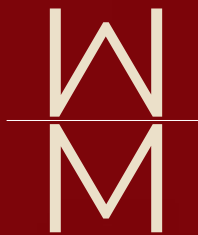


WESTON MEWS

BATH



INTRODUCING WESTON MEWS

WELCOME TO WESTON MEWS - A COLLECTION OF CLASSIC YET MODERN TOWNHOUSES AND HOMES IN WESTON VILLAGE

Located in the peaceful suburb of Weston on Bath's western edge, Weston Mews is an exclusive development of eight honey-coloured Bath stone houses, comprising one two-storey four-bed home and seven three-storey three/four-bed townhouses, all with their own private gardens.

Quality and high specifications are at the heart of Weston Mews, while the design aesthetic reflects a modern take on traditional features, with a bright, open feel throughout. Each new home captures the traditional design that Bath is known for,

with timeless made-to-measure Neptune kitchens, freestanding baths in the family bathrooms and en-suites to the master bedrooms, and attractively tiled underfloor heating throughout.

Each home benefits from two private bay parking spaces, an exceptional benefit for this popular area, as well as guest parking within the development. Tucked away at the end of a quiet road in the centre of Weston village, Weston Mews is perfectly situated for enjoying beautiful Bath and all it has to offer.







WHY NEPTUNE KITCHENS

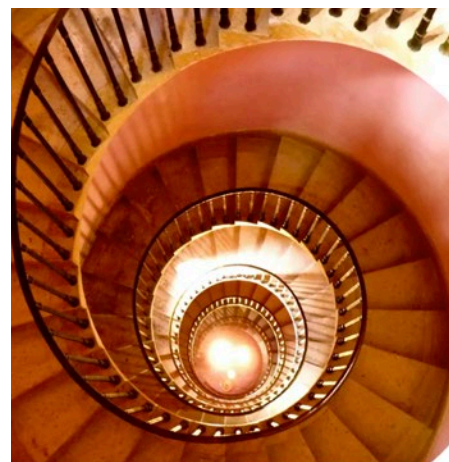
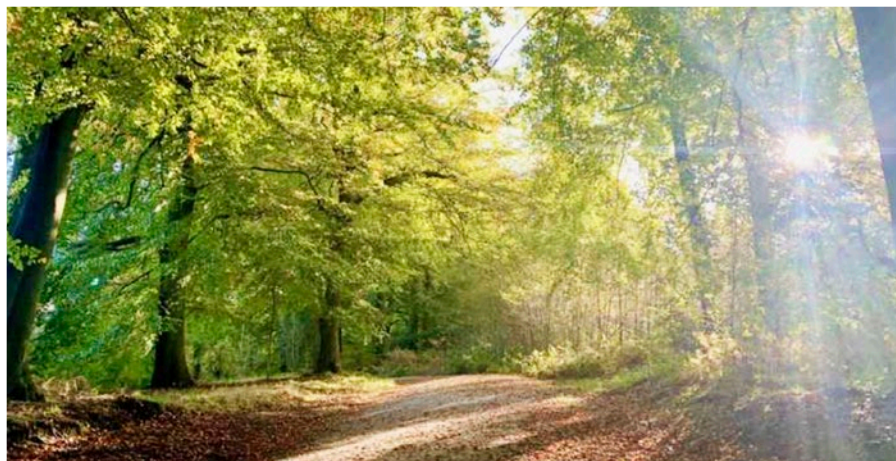
FROM THE MYRIAD OF COMPANIES AVAILABLE, WE CHOSE NEPTUNE FOR THE KITCHENS AT WESTON MEWS BECAUSE OF THEIR SUPERIOR QUALITY AND HIGHER DESIGN CAPABILITIES.

Neptune kitchens combine attention to detail and craftsmanship, underpinned by its design philosophy that, "everything can be made better." Its kitchens are a beautiful, modern take on classic shaker-style kitchens and are designed to truly stand the test of time.

Neptune is a British-born and raised interiors and lifestyle brand that designs and makes furniture, lighting and accessories for the entire home.

Their expertly made timber kitchens are all highly specified: this includes everything from the high-quality cabinetry, Neff appliances and Belfast sinks through to the solid quartz countertops. We believe it encompasses everything the modern kitchen should include.

We are able to offer our first buyers the added advantage of being able to choose the home with the kitchen colour that most appeals to their sense of style.



*From top left:
The Garden Spa at The Priory Hotel & Spa
High Street coffee culture at No.3
Cycle Works is Bath's longest established independent cycle retailer
Primrose Hill Community Woodland boasts 20,000 trees and spectacular views across the city
Bath is globally recognised as a unique city combining vibrant contemporary culture with a rich history and heritage
Beckford's Tower's beautiful spiral staircase
The testing and memorable Lansdown Golf Club course with breathtaking views*



WELCOME TO WESTON VILLAGE

WESTON, BATH'S SECRET BOROUGH

Weston is one of Bath's most relaxed and peaceful suburbs, yet this doesn't detract from the benefits of living so close to the historic city centre and all the amenities it has to offer, as well as close proximity to the Royal United Hospital.

Located at the bottom of one of Bath's seven hills, Weston enjoys views to the local monument of Beckford's Tower. Heading to the countryside for extensive family walks is exceptionally easy, while closer to home, the local parks and green spaces, such as Primrose Hill Community Woodland, are well-used but never overcrowded.

Weston Mews occupies a central location within Weston village, with easy access by foot to all amenities. This includes a well-stocked and lively high street with a range of familiar brands and independent shops. The Juicy Orange is a café-cum-deli that's always popular with locals, while No. 3 and the Weston Coffee Lounge are other much-loved spots for caffeine addicts. The Bath Priory is the destination if you're spoiling a loved one or in need of a treat, with a spa, hotel and a celebrated 3AA Rosette restaurant to enjoy within four acres of mature award-winning gardens and spacious terraces. It's also a great spot for brunch.

Weston boasts two of Bath's well-regarded primary schools: Weston All Saints and St Mary's. For budding cricketers in the family, Lansdown Cricket Club provides training and matches for all ages, as well as hosting sports-related talks and events. And close by, you can enjoy a round at Lansdown Golf Club, a superbly conditioned course with easy walking and superb views.

Another benefit of Weston is its proximity to Bath, just a stroll away. Small but perfectly formed, with world-renowned Georgian architecture, Bath combines a lively day and night life. It boasts an eclectic mix of bars, restaurants, theatres, retail and top-class sporting events, as well as the ancient Roman Baths and the contemporary Thermae Bath Spa. Weston's location on Bath's western outskirts also makes it one of the easiest routes in and out of the city, with stress-free access to the M4.

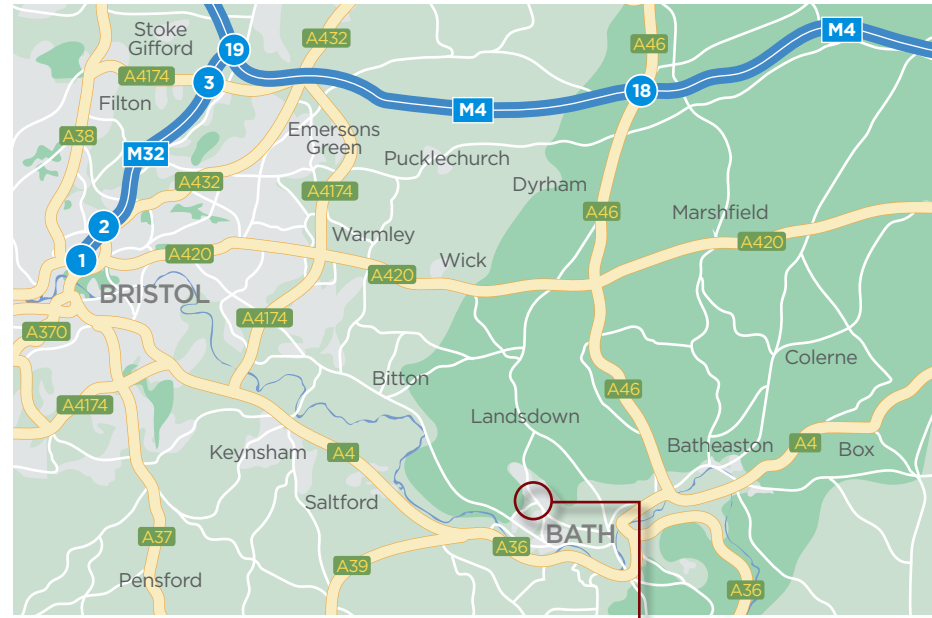
With so much on your doorstep, Weston is Bath's well-kept secret suburb that has much to offer. While living so close to a vibrant city with easy access to excellent connections, at Weston Mews you can sit back and enjoy its quiet tucked-away location within a peaceful village setting.

ADDRESS
 Weston Mews
 Manor Road
 Weston
 Bath BA1 4BW

ON FOOT
 Royal United Hospital 0.1 miles 3 min walk
 Victoria Park 1.1 miles 23 min walk
 Queen Square 1.6 miles 32 min walk
 Bath Spa Station 2.1 miles 40 min walk

BY CAR
 M4 Junction 18 8.4 miles 17 min drive

Source: Google Maps

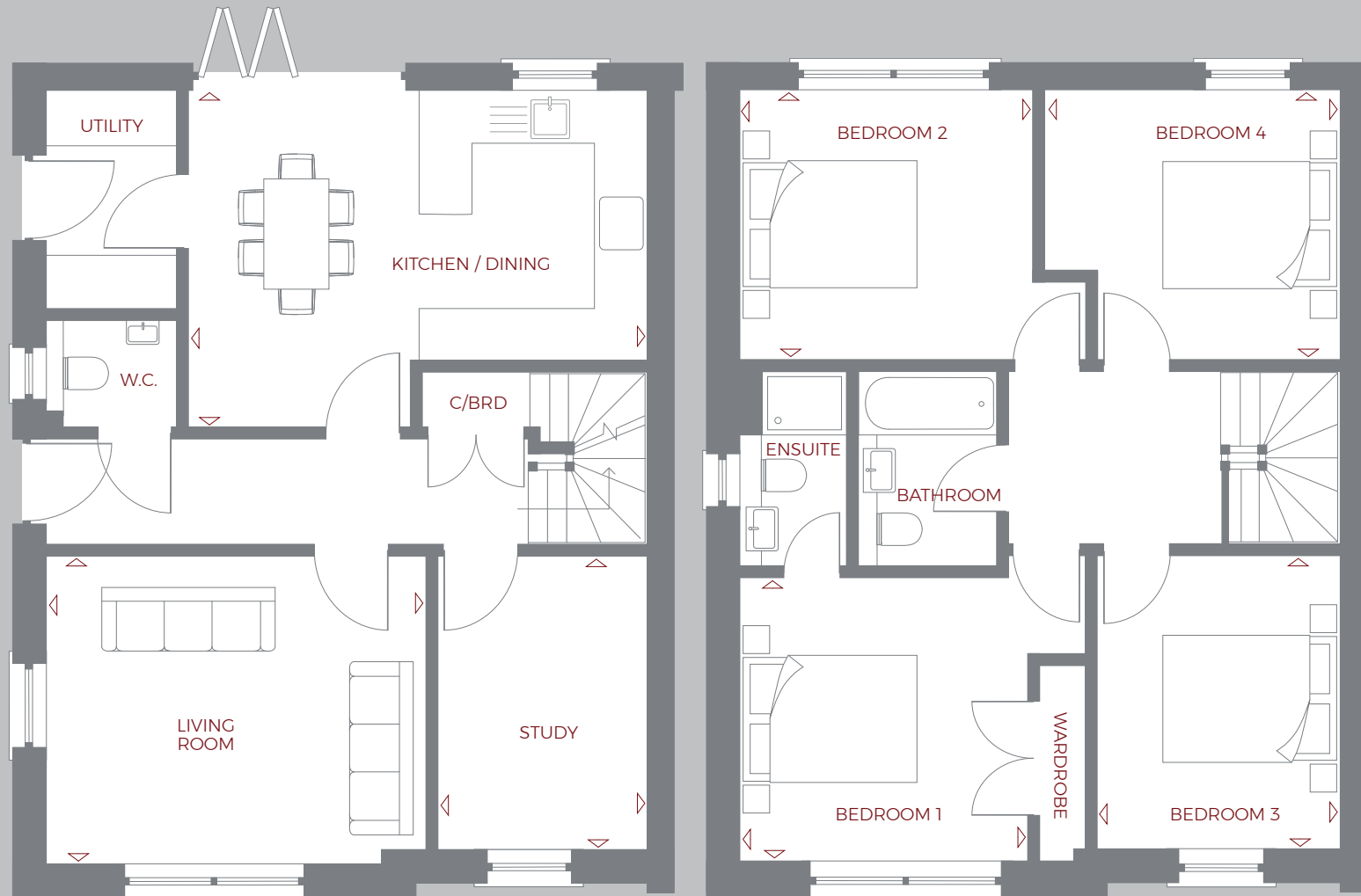


CGI for illustrative purposes only.



PLOT 1

A FOUR BEDROOM HOME



GROUND FLOOR

Kitchen / Dining	5.21m x 3.78m	17'1" x 12'4"
Living Room	4.33m x 3.42m	14'2" x 11'2"
Study	3.27m x 2.35m	10'8" x 7'8"

FIRST FLOOR

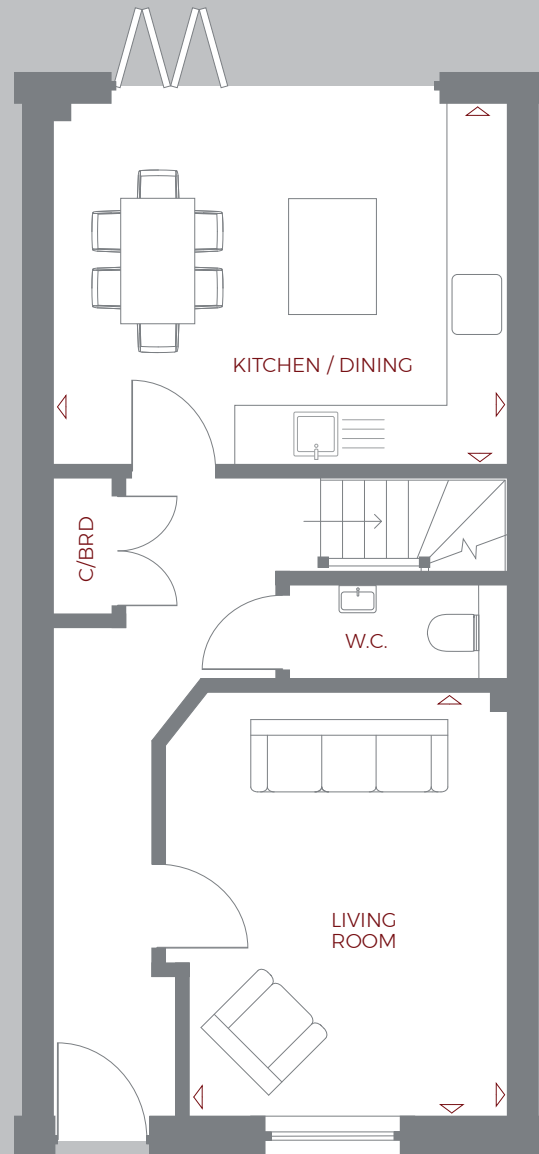
Bedroom 1	3.28m x 3.20m	10'9" x 10'5"
Bedroom 2	3.33m x 3.00m	10'11" x 9'10"
Bedroom 3	3.28m x 2.73m	10'9" x 8'11"
Bedroom 4	3.35m x 3.01m	10'11" x 9'10"





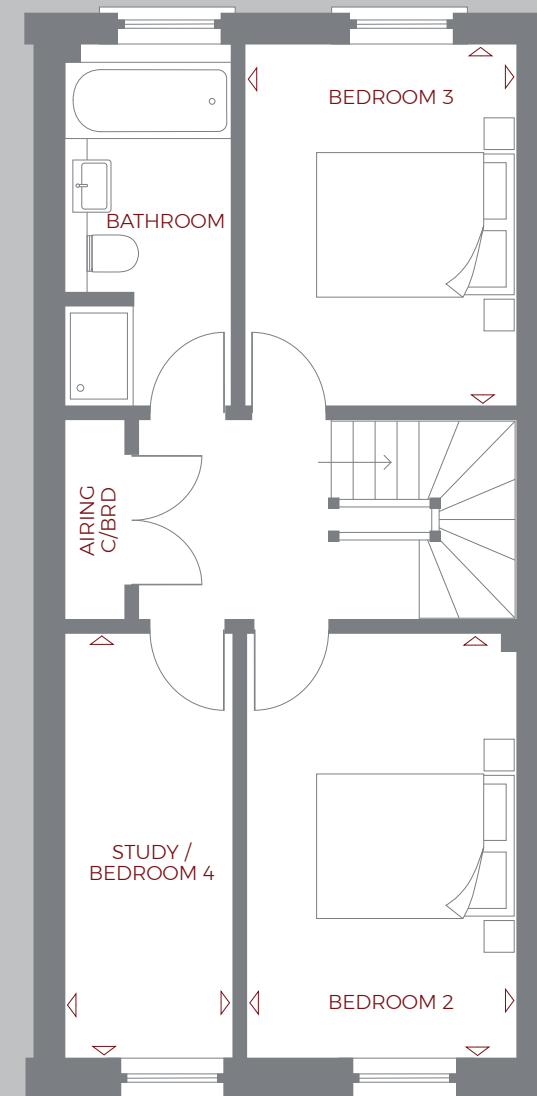
PLOTS 2 TO 8

A THREE / FOUR BEDROOM HOME



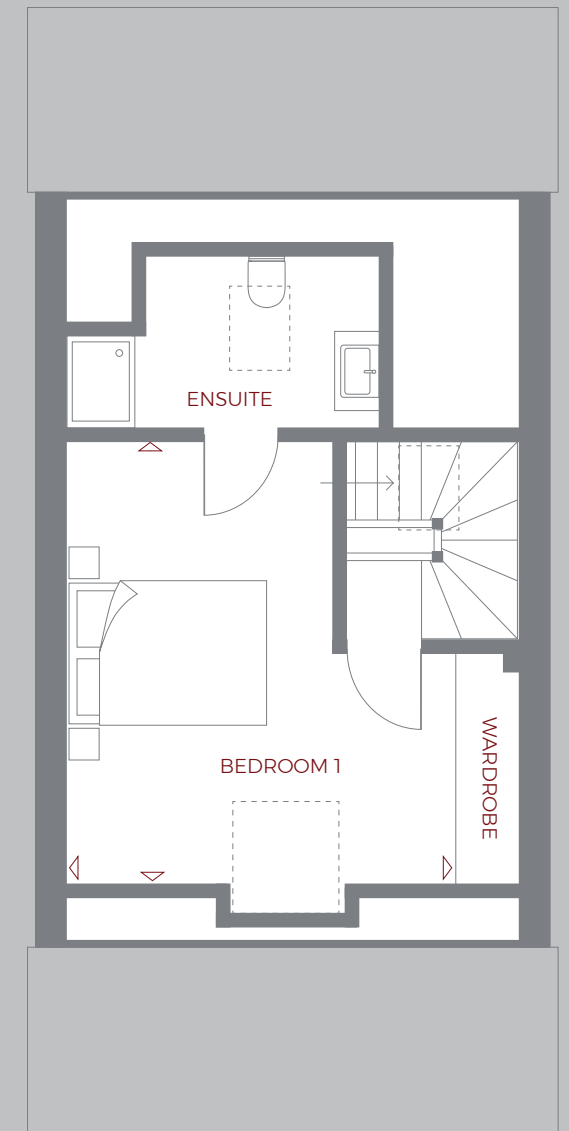
GROUND FLOOR

Kitchen / Dining	4.50m x 3.70m	14'9" x 12'1"
Living Room	4.16m x 3.14m	13'7" x 10'3"



FIRST FLOOR

Bedroom 2	4.16m x 2.67m	13'7" x 8'9"
Bedroom 3	3.58m x 2.70m	11'8" x 8'10"
Study / Bedroom 4	4.19m x 1.67m	13'8" x 5'5"



SECOND FLOOR

Bedroom 1	4.32m x 3.90m	14'2" x 12'9"
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THE SPECIFICATION

THE INTERIOR OF EVERY SPACE AT WESTON MEWS IS INFLUENCED BY DESIGN, AESTHETICS AND FINISHED TO IMPECCABLE STANDARDS.

KITCHEN

- Neptune Chichester kitchen
- Neff slide and hide single oven
- Neff microwave combination oven
- Neff 73cm wide canopy hood
- Neff built in 70/30 fridge freezer
- Neff induction hob
- Smeg fully integrated dishwasher
- Neff washer dryer
- Bifold doors to rear garden

FLOORS

- Ground floor Dijon Tumbled Free Mandarin Stone tiles
- Stairs and upper floors carpeted

HEATING & ELECTRICS

- Underfloor heating throughout ground floor

EXTERNAL FINISHES

- Patio to rear garden
- Bike store
- Bin store
- Turf and fencing to rear garden

OTHER

- Timber double glazed sliding sash windows with polished brass ironmongery.



Some details shown in this brochure may be subject to change; these particulars should be treated as guidance only and do not in any way form part of a warranty or guarantee. The position of fittings shown on the floor plans may vary from those shown. The developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and should not be used for carpet sizes, appliances or furniture and plans are not shown to scale. The site plan is intended to show the general relative positions of the properties only and not the formal legal boundaries, and neither does it show land contours, the exact position of pavements and roads or landscaping. Images used in marketing materials may be computer generated or photography of other developments and are illustrative only. Please consult our sales negotiator for specific details.

Branding and Design by Oakfield. oakfield-dc.com