	Serenity	Affinity	
Main House	3705	3455	
Terrace	258	258	
Garage	487	487	
Total	4450	4200	

Note : Floor plans, measurements and areas are for general guidance only. Measurements should be checked by potential buyers.

Specifications & Services

Details that make the difference.

Kitchen

Bespoke kitchen handmade from Portugal.
Custom coated units with pearlescent paint.
Contrasting walnut island.
Granite quartz worktop.
Dual top spec Siemens oven & grill +
Dual Siemens oven, grill & microwave.
Siemens induction hob.
Countertop extraction.
2 full height integrated fridges.
Wine cooler.

Concealed butler's kitchen & pantry.
Full height freezer.
2nd dishwasher & sink.
Countertops & storage for kitchen utilities.

Bedroom & Bathroom suites

Unique blown glass feature basins & taps.
Handmade bathroom furniture.
Quartz surfaces.
Oversized, handmade showertrays.
Grohe digital shower taps.
Spa bath.
3 bedrooms with balconies.

Throughout

Luxurious, deep pile carpet.
Wide board, oak flooring.
Floor to ceiling aluminium sliding doors.
Hand made skirting & architraves.
Soft dimming LED downlights.
CAT6 network cabling.
Ample wiring for flexible layouts.
Underfloor heating in living rooms.

Maintenance

Private, electric, gated entrance.
Monthly serviced cleaning including
driveways and windows.
Living greenwall care and landscaping.
Assistance with moving and
appliances set up.

Authorities

EPC - Grade B.
Bath and North East Council.
ICW 10 Year Warranty.

Energy

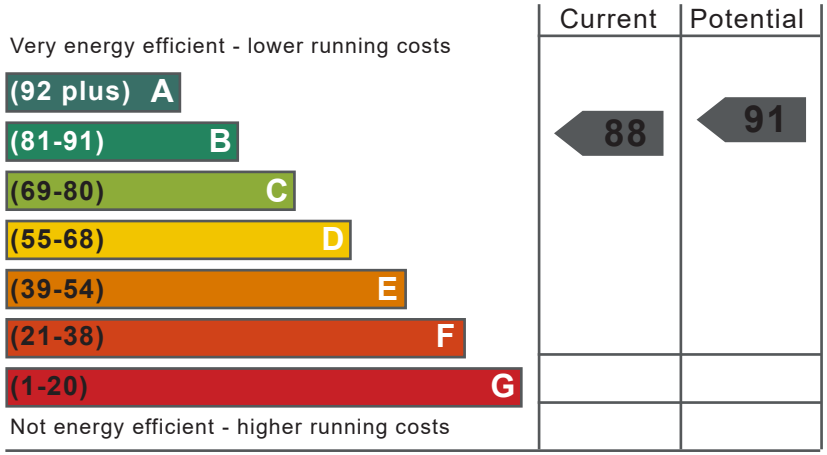
Estimated energy costs of dwelling for 3 years:	£2,499

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£486 over 3 years	£486 over 3 years	Not applicable
Heating	£1,638 over 3 years	£1,638 over 3 years	
Hot water	£375 over 3 years	£375 over 3 years	
Totals	£2,499	£2,499	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TV's, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations of page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Millennium Terrace

Four, spectacular, traditionally styled, terraced houses with a contemporary twist.

Intricately designed these properties are awe-inspiring on every level. Following Georgian style architecture and traditional Bath stone frontage these four houses are flawlessly presented. The rear of the property, over 5 storeys, has a commanding and contemporary townhouse elevation.

Accommodation.
5 Bedrooms | 3 En-suites | Bathroom | 5th Bedroom or Office | Kitchen | Separate Living & Dining spaces | Cinema/Entertainment room | Utility | 2x WCs | Underground parking garage for 4 cars | Balcony | South facing garden.

Finest contemporary living

The gated, underground garage immediately sets the grandeur of this five storey house.

Enter the property through the central feature staircase to the garden level where the large living space opens out onto private roof terrace gardens. Elevated and uninterrupted countryside views are seen from every floor. Boasting five ample double bedrooms, family kitchen, en-suites and family bathroom, space for home office and a large cinema room, these are ideal family homes in the most desirable of locations.

Interior Spaces

Traditional mews terraced living with an abundance of space and extensive countryside views.

Classic and traditional from the street these mews townhouses have a commanding elevated position on the countryside beyond. From the underground parking with cinema or entertainment room to the expansive open plan living space and garden these properties are finished to the highest standards. The two principal bedroom suites are generous and luxuriously equipped. Two more ample bedrooms, one with a further en-suite and a potential fifth bedroom or home office give these properties exceptional living space with breathtaking views from every level.

Kitchen made for entertaining

The large open horseshoe layout is superbly equipped for entertainment and family life.

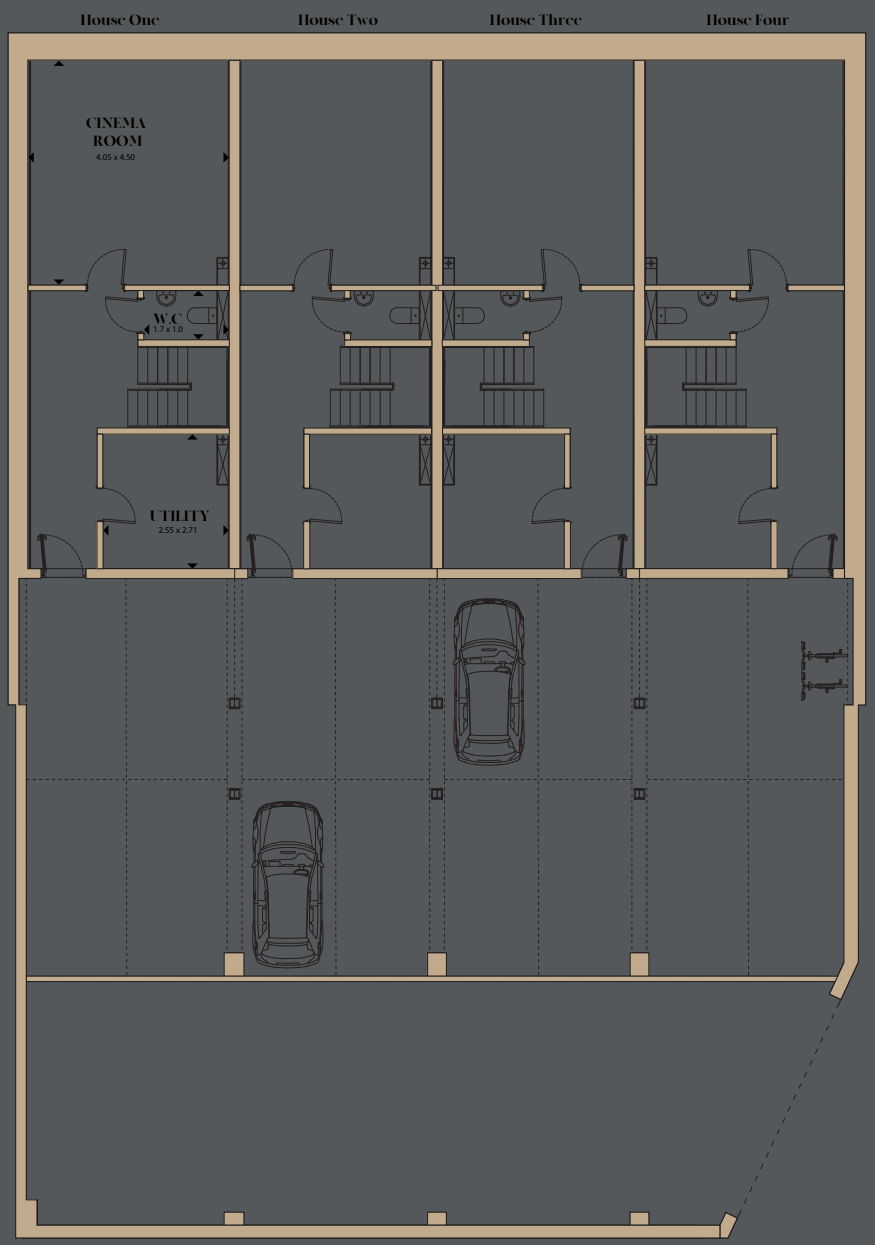
Introducing the kitchen is a spacious and glamorously mirror fronted breakfast bar comfortably seating 4 stools. The beautiful, waterfall ended, quartz stone worktops sets the mark for the kitchen specification and the downdraft induction hob facing out over the dining space is perfect for social cooking.

Bedrooms

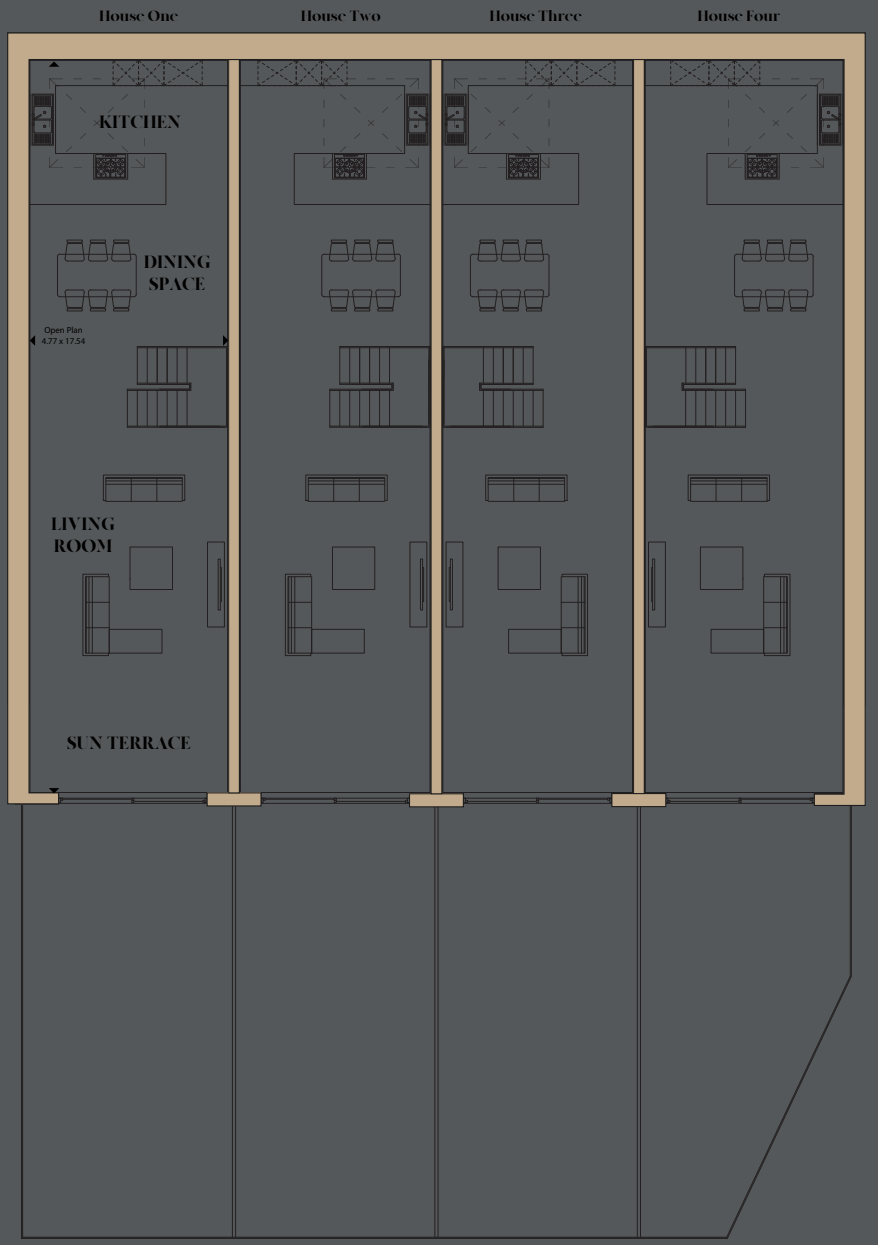
Elevated panoramic countryside views, large sliding doors and spacious curved principle ensuite.

The principal bedrooms offer extensive views from the balcony, the refined and subtle luxury of the curved wall enclosing the large en-suite with twin basins, multifunctional shower and freestanding bath complete the space. All bedrooms have beautifully traditional sash windows and luxurious deep pile carpets.

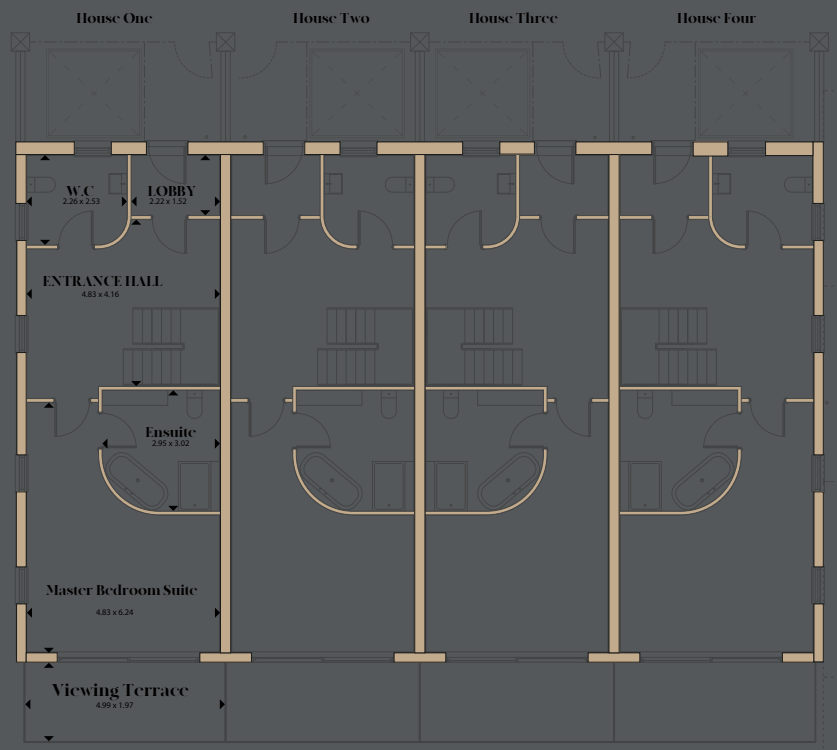
Basement Floor



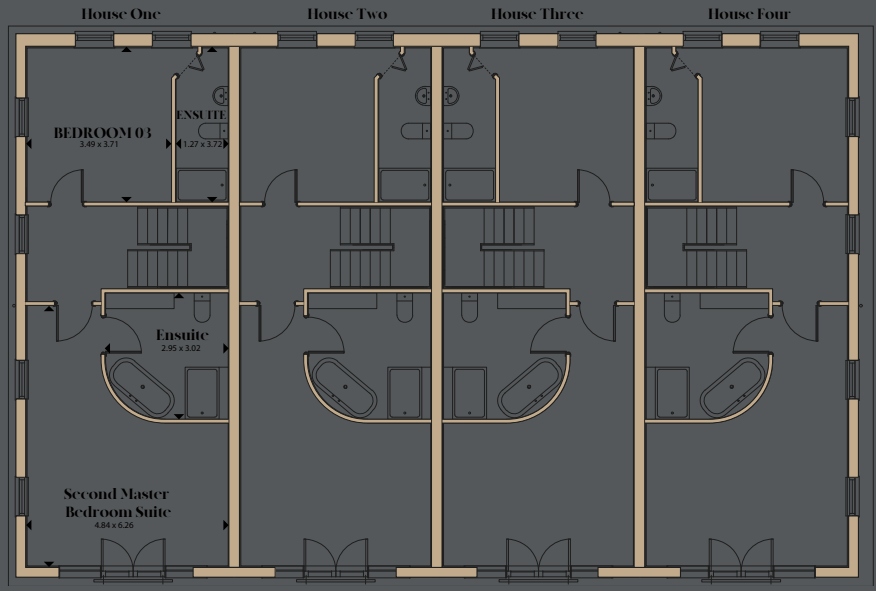
Garden Level



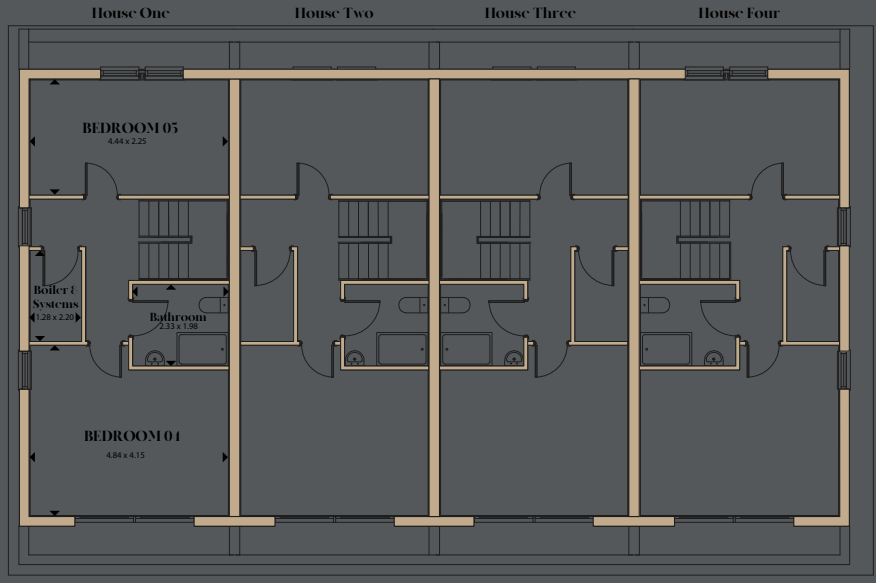
Ground Floor



First Floor



Second Floor



Property total areas in sq ft

	House 1	House 2	House 3	House 4
Basement	600	577	600	577
Garden Level	864	830	864	830
Ground Floor	621	586	621	586
First Floor	621	586	621	586
Second Floor	530	500	530	500
Sub Total	**3236**	**3079**	**3236**	**3079**
Garage	503	489	503	489
Total	**3739**	**3568**	**3739**	**3568**

Note : Floor plans, measurements and areas are subject to construction adjustments and are for guidance only. Final measurements should be checked by potential buyer upon build completion.

Specifications & Services

Details that make the difference.

Throughout

Breathtaking panoramic countryside views.
Feature staircase to garden level.
Luxurious, deep pile carpet.
Wide board, oak flooring.
Floor to ceiling aluminium sliding doors.
Video door entry & fully alarmed.
Soft dimming LED downlights.
CAT6 network cabling & Sky / Sat points.
Ample wiring for flexible layouts.
Underfloor heating in living rooms.
State of the art heat recovery system.
Full fire suppression system.
Handmade, wooden, sash windows.
Large utility suitable for personal fit out.
Spacious, undercroft parking.
Traditional Bath stone features.

Kitchen

Bespoke Schmidt Kitchens.
Solid stone worktops.
Top spec large oven & grill.
Integrated microwave + multifunction oven.
Induction hob.
Countertop downdraft extractor.
Double drawer dishwasher.
2 door Integrated fridge freezer.

Bedroom & Bathroom suites

His & Her basins in principal suite.
Built in bathroom cabinets.
Multifunction digital showers.
Double ended baths
Large showertrays.
Feature curved walls.
Principal bedroom with private balcony.

Maintenance

Private, electric, gated entrance.
Monthly serviced cleaning including.
driveways and windows.
Living greenwall care and landscaping.
Assistance with moving and
appliances set up.

Authorities

EPC - Grade B.
Bath and North East Council.
ICW 10 Year Warranty.

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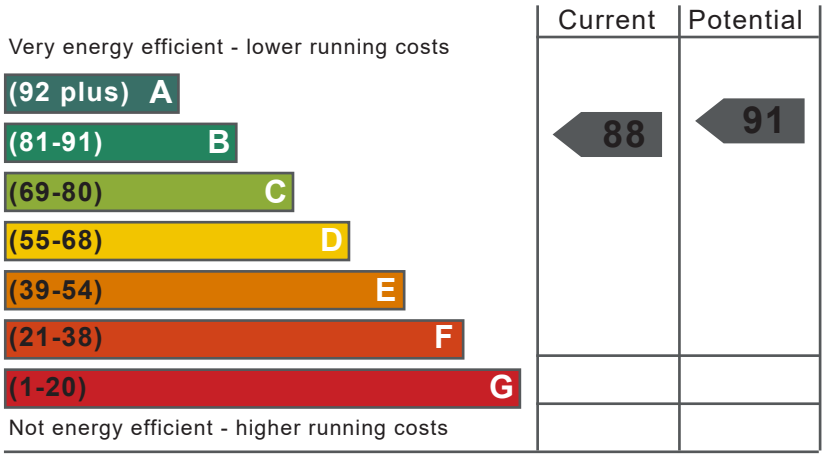

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Note : Predicted Energy Performace Certificate, Confimed EPC to be produced upon completion of property build.

Bath

Nestled in the village of Batheaston and surrounded by renowned areas of Outstanding Natural Beauty.

The World Heritage city of Bath has a wide array of offerings from the culture, arts and media the city attracts, to the rich Georgian architectural history and the world class sports facilities. The distinguished University of Bath and Bath College both headline the calibre of education throughout the schools in the area.

For further information please contact:

Atelier

Finance provided
by Atelier.
Lending by design

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