



40 BLOOMFIELD PARK · BATH



## INTRODUCING 40 BLOOMFIELD PARK

AN EXCLUSIVE COLLECTION OF SEVEN LUXURY APARTMENTS  
AND A THREE STOREY TOWNHOUSE IN BATH.

40 Bloomfield Park is a rare development of contemporary, elegant and understated homes. Located in popular Bear Flat, voted one of The Sunday Times' Best Places to Live in the UK 2020, this is one of Bath's most highly sought after areas, with dramatic views over the city and across to Lansdown racecourse beyond.





Built from honey-coloured Bath stone, the exterior of this bespoke development looks traditionally and distinctively Bathonian. Inside, its unique characteristics tell a different story: clean, fresh and contemporary, with modern sash windows, engineered oak flooring and underfloor heating throughout. The high level specifications have been carefully considered, to include hand crafted kitchens, Bosch appliances and Lusso Stone bathrooms.

Hidden behind a mature tree line, each individually-designed home benefits from two private undercover parking spaces, a lift to the upper floors and private secure basement storage. The communal gardens have been designed by an award-winning

landscape designer with the garden apartment and townhouse both benefitting from private terraces. 40 Bloomfield Park combines the old and new, the traditional and modern, to create a unique home in a delightful setting.



## DISCOVERING BEAR FLAT AND BEYOND

Bear Flat appeals both to Bathonians and those new to the city. The Sunday Times describes this area as, “High above the tourists and traffic jams... this villagey plateau is heaven...”. Whilst highly sought after by those in the know, Bear Flat remains a relatively undiscovered part of Bath, particularly to the many tourists that flock to the city centre below.

Boasting character, community and a family-friendly atmosphere, yet only a short walk to Bath Spa train station and the city centre, Bear Flat has all the essentials you need on a daily basis, including a supermarket, pharmacy, and plenty of independent shops and places to eat.

The Bear Pub and Hotel is a landmark for locals and visitors alike, thanks to Snowy, the life-sized polar bear, who guards the main entrance. The friendly team specialises in great food, a welcoming atmosphere and a curated selection of local real ales and more than 25 gins. It's an ideal spot for a relaxed lunch or evening meal.

For a little slice of the Mediterranean, head to Da Vinci Italian Deli. Another Bear Flat institution, this traditional deli and café is bursting with exciting foods, gifts and recipe ideas, and more than lives up to its description as “an epicurean paradise”.

For something a little extra special, then look no further than Menu Gordon Jones, one of only seven restaurants in Bath to be included in the Michelin Guide 2020. Cosy, relaxed and cheerful, you can watch the owner-chef preparing creative, complex dishes that change on a daily basis.

Alexandra Park, sitting atop the hillside on which Bear Flat is nestled, is a tranquil green space with mature trees and stunning panoramic views over the city and the surrounding wooded vales and hills. It is popular with dog walkers, picnickers and families, as well as those looking for a game of boules or simply wanting to stretch their legs and enjoy the views.

Small but perfectly-formed, with eye-catching Georgian architecture whichever way you turn, the city of Bath remains thriving and ever-popular. It combines a lively day and night life, with an eclectic mix of bars, restaurants, theatres, retail and top class sporting events, with a rich history and heritage. This includes the waters after which it is named, which can be found in both the ancient Roman Baths and the wholly modern Thermae Bath Spa, home of the UK's only natural thermal hot springs. Surrounded by the Somerset, Wiltshire and Cotswolds countryside, there is also plenty to explore further afield at locations such as Stonehenge, Avebury, and quintessential English villages like Bourton-on-the-Water.

With so much on offer, 40 Bloomfield Park blends the best of both worlds: sitting within in its own village haven, but with vibrant city life on the doorstep. Live here, and you'll never want to leave.

Photography from top left to bottom right:

**01** Stylish contemporary cuisine at Menu Gordon Jones offering modern European multicourse tasting menu and global wines

**02 & 03** The Bear offers luxurious accommodation in addition to its relaxing restaurant and bar.

**04** Thermae Bath Spa, Britain's only natural thermal spa, offers traditional and state-of-the-art spa facilities.

**05** Bath is globally recognised as a unique, feel-good city combining vibrant contemporary culture with a rich history and heritage.

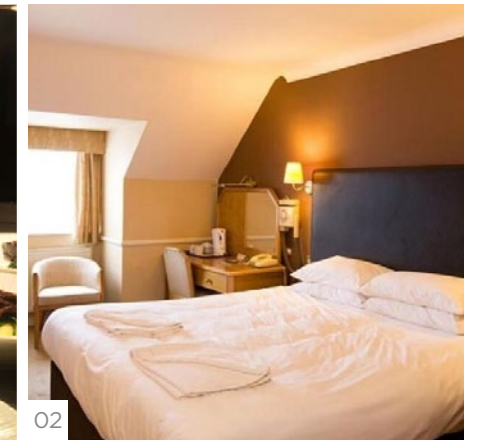
**06** Experience the tastes and smells of the Mediterranean at Da Vinci traditional Italian Delicatessen.

**07** The great Roman religious spa of Aquae Sulis gave birth to the city of Bath.

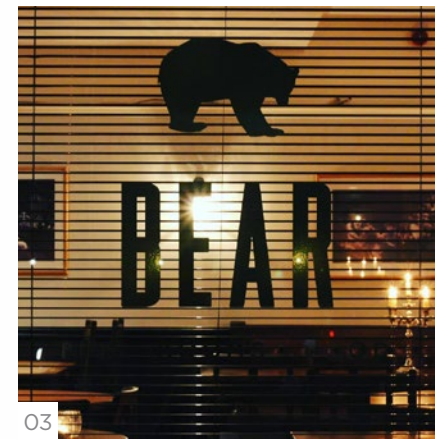
**08** Alexandra Park provides magnificent panoramic views of the city and beyond.



01



02



03



04

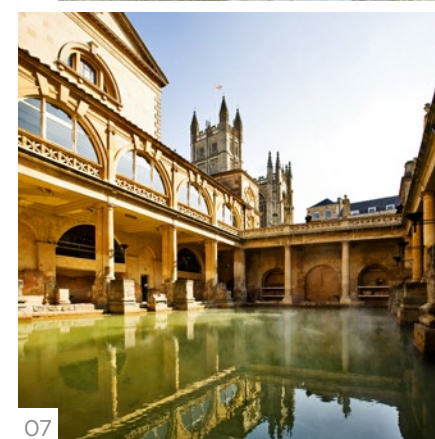
Courtesy Thermae Bath Spa



05



06



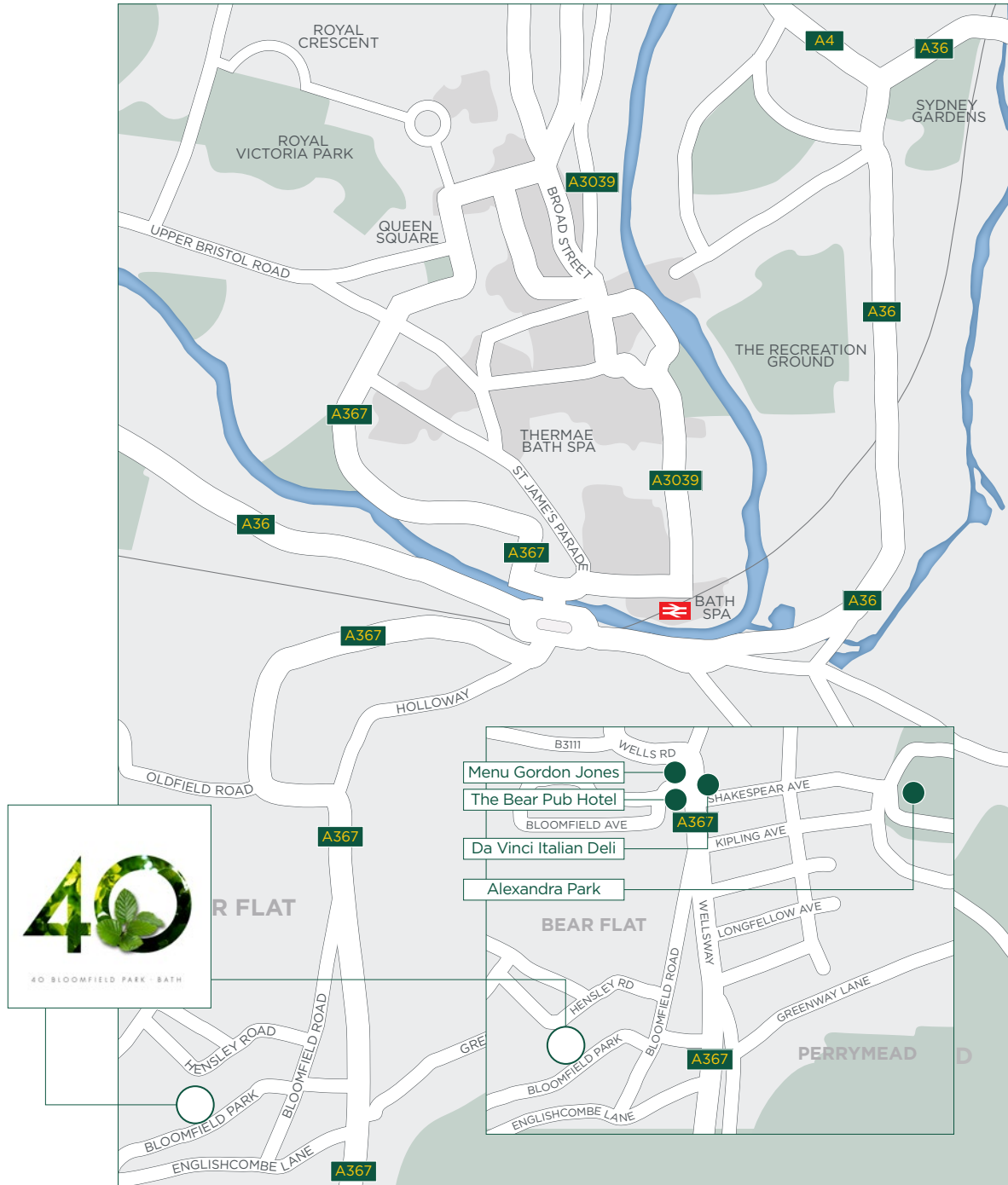
07



08



40 Bloomfield Park, Bath BA2 2BX

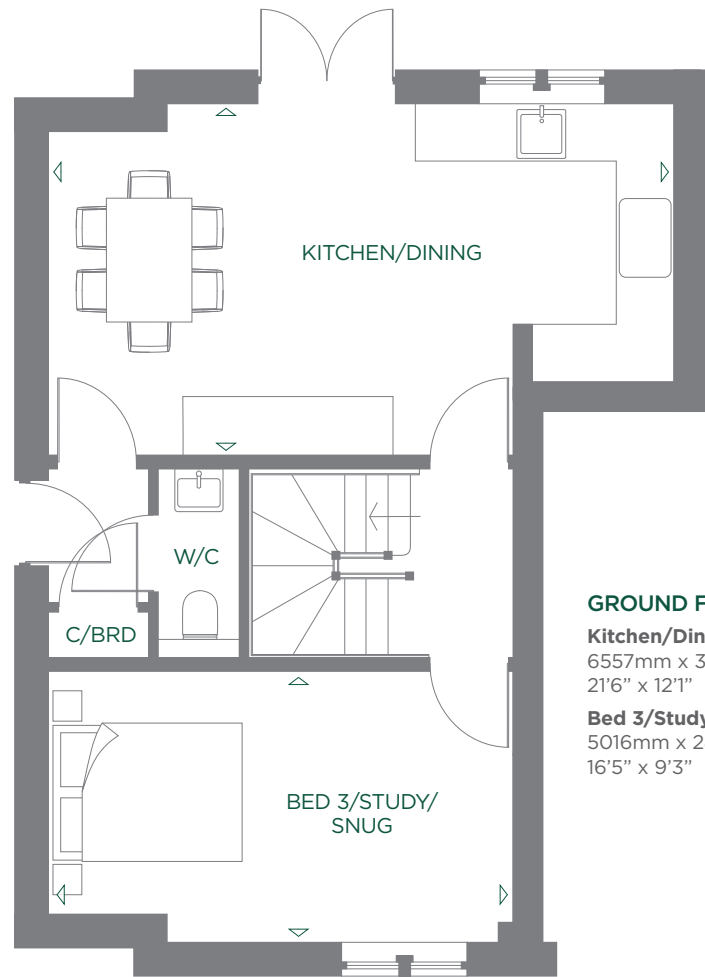
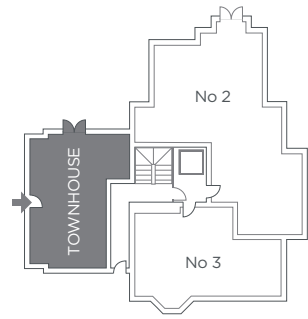






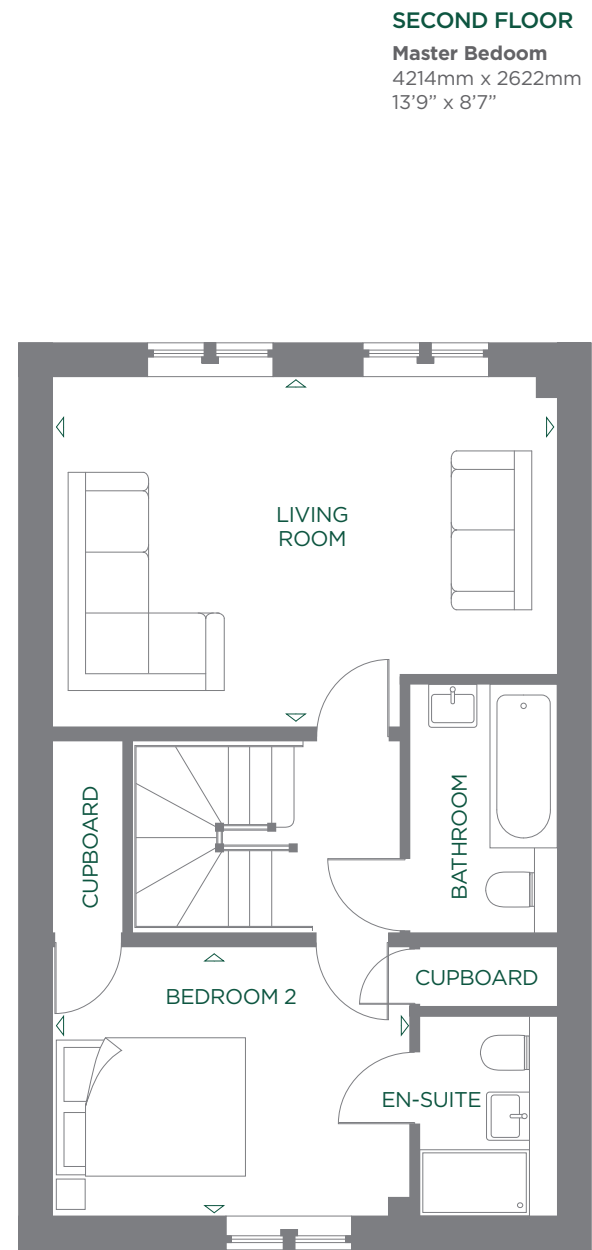
THE TOWNHOUSE KITCHEN





**GROUND FLOOR**  
**Kitchen/Dining Area**  
 6557mm x 3686mm  
 21'6" x 12'1"  
**Bed 3/Study/Snug**  
 5016mm x 2832mm  
 16'5" x 9'3"

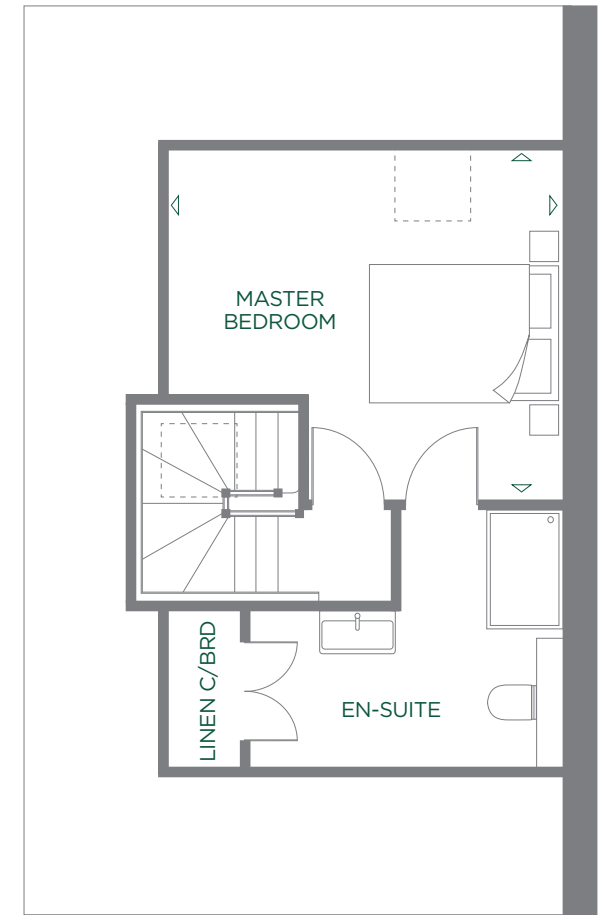
**THE TOWNHOUSE**

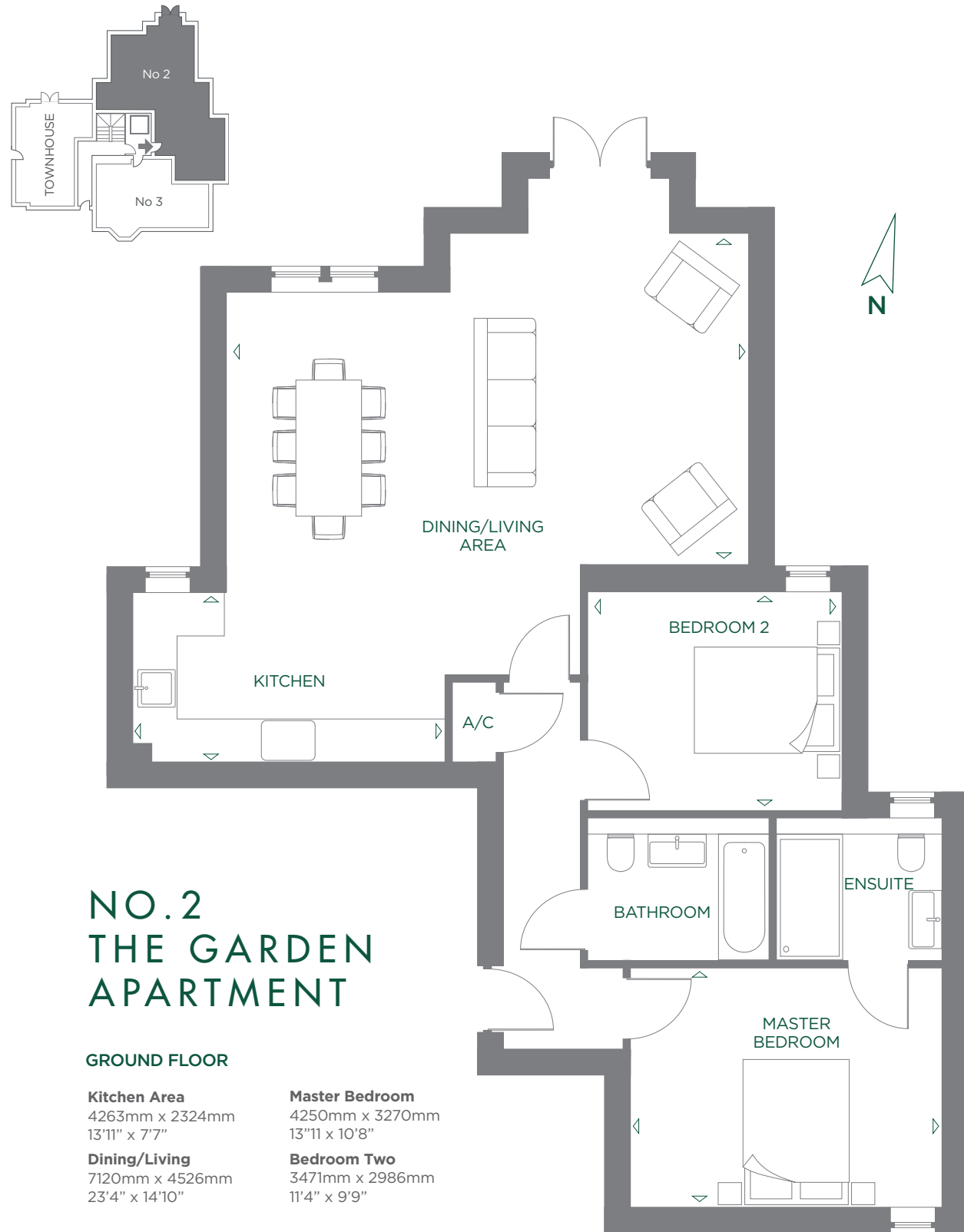


**SECOND FLOOR**  
**Master Bedroom**  
 4214mm x 2622mm  
 13'9" x 8'7"

**FIRST FLOOR**  
**Living Room**  
 5308mm x 3686mm  
 17'4" x 12'1"  
**Bedroom Two**  
 3759mm x 2832mm  
 12'3" x 9'3"

**Total Area**  
 118.2 sqm 1272 sqft





## NO. 2 THE GARDEN APARTMENT

**GROUND FLOOR**

**Kitchen Area**  
4263mm x 2324mm  
13'11" x 7'7"

**Dining/Living**  
7120mm x 4526mm  
23'4" x 14'10"

**Total Area**  
88.3 sqm 950 sqft

**Master Bedroom**  
4250mm x 3270mm  
13'11" x 10'8"

**Bedroom Two**  
3471mm x 2986mm  
11'4" x 9'9"



## APARTMENT NO. 3

**GROUND FLOOR**

**Kitchen/Living Area**  
6299mm x 4805mm  
20'7" x 15'9"

**Bedroom**  
3997mm x 3753mm  
13'1" x 12'3"

**Total Area**  
50.2 sqm 540 sqft

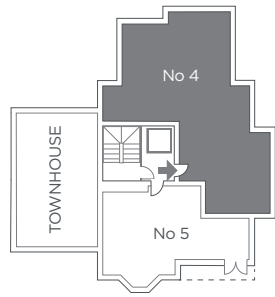




THE GARDEN APARTMENT  
LIVING AREA







## APARTMENT NO. 4

### FIRST FLOOR

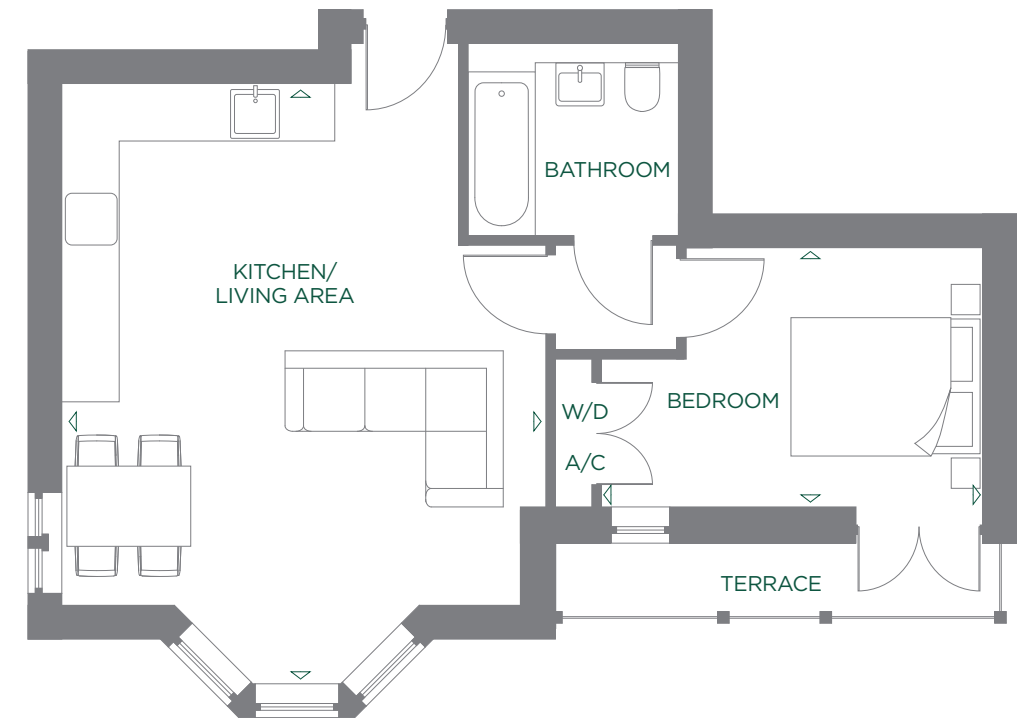
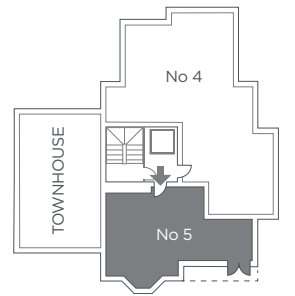
**Kitchen Area**  
4263mm x 2325mm  
13'11" x 7'7"

**Dining/Living**  
7119mm x 4520mm  
23'4" x 14'9"

**Total Area**  
86.6 sqm 932 sqft

**Master Bedroom**  
4250mm x 3271mm  
13'11" x 10'8"

**Bedroom Two**  
3471mm x 2986mm  
11'4" x 9'9"



## APARTMENT NO. 5

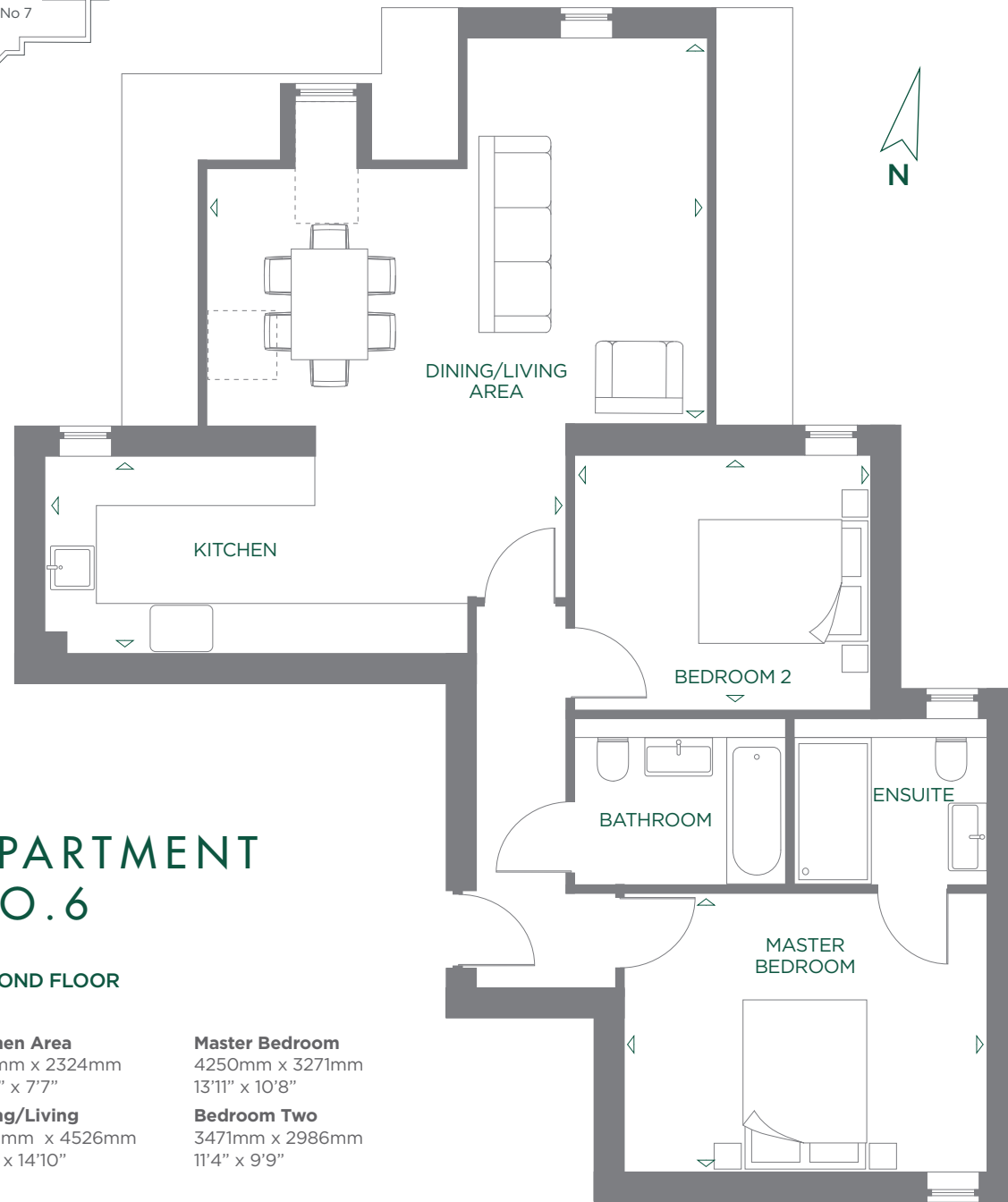
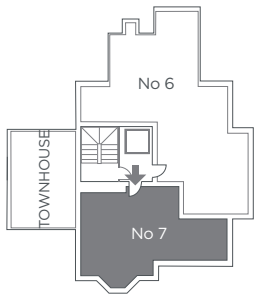
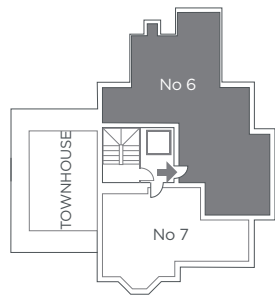
### FIRST FLOOR

**Kitchen/Living Area**  
6299mm x 5080mm  
20'7" x 16'8"

**Bedroom**  
4005mm x 2753mm  
13'1" x 9'0"

**Total Area**  
45.5 sqm 490 sqft





## APARTMENT NO. 6

### SECOND FLOOR

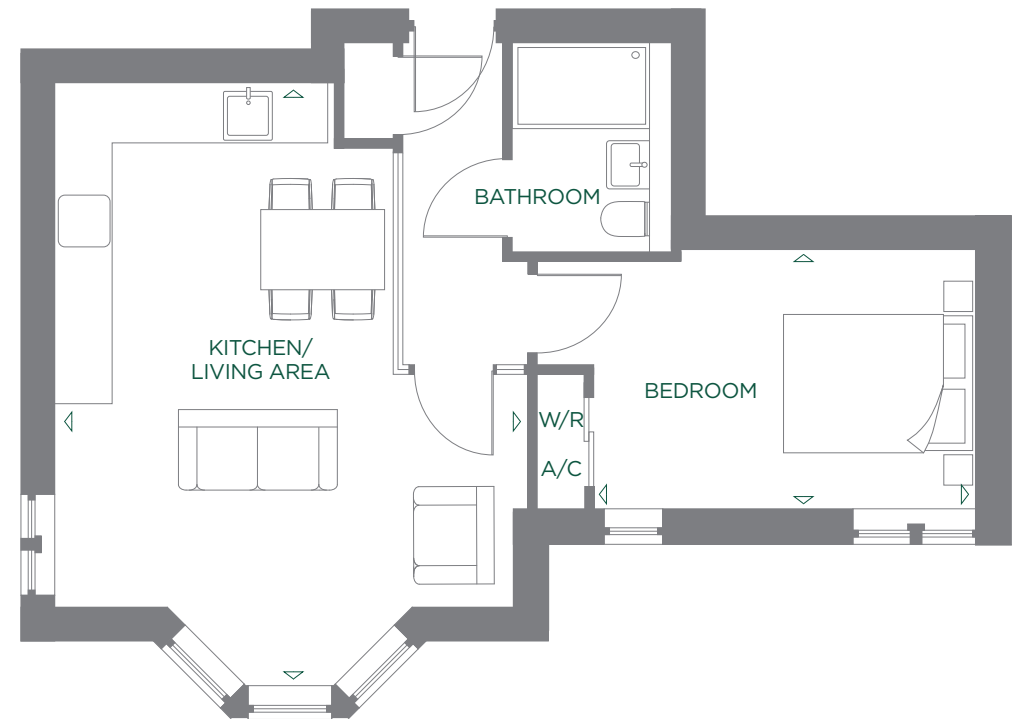
**Kitchen Area**  
6113mm x 2324mm  
20'0" x 7'7"

**Dining/Living**  
5879mm x 4526mm  
19'3" x 14'10"

**Total Area**  
77.8 sqm 837 sqft

**Master Bedroom**  
4250mm x 3271mm  
13'11" x 10'8"

**Bedroom Two**  
3471mm x 2986mm  
11'4" x 9'9"



## APARTMENT NO. 7

### SECOND FLOOR

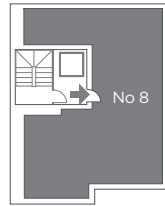
**Kitchen/Living Area**  
6299mm x 4961mm  
20'7" x 16'3"

**Bedroom**  
4023mm x 2753mm  
13'2" x 9'0"

**Total Area**  
45.5sqm 490 sqft



THIRD FLOOR



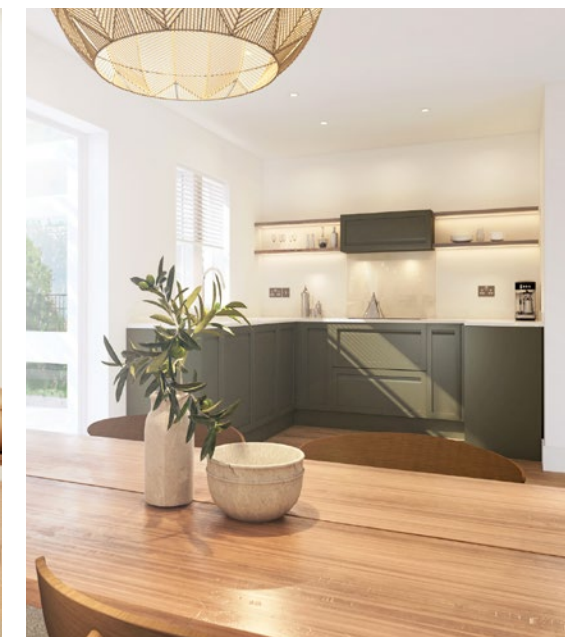
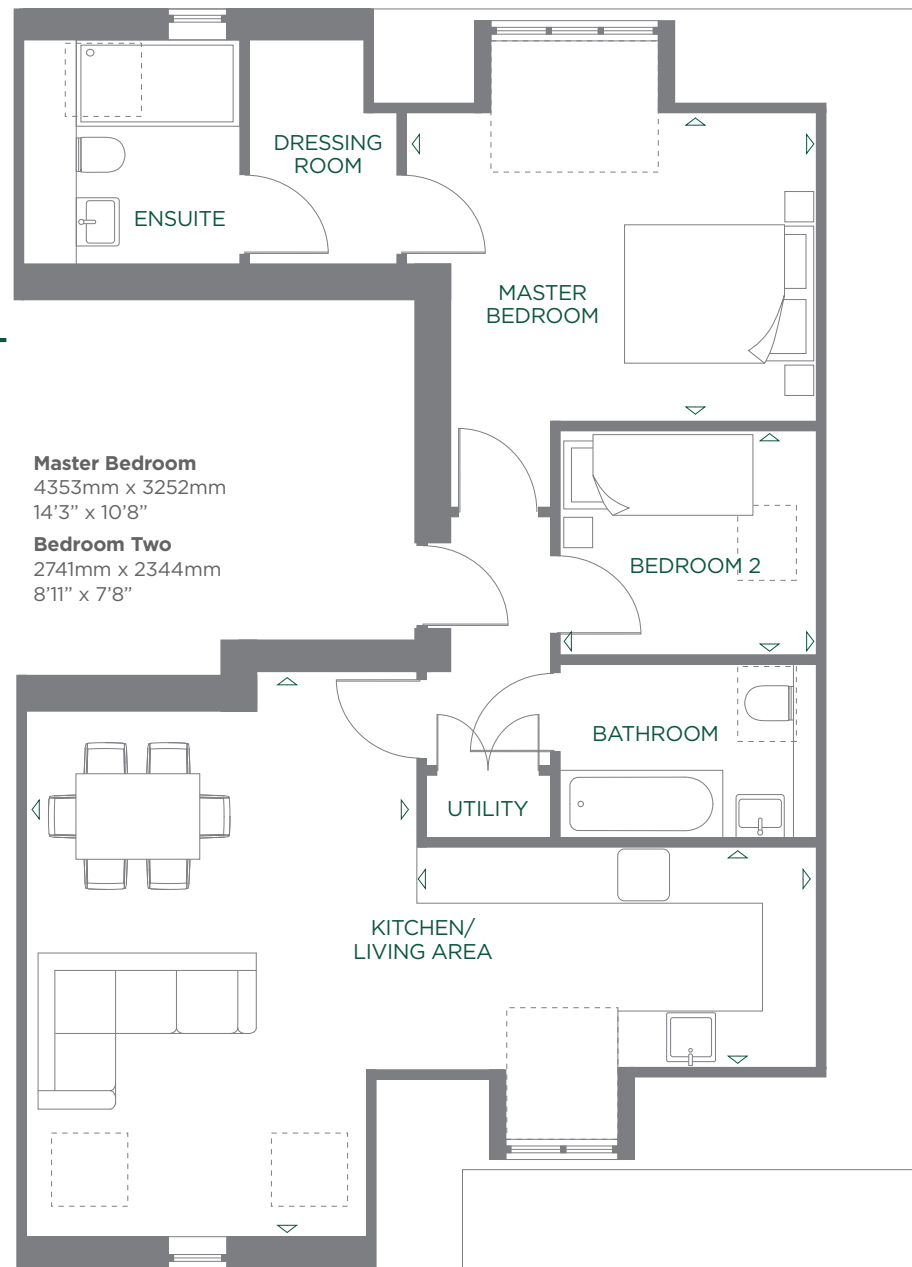
# THE LOFT

## THIRD FLOOR

**Kitchen Area**  
4271mm x 2318mm  
14'0" x 7'7"

**Dining/Living**  
5894mm x 4125m  
19'4" x 13'6"

**Total Area**  
75.5 sqm 813 sqft





## WHERE FORM MEETS FUNCTION

We place great importance on our choice of partners to deliver the best specifications throughout our developments. Somerset-based Denzel & Willie have a wealth of experience creating handcrafted kitchens, working only with an exclusive list of handpicked clients. Quality and attention to detail shows in every aspect of their work, creating a kitchen that will become the true heart of your home.

As with our kitchen craftsmen, the same level of discernment has been applied to our choice of bathroom partner. Lusso Stone has a global reputation as one of the leading manufacturers of luxury hand-finished baths and basins, supplying some of the most luxurious hotels around the world; most recently, Claridges of London.

### KITCHENS

- Bespoke kitchens, seamless composite worktops with matching upstands and splashback
- AEG appliances including double fan oven, induction hob, extractor fan, integrated dishwasher, washer/drier and fridge freezer
- Handmade open shelving in oak

### BATHROOMS

- 'Lusso Stone' vanity wash hand basin with wall mounted tap
- Wall hung toilet with soft close lid
- Low profile shower tray with polished chrome fixed rainshower head, additional handheld shower
- Contemporary glass shower enclosure
- Marble effect subway tiling to walls with black matt trim
- Marble effect floor tiling
- Tiled bath panel
- Chrome mixer tap to baths

### INTERIOR FINISHES

- Contemporary skirting and architrave
- Engineered oak flooring to hallways and reception rooms
- Neutral loop wool carpet to bedrooms
- Flush contemporary internal doors with polished chrome ironmongery
- Walls and woodwork finished in matt/eggshell
- White matt ceiling spotlights
- USB sockets throughout
- Underfloor heating
- Double glazed sash timber windows

### COMMUNAL AREAS

- Video entry system
- Edwardian style floor tiling to entrance hallway
- Carpet to stairs and all landing areas
- Spotlights to ceiling
- Lift to all floors

### EXTERNAL

- Dedicated underground parking for each Apartment and Townhouse
- Private storage room in basement for each Apartment and Townhouse
- Landscaped communal gardens
- Private gardens for Apartment 2 and Townhouse
- Exterior lighting

### WARRANTY

- All unit will benefit for a 10 year Build-Zone warranty.







**At Hawkfield Homes we believe that a house is more than just bricks and mortar. It's a home, it's a place of dreams, memories and experiences. But a home has also got to function and do the basics right, all day, every day.**

We understand this, and strive to achieve it on all of our developments. As soon as you step into one of our homes, you'll feel our commitment to building living spaces that are a blend of innovative design and functionality

No matter the scale of the development we put the same creativity and attention to detail into each and every home that we build. So it's going to look great and it's going to make your life easier. From imaginative space planning through to fixtures and fittings, we've thought about things - a lot!

Throughout the West of England, we work with award winning architects and designers to create bespoke properties that stand out and make us proud.

Our schemes range from 4 to 30 units and include Listed building conversions, city centre apartments, greenfield sites, family homes through to brownfield site regeneration. So whether you are a first time buyer, an investor or if you are looking for a great family home; we look forward to talking to you.

Hawkfield Homes - as individual as you are.



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HOMES**

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