

# **GREENWAY** CRESCENT





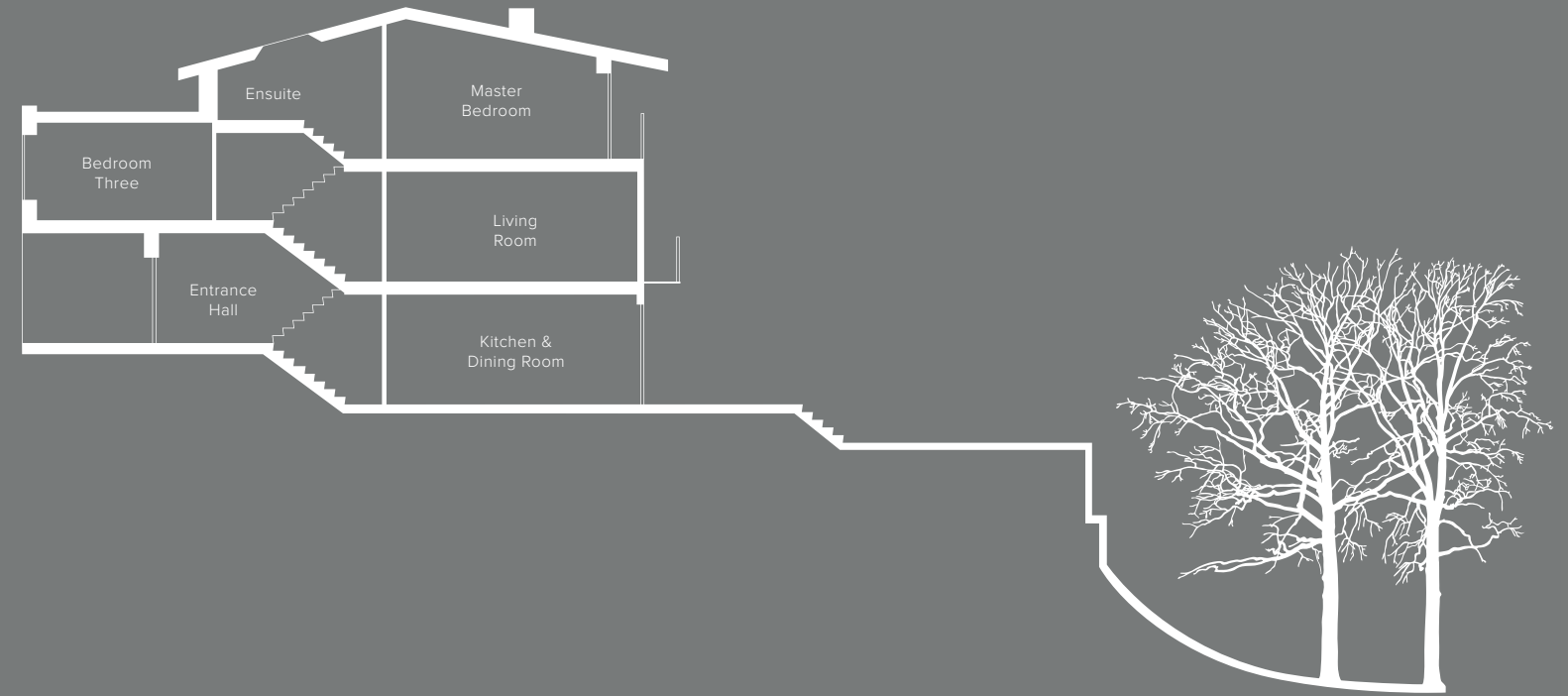
**GREENWAY CRESCENT IS AN EXCLUSIVE AND LUXURIOUS DEVELOPMENT OF FOUR BEAUTIFUL TOWN HOUSES AND ONE STUNNING ECO HOUSE ALL SET IN 2 ACRES OF WOODLAND.**

Set in a private gated development with stunning views over adjoining woodland to Widcombe and Bathwick Hill beyond, the crescent offers magnificent accommodation over 5 split level floors with an exceptional level of finish.



Constructed of high grade Bath stone elevations, each of the houses is designed to take full advantage of the setting and views. A contemporary classic where faultless modern design and high end fixtures and fittings complement a traditional town house layout. The facility to install a glass lift is an optional extra. The entire scheme commands an exceptionally high level of finish, with all fittings both decorative and structural having been implemented with considerable style and attention to detail.



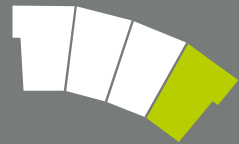


Greenway Crescent is situated on the southern slopes of Bath, above Widcombe and Bear Flat, in a secluded location overlooking the valley to Bathwick Hill in the distance. Nearby local amenities include shops, a church, dentist's surgery, a pub and restaurant. There are many frequent bus services to Bath and Greenway Crescent is well placed for access to Bath Spa train station. There are excellent schools nearby in both the state and independent sectors.

Each house has parking and garaging and carefully designed landscaped gardens. These incorporate a rear terrace with steps leading down to a lawned area and careful design ensures privacy for each house. Beyond the gardens is an area of woodland that is to be divided between houses 1 and 5. Nearby is the Two Tunnels cycle path that connects Bath to the Midford Valley.

# HOUSE ONE

Gross internal area  
313 Sq M - 3369 Sq Ft



<b>2</b>	Master Bedroom	8.24 x 5.23	(27'0" x 17'1")
	Ensuite	3.50 x 2.35	(11'5" x 7'8")
	Walk in Wardrobe	4.40 x 2.62	(14'5" x 8'7")
<b>1</b>	Living Room	8.15 x 6.21	(26'8" x 20'4")
	Bedroom Two	5.56 x 4.01	(18'2" x 13'1")
	Bedroom Three	4.24 x 3.70	(13'10" x 12'1")
	Bedroom Four	4.18 x 2.46	(13'8" x 8'0")
	Landing	4.41 x 4.14	(14'5" x 13'6")
<b>G</b>	Kitchen & Dining Room	8.15 x 6.21	(26'8" x 20'4")
	Study/Bedroom Five	4.40 x 3.93	(14'5" x 12'10")
	Utility	2.46 x 2.07	(8'0" x 6'9")
	Entrance Hall	5.55 x 4.21	(18'2" x 13'9")
	Garage	4.80 x 3.20	(15'8" x 10'5")

# HOUSE TWO

Gross internal area  
305 Sq M - 3283 Sq Ft



<b>2</b>	Master Bedroom	8.24 x 5.23	(27'0" x 17'1")
	Ensuite	3.50 x 2.35	(11'5" x 7'8")
	Walk in Wardrobe	4.40 x 2.62	(14'5" x 8'7")
<b>1</b>	Living Room	8.15 x 6.21	(26'8" x 20'4")
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	Bedroom Four	4.18 x 2.46	(13'8" x 8'0")
	Landing	4.41 x 4.14	(14'5" x 13'6")
<b>G</b>	Kitchen & Dining Room	8.15 x 6.21	(26'8" x 20'4")
	Study/Bedroom Five	3.91 x 3.16	(12'9" x 10'4")
	Utility	2.46 x 2.07	(8'0" x 6'9")
	Entrance Hall	5.55 x 4.21	(18'2" x 13'9")
	Garage	4.80 x 3.20	(15'8" x 10'5")

# HOUSE THREE

Gross internal area  
305 Sq M - 3283 Sq Ft



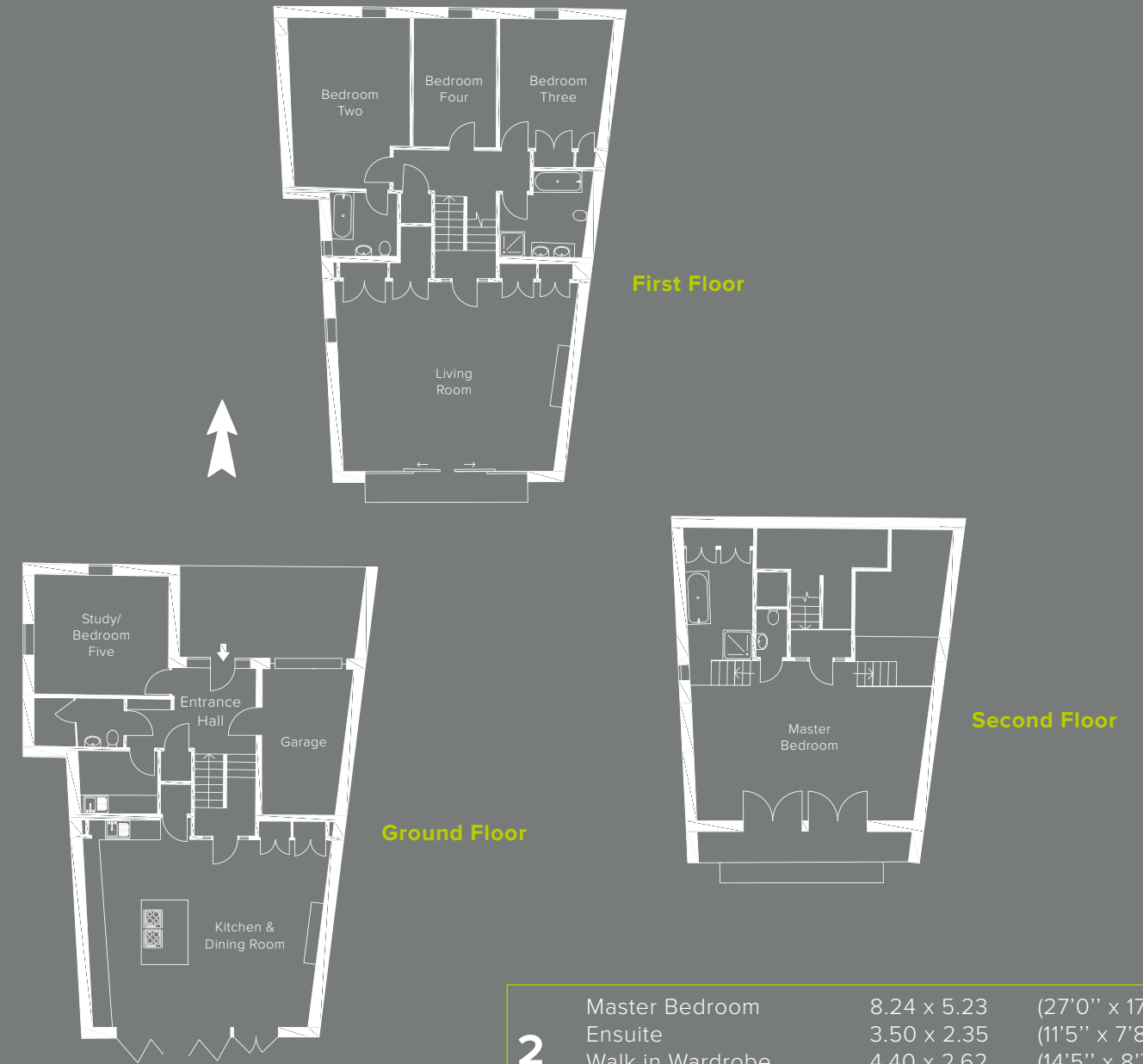
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	Garage	4.80 x 3.20	(15'8" x 10'5")

# HOUSE FOUR

Gross internal area  
313 Sq M - 3369 Sq Ft



<b>2</b>	Master Bedroom	8.24 x 5.23	(27'0" x 17'1")
	Ensuite	3.50 x 2.35	(11'5" x 7'8")
	Walk in Wardrobe	4.40 x 2.62	(14'5" x 8'7")

<b>1</b>	Living Room	8.15 x 6.21	(26'8" x 20'4")
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## SPECIFICATIONS

- Underfloor heating throughout
- A unique triple skin insulated wall system
- Hand built kitchens with stone work surfaces
- Charging point for electric car
- State of the art aluminium bi-fold, sliding and French doors
- Stone and porcelain wet rooms fitted as standard
- Glass lift installation as an optional extra
- Private gated development with integrated security system
- Hormann electric garage doors
- Fan assisted built in Stovax wood burning stoves



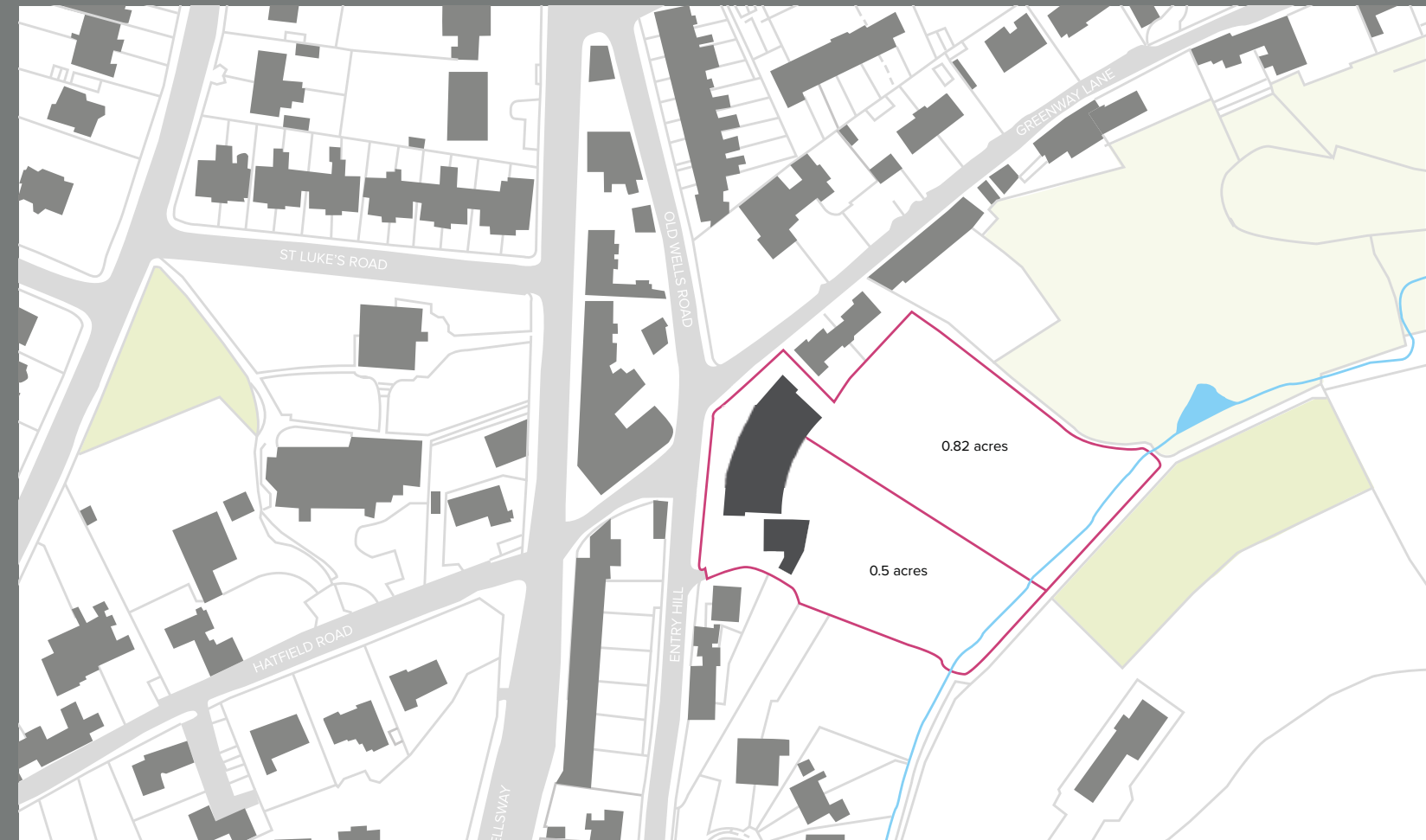




Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. There are excellent schools in both the state and independent sectors and two universities. Communication links are excellent with a mainline rail link to London Paddington (shortly to be electrified) and Bristol Temple Meads (journey time approx 15 minutes). Junction 18 of the M4 is approximately 11 miles north.

Bath is world famous for its beautiful Georgian architecture, and its many crescents are a key part of the charm. From the imposing Royal Crescent on the edge of Royal Victoria Park, to the lofty vistas of Lansdown and Camden crescents, all contribute to the character of the city. Greenway Crescent is the latest addition to this line of heritage, showcasing a modern take on traditional Bath styles.





## DIRECTIONS TO BA2 4LJ

From the centre of Bath take the A36 to Lyncombe Hill which you follow on up until it leads onto Greenway Lane. Follow Greenway Lane until the very end and turn left and immediately on your left is the entrance to Greenway Crescent.

## GENERAL REMARKS & STIPULATIONS

### Tenure

Freehold

### Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

### Local Authority

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

### Energy Performance Certificate

TBC

### Viewings

Strictly by appointment with Savills.

### Important Notice

Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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