





## At a glance:

- Brand new property
- Four large bedrooms
- Three bathrooms including two en-suites
- Amazing open plan kitchen/dining area
- Each house is individually designed
- Secure gated parking area
- Integrated smart technology
- No onward chains

This stunning property is part of a unique development of just four bespoke luxury homes in a historic and elegant Grade II listed Edwardian building. Including off street parking, huge garden and features throughout the property really does offer everything you need for modern day living. A must see.

Energy Efficiency Rating B.





## Full Description:

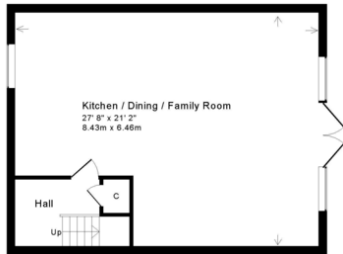
Bath Stone Property are happy to offer these exclusive and bespoke 4 & 5 bedrooms homes in a historic Grade II listed property on Hilperton Road.

All four properties have been finished to a high standard and offers you everything you would expect from a modern day home but also includes stunning period features throughout.

Plot 1 is an end of terrace home and becomes the newest part of the development. The property is smart ready with all the latest technology including, electric front gates, smart heating controls and smart touch screen fridge freezer. Also complementing the kitchen appliances, you have: dishwasher, induction cooker hob, oven microwave, extractor fan, washer/dryer and under floor heating... under floor heating in bathrooms and en-suites, digital showers, Worcester Bosch boilers and heating system all come with a 10 year Guarantee.



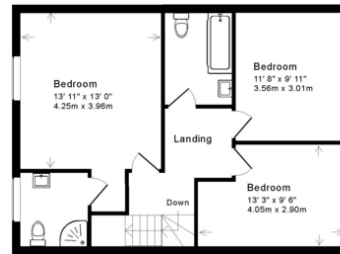
Each floor of the property offers a vast amount of space. Upon entering the property you come to the hallway and this floor you can gain access to the main living room, master bedroom with en-suite bathroom. The master bedroom is an excellent size (4.99m x 4.14m) and from here you can admire the views to the rear garden. The en-suite includes under floor heating, his and hers sink, bath tub with shower over the top, WC and heated towel rail.



**Lower Ground Floor**  
Approx. Gross Internal Floor Area: 1,830 Sq. Ft. / 170 Sq. M  
Includes Conservatories and attached Garages  
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**Ground Floor**



**First Floor**

Moving to the garden floor you have access to the kitchen/dining room. This area is really special and the huge room gives you plenty of space to configure the area exactly how you would like it. The kitchen includes all your built in appliances and you can gain access direct out on to the patio into the garden through the large double doors. This area is not shy of natural light with the back wall made of stylish floor to ceiling windows. On this floor you also have access to a separate WC.

On the top floor, Plot 1 offers three double bedrooms, one of which includes en-suite with digital shower. Included on this floor is a separate bathroom of which includes underfloor heating and LED lighting.

The property has gas central heating from a Worcester Bosch boiler included with a 10 year guarantee

Hilbury Court grounds really show offer why these particular properties are an excellent choice for any buyer. To the front you have a large gravelled parking

### Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

### Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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