



PRIVATE PROPERTY PARKING NOTICE  
NO ROADWAY PARKING  
NO UNAUTHORISED PARKING

Holburne Park

Winkworth





# 32 Holburne Park, Bath, BA2 6BL

Probably the best plot on the stylish contemporary Holburne Park development overlooking the city of Bath. A 5 bedroom end of terrace house with off street parking,

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5/6 Bedrooms | Large Kitchen/dining area | Utility Room | 2 Cloakrooms | 4 Bath/shower room | Rear Garden |  
2 Off Street Parking Spaces

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Bath Spa Station 1.5 miles by car 1.4 miles walking. M4 junction 18 (11 miles)

**Winkworth**

## DESCRIPTION

The property was built back in 2020 and has been finished to a very high standard and specification. The property is entered through a grand entrance hallway, on the left is a spacious study/bedroom 5 at the front of the house, a cloakroom off the main landing and then double doors lead through to the Drawing room. The drawing room benefits from a high ceiling, wood burning stove and two large windows affording stunning views at the rear. Stairs lead down from the main landing to the lower ground/garden level. At the rear of the house there is a substantial kitchen/dining room with a contemporary German bespoke Bulthaup kitchen (supplied by Hobson's Choice of Bath), not a standard fitting for the estate but specified by the current owners. This incorporates fitted units, appliances and a large central island. The current owners also specified a bespoke translucent wall which provides natural light to the utility room situated behind the kitchen. The utility room is large with fitted appliances and a water softener; There is also a cloakroom at this level and a front door leading to a lightwell at the front of the house which can be used for storage. Two sets of double glazed rear doors allow access to the rear garden which is currently being repaired by the developers and will be newly turfed.

The bedrooms are situated on the upper floors with two spacious double bedrooms on the first floor with built in wardrobes and en suite shower rooms, there is also a spacious storage cupboard on the landing. At this level the views across the city from the rear bedroom get even better.

On the upper floor there is a very spacious rear bedroom with spectacular views (originally intended to be two bedrooms) respecified by the current owners. This bedroom also has an en suite shower room. There is a further double bedroom on this floor and a bathroom on the landing.

## OUTSIDE

There are two off street parking spaces at the front of the property.

The rear garden is mainly laid to lawn and has a gate at the rear leading to a passageway which affords an easy route into the city centre via the Kennet & Avon canal.

## LOCATION

Bath Boating station, Bath Golf Club and The Bath Spa Hotel are within walking distance. Sydney Gardens which has tennis courts and a new playground, Bathwick St Mary's School is 0.4 miles away and Bathampton Primary School and Widcombe Primary School are also nearby. King Edward's School is within walking distance (0.3 miles) and Prior Park, Beechen Cliff, Kingswood, Monkton Combe, Ralph Allen, and the Royal High School are within a five-mile radius. It is 1.3 miles to Bath Spa station and journey time to London Paddington is 1 hour.





## TENURE

Freehold

## ANUAL DEVELOPMENT CHARGE

£180

## SERVICES

All main services are connected

## LOCAL AUTHORITY

Bath & North East Somerset Council  
Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

## VIEWING

Strictly by appointment with Winkworth Bath

## FIXTURES & FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## EPC

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## COUNCIL TAX

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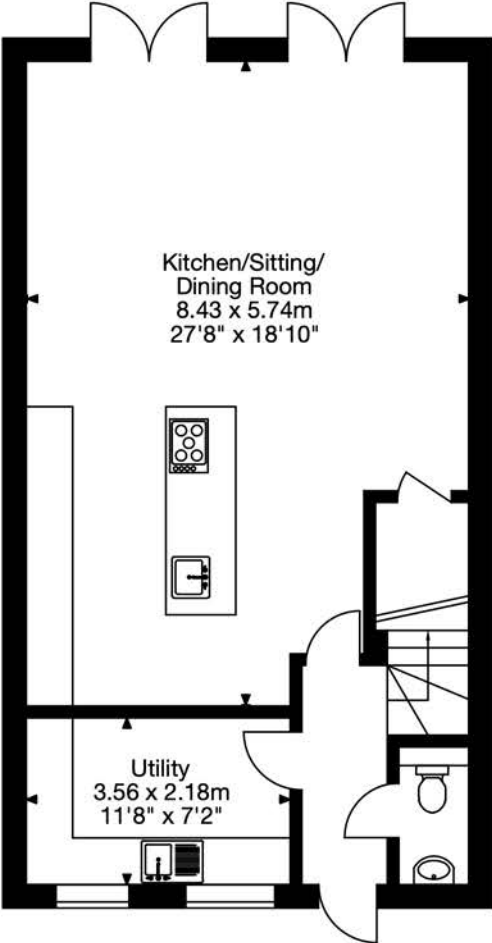
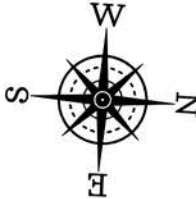




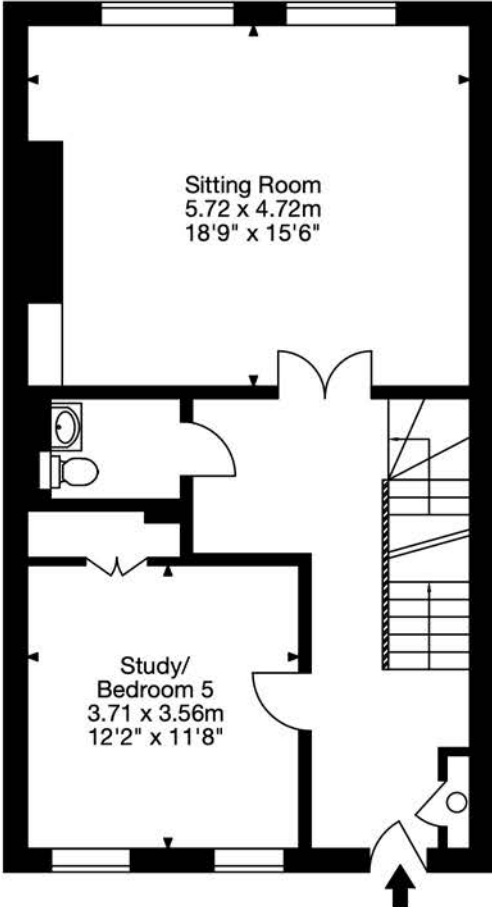




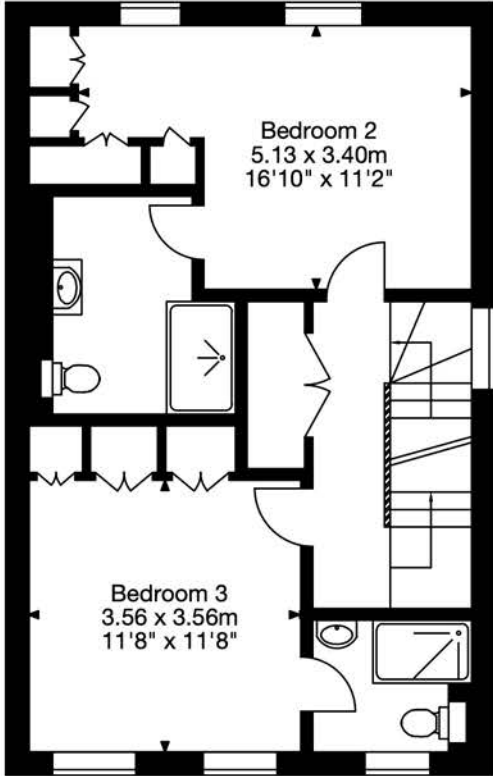
32 Holburne Park, Bath BA2 6BL  
Gross Internal Area (Approx)  
232 sq m/ 2,499 sq ft



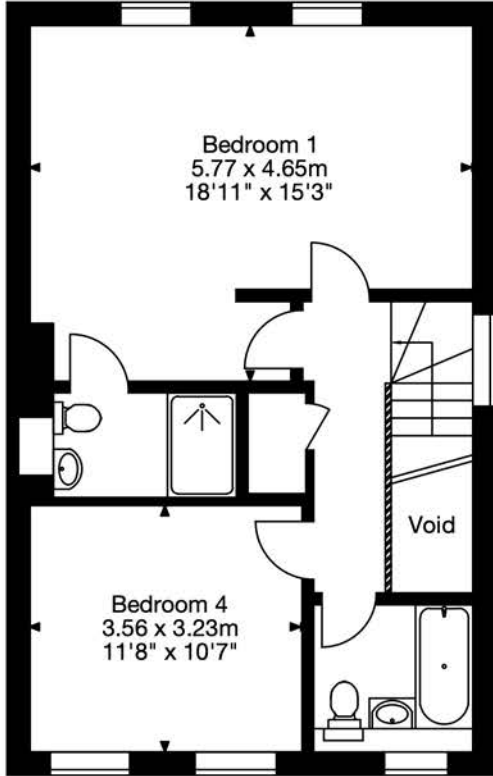
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Capture Property Marketing 2022. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.



# Winkworth

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