



THE
COPSE

THE COPSE BANNERDOWN ROAD BATHEASTON BA1 7PL

WELCOME TO THE COPSE

The Copse is a new development of just five bespoke 3, 4 & 5 bedroom detached houses in the heart of the popular village of Batheaston, just off Bannerdown Road.

Batheaston is conveniently situated approximately three miles to the East of the City of Bath, a UNESCO World Heritage site. It has an excellent primary school and offers a selection of day to day amenities to include shops, a Post Office, café, doctors' surgery and dentist. There are regular bus links into Bath with a bus stop within a ¼ of a mile. There are a number of local public houses nearby including The Bathampton Mill located just across the River Avon which benefits from a sizeable riverside garden. Batheaston is only 10 miles to the M4 Junction 18, and approximately 3.4 miles to Bath Spa with regular trains into London Paddington.

1 THE COPSE	4 Bedrooms
2 THE COPSE	3 Bedrooms
3 THE COPSE	4 Bedrooms
4 THE COPSE	5 Bedrooms
5 THE COPSE	5 Bedrooms





MODERN LIVING

On entering these homes, the eye is drawn to the glass sliding doors through to the garden at the back of the house. Each house is designed with 'family living' in mind, focussing around the very heart of the home. Every property has a double car port, utility room and upstairs, at least one en suite bathroom. Although different by design, the houses are all light & bright with a modern elegance. For houses of this standard, underfloor heating is a must and every effort is made to keep the houses easy to maintain and economical to run.

The well-equipped kitchens are designed by Schmidt and include built-in fridge freezers, double ovens, induction hob & dishwasher and wine coolers. The utility room includes an additional sink and plumbing for a washing machine and condenser dryer. The boiler is also situated in this part of the house.

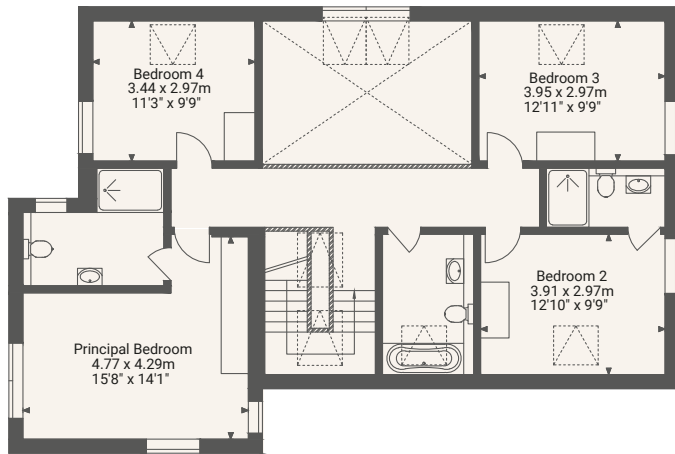
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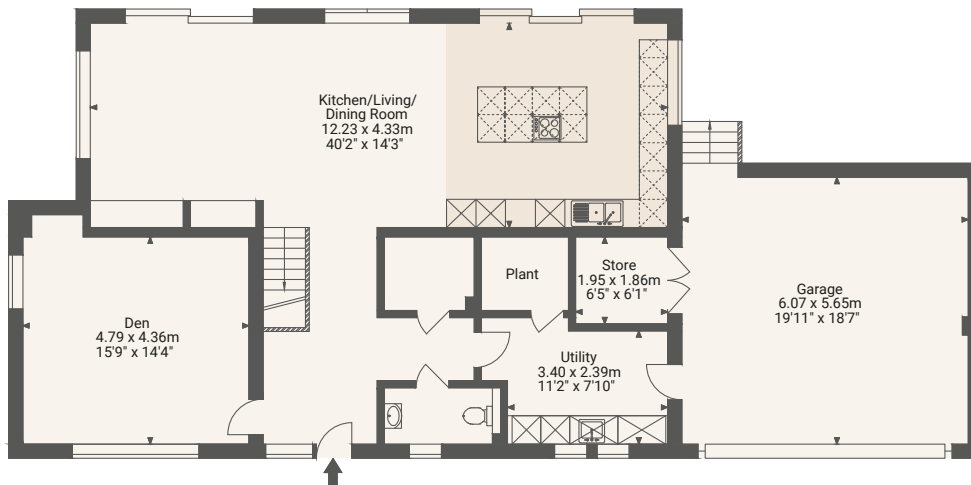
1 THE COPSE

4 Bedrooms

This detached four bedroom home is a delight to behold. The impressive double height ceiling in the open-plan kitchen/ diner/living room and mezzanine landing gives this house a very spacious feel. Who could resist spending most of your time in this fabulous room with access onto the garden on summer days but for those cold winter nights there is a cosy snug to curl up in front of the T.V.



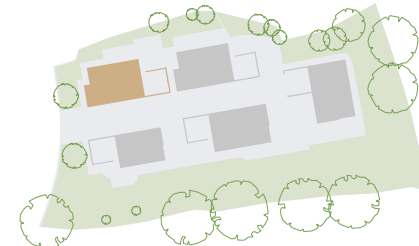
FIRST FLOOR



GROUND FLOOR

First Floor	Master Bedroom	4.77 x 4.29m	15'8" x 14'1"
	Bedroom 2	3.91 x 2.97m	12'10" x 9'9"
	Bedroom 3	3.95 x 2.97m	12'11" x 9'9"
	Bedroom 4	3.44 x 2.97m	11'3" x 9'9"

Ground Floor	Kitchen/Living/ Dining Room	12.23 x 4.33m	40'2" x 14'3"
	Den	4.79 x 4.36m	15'9" x 14'4"
	Store	1.95 x 1.86m	6'5" x 6'1"
	Utility	3.40 x 2.39m	11'2" x 7'10"
	Garage	6.07 x 5.65m	19'11" x 18'7"

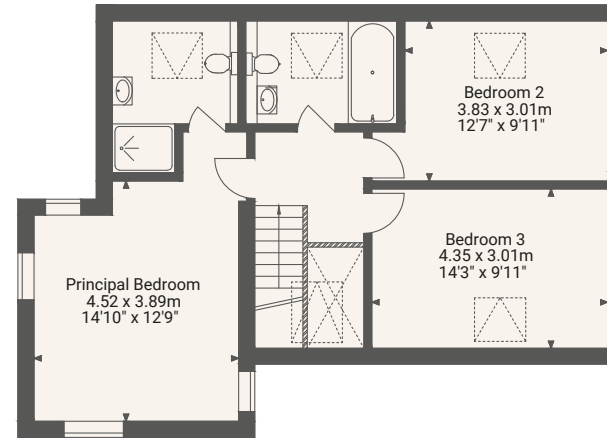
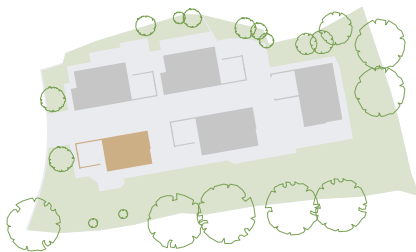


2 THE COPSE

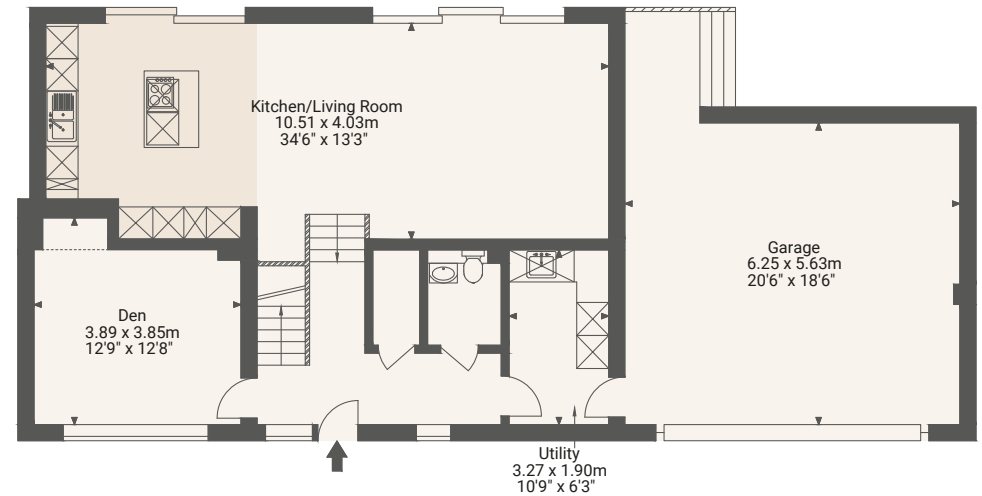
3 Bedrooms

A charming three bedroom detached home. The open-plan kitchen/dining/living space opens up onto the south-facing garden to let the outside in. 'The Den' can be used for further entertaining or as a home office for those who want the convenience of working from home. The house is also blessed with fantastic views across Bathampton Meadows.

First Floor	Master Bedroom	4.52 x 3.89m	14'10" x 12'9"
	Bedroom 2	3.83 x 3.01m	12'7" x 9'11"
	Bedroom 3	4.35 x 3.01m	14'3" x 9'11"
Ground Floor	Kitchen/ Living Room	10.51 x 4.03m	34'6" x 13'3"
	Den	3.89 x 3.85m	12'9" x 12'8"
	Utility	3.27 x 1.90m	10'9" x 6'3"
	Garage	6.25 x 5.63m	20'6" x 18'6"



FIRST FLOOR

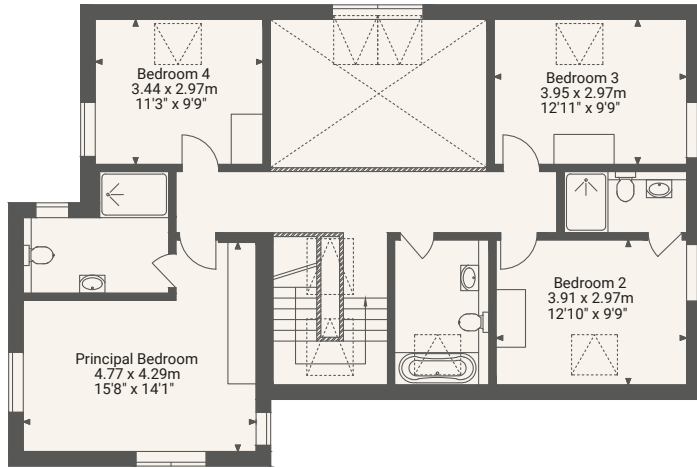


GROUND FLOOR

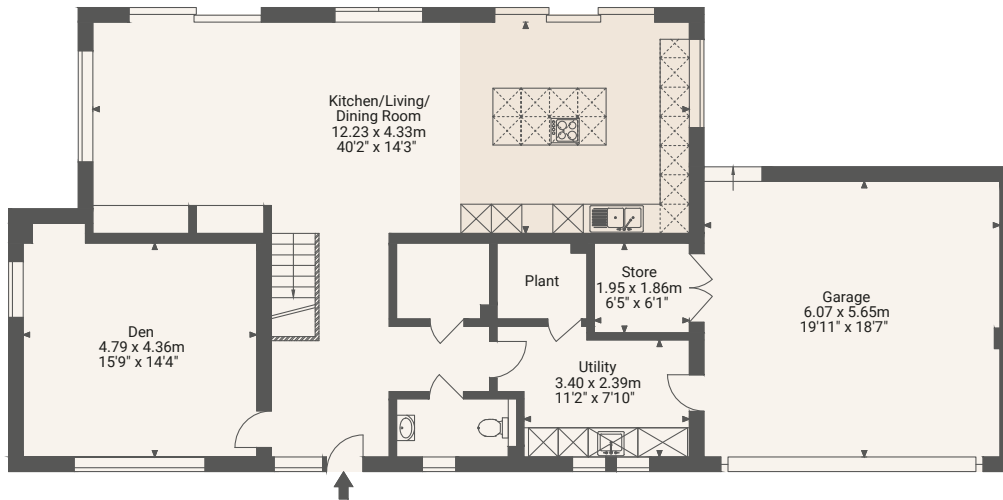
3 THE COPSE

4 Bedrooms

A four bedroom detached house that must be viewed. Similar to 1 The Copse with its double height ceiling in the kitchen/diner/living area, there is a stylish mezzanine landing that allows you to cast your eye over to see the proceedings below. The flexible design of the house allows 'The Den' to be an extension of the family entertaining rooms or as a home work station for those who don't need to be in the office every day.



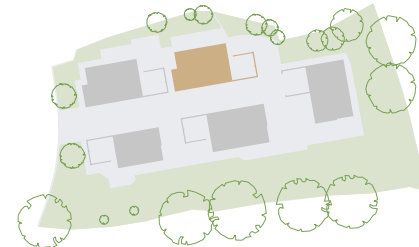
FIRST FLOOR



GROUND FLOOR

First Floor	Master Bedroom	4.77 x 4.29m	15'8" x 14'1"
	Bedroom 2	3.91 x 2.97m	12'10" x 9'9"
	Bedroom 3	3.95 x 2.97m	12'11" x 9'9"
	Bedroom 4	3.44 x 2.97m	11'3" x 9'9"

Ground Floor	Kitchen/Living/Dining Room	12'23 x 4.33m	40'2" x 14'3"
	Den	4.79 x 4.36m	15'9" x 14'4"
	Store	1.95 x 1.86m	6'5" x 6'1"
	Utility	3.40 x 2.39m	11'2" x 7'10"
	Garage	6.07 x 5.65	19'11" x 18'7"

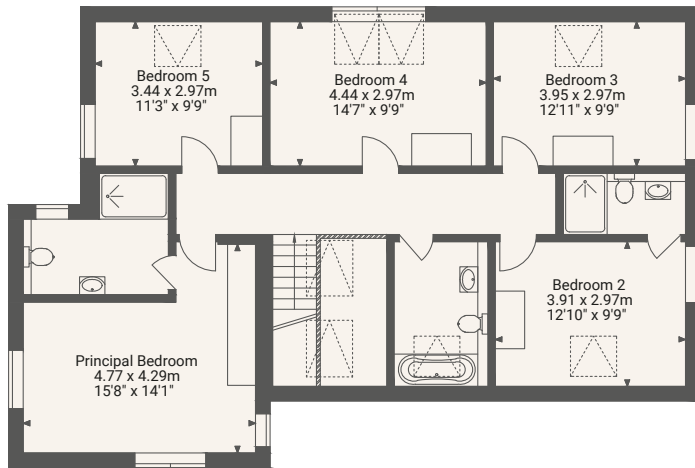




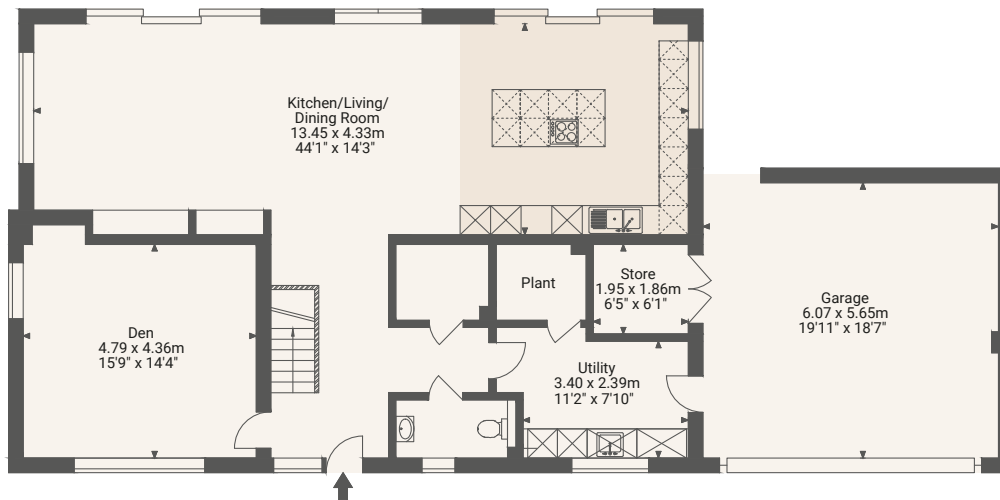
4 THE COPSE

5 Bedrooms

A large detached house, with five double bedrooms and en suite bathrooms to the principal bedroom and bedroom 2. The south facing garden has a large garden with views across the east of Bath. Inside the house is light and spacious with the open-plan kitchen/diner/living room opening out onto a decked terrace leading down to the garden.

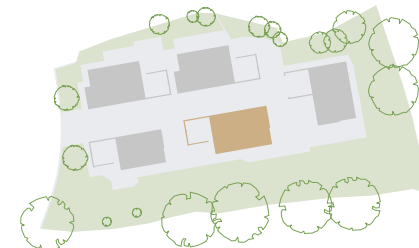


FIRST FLOOR



GROUND FLOOR

First Floor	Master Bedroom	4.77 x 4.29m	15'8" x 14'1"
	Bedroom 2	3.91 x 2.97m	12'10" x 9'9"
	Bedroom 3	3.95 x 2.97m	12'11" x 9'9"
	Bedroom 4	4.44 x 2.97m	14'7" x 9'9"
	Bedroom 5	3.44 x 2.97m	11'3" x 9'9"
Ground Floor	Kitchen/Living/Dining Room	13.45 x 4.33m	44'1" x 14'3"
	Den	4.79 x 4.36m	15'9" x 14'4"
	Store	1.95 x 1.86m	6'5" x 6'1"
	Utility	3.40 x 2.39m	11'2" x 7'10"
	Garage	6.07 x 5.65m	19'11" x 18'7"

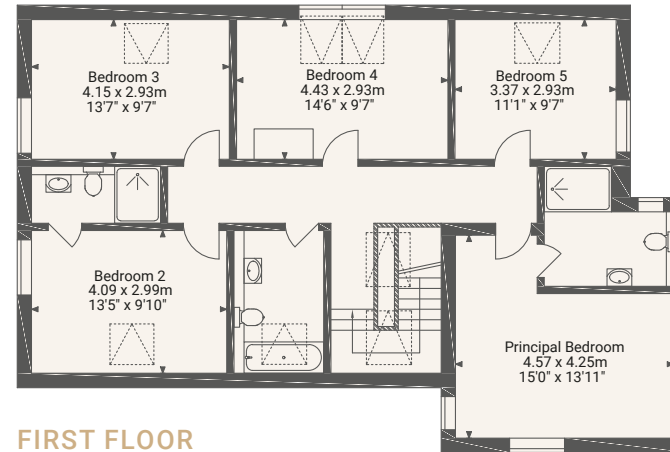
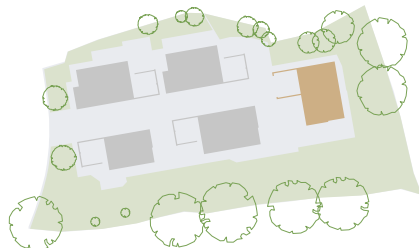


5 THE COPSE

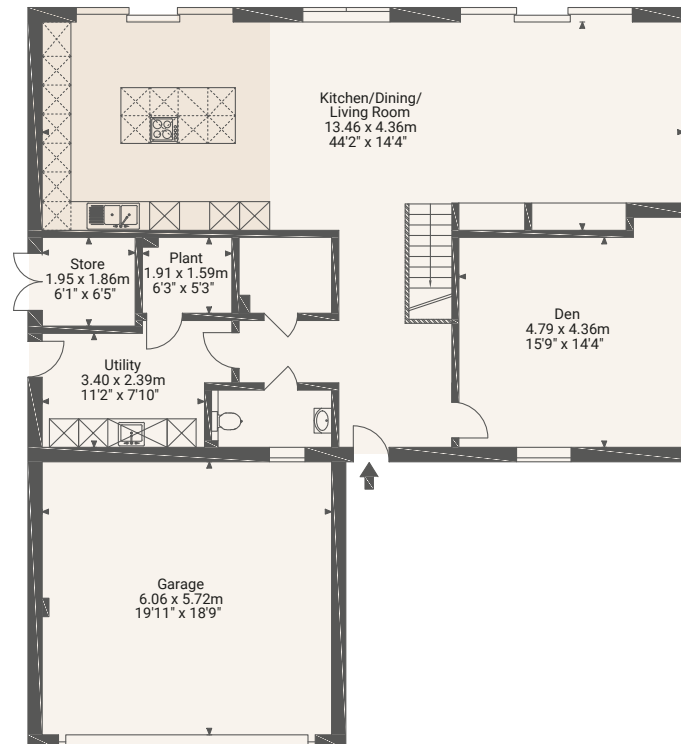
5 Bedrooms

The largest house on the site, at an imposing 2,389 sq.ft, this magnificent new home has five double beds, of which two are en suite. This houses offers fabulous country views and a large southerly wrap around garden with two upper lawns leading down to the lower garden.

First Floor	Master Bedroom	4.57 x 4.25m	15'0" x 13'11"
	Bedroom 2	4.09 x 2.99m	13'5" x 9'10"
	Bedroom 3	4.15 x 2.93m	13'7" x 9'7"
	Bedroom 4	4.43 x 2.93m	14'6" x 9'7"
	Bedroom 5	3.37 x 2.93m	11'1" x 9'7"
Ground Floor	Kitchen/ Living Room	13.46 x 4.36m	44'2" x 14'4"
	Den	4.79 x 4.36m	15'9" x 14'4"
	Utility	3.40 x 2.39m	11'2" x 7'10"
	Store	1.95 x 1.86m	6'1" x 6'5"
	Garage	6.06 x 5.72m	19'11" x 18'9"



FIRST FLOOR



STYLISH FINISHES

Kitchen

Schmidt designed to include;

- Siemens Double Oven, Induction Hob, Built-in fridge-freezer and fully integrated dishwasher
- 1½ bowl undermounted stainless steel Zendo sink & Purquartz kitchen mixer tap
- Caple Integrated wine cooler
- Silestone worktop
- Faber externally ducted extractor
- Porcelain tile flooring

General

- Underfloor heating on the ground floor with radiators on the upper floors with individual room thermostats
- Oak engineered wood flooring to living and dining area, with all other areas prepared for carpet's to be laid by purchasers

Bathroom

Mayflower designed to include;

- Duravit wall mounted WC
- Crosswater basin with Vado mixer tap and vanity unit
- Fixed overhead shower with additional hand shower
- High quality acrylic bath

- Condensing gas combi boiler
- Cat 5 cabling to each living area

The finishes may change/be updated during the course of the build.



Duravit compact wall mounted WC



Vado mono basin mixer



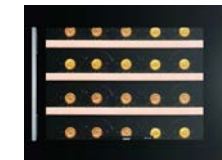
Zendo sink



Overhead shower with hand shower



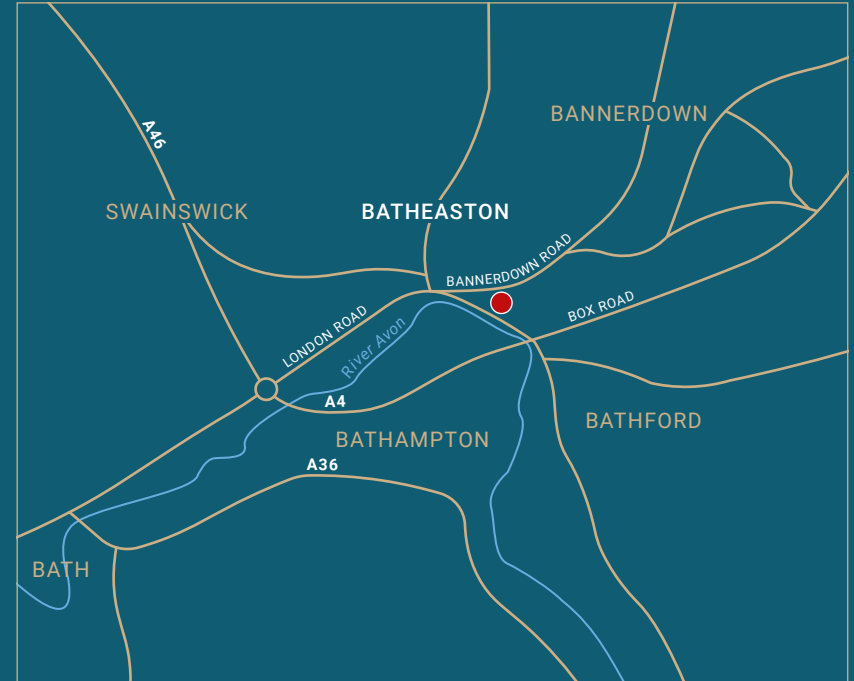
Siemens built-in fridge-freezer



Caple integrated wine cooler



Siemens double oven



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Developer



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