Charlcombe Homes, Bath’s premier ‘boutique’ private house builder, is at the forefront of a quiet revolution that is transforming a part of the most sought after Lansdown area of the City. Discerning purchasers finally have an alternative to the five-storey, expensive to maintain and heat, Georgian houses with no off-street parking that are so prevalent in this stunning city.
The Creation of a New ‘Contemporary Quarter’ in the World Heritage City of Bath.

Granville Road, on the edge of the Lansdown Escarpment and with possibly the best views in the whole of the City, has seen a number of completed and exceptional quality contemporary residential schemes, with others in the pipeline. In addition to its Lansdown Ridge Development Charlcombe Homes has planning consent for two further schemes along the road and the MOD has recently sold its Ensleigh South site to Skanska Residential (http://www.skanska.co.uk/residential/) for a quality development of smaller contemporary homes due to commence in 2013.

The main MOD Ensleigh North site is to be sold by the end of the year for an exciting development of a ‘New Village’ with the creation of many amenities, such as a new primary school and employment facilities, as well as open space and allotments. Bath & North East Somerset Council has produced a draft concept statement for this area, which can be downloaded at this link:


An initial phase of development will be served off Granville Road with the main part of the site accessed off Lansdown Road. The completion of this development will transform the Western approach to the City of Bath.

Charlcombe Homes is closely monitoring the planning process for this site and Managing Director, Alastair Gibson (01225 448092) is happy to discuss any aspect of this with prospective purchasers.
The **Lansdown Ridge** development is located in one of the finest positions along this escarpment with sweeping panoramic views to the South East, across the Swainswick and Box Valleys and beyond, that have to be seen to be believed!
This highly exclusive development consists of four high quality detached family homes on the Northern edge of the World Heritage city of Bath, adjoining Green Belt and the Cotswold area of outstanding beauty. Lansdown Ridge is perfectly located for commuters using the M4, families with children at nearby schools or simply buyers who would like the rare convenience of a new house in this World Heritage City.

With easy access to the City Centre by public transport and open countryside on the doorstep, purchasers will enjoy the best of both worlds.

The Stone House was sold off plan and the Lantern House within four days of the first Show House opening, at the asking price of £1.5 Million, so only two properties remain available for purchase.
Ensleigh Lodge

Approximate Gross Internal Floor Area
300sq.m (3,250sq.ft)

Garage
31sq.m (333sq.ft)

Total
3,583sq.ft
Lansdown Ridge

Lansdown Ridge is situated within 10 minutes walk of three of Bath’s premier schools.

**St Stephen’s Church of England Primary School** is regarded as one of the best State Schools in the City, judged as ‘Outstanding in all areas’ in its latest Ofsted Report.

**Kingswood School** is one of the leading co-educational private schools in Bath, with prep and senior schools offering education from 3 to 18 years.

**The Royal High School** offers outstanding private education for girls from the age of 3 to 18 years.

A regular bus service operates from close to the development (approximately 150 metres) to the City Centre.

Lansdown Tennis and Squash Club is within 10 minutes walk, as is Lansdown Golf Club.

The newly refurbished Hare and Hounds Public House and restaurant is a few minutes walk from the end of Granville Road.

www.st-stephens.bathnes.sch.uk
www.kingswood.bath.sch.uk
www.royalhighbath.co.uk
www.lansdownclub.co.uk
www.lansdowngolfclub.co.uk
www.hareandhoundsbath.com
The development at Lansdown Ridge has been carefully designed, and the site re-profiled, to ensure that every home enjoys the benefit of the stunning views.

Each house has been individually architect designed in a contemporary style, using a blend of traditional and modern materials. Built to a higher standard than current building regulations, they will be economical to maintain and heat, and every care has been taken to minimise environmental impact. The interiors are of the highest specification, which should appeal to all tastes.

Each house will have the benefit of a 12 year defects insurance policy from BLP Insurance, details of which can be found at: www.blpinsurance.com.

Services
Mains electricity, water, sewerage & gas are connected.

Local Authority
Bath & Northeast Somerset
01225 477 000.

Post Code
BA1 9BE.
Master En Suite

Study/Bedroom 6

Entrance Hall
The development at Lansdown Ridge has been carefully designed, and the site re-profiled, to ensure that every home enjoys the benefit of the stunning views.

**Kitchen**
- High quality handmade kitchens by Benton Furniture ([www.bentonfurniture.com](http://www.bentonfurniture.com))
- Handleless linear cabinets and soft close drawers
- Caesar stone counter tops with upstands
- Central island unit with under storage, socket tree and sculpted breakfast bar
- Two full height Liebherr fridge freezers
- Siemens pyro single oven, steam oven and warming drawer
- Siemens flush induction hob and hood
- Franke undermount double sink
- Franke filter flow three way tap
- Full height chef’s pantry

**Utility**
- Range of handleless fitted units by Benton Furniture
- Single sink
- Plumbing for washer and tumble dryer
- Water softener
- Slate floor

**Bathrooms and cloakroom**
- Hans Grohe concealed chrome shower valves with multi position shower head
- Shower doors from Kudos
- Hans Grohe single lever chrome ceramic disc mixer taps
- Tiling to cloakrooms
- High quality Limestone tiling to bathrooms
- Mirrors over all basins, with heat pads in bathrooms
- Chrome towel rails to all bathrooms
- Shaver socket to all bathrooms

**Bedrooms**
- Contemporary range of fitted wardrobes by Benton Furniture ([www.bentonfurniture.com](http://www.bentonfurniture.com))
- Dual digital TV/FM point satellite enabled to lounge with BT point
- Chrome 240v low energy downlighters
- Mood light switching to living areas
- Low energy pendants• BT points
- Flat plate chrome electrical fittings
- Cat 5 points with central hub
- High efficiency gas fired condensing boiler
- Wet under floor heating throughout
- 5 amp, 2 way switched lighting to bedrooms and living room

**Lighting/Electrics/Heating**
- Dual digital TV/FM point satellite enabled to lounge with BT point
- Chrome 240v low energy downlighters
- Mood light switching to living areas
- Low energy pendants• BT points
- Flat plate chrome electrical fittings
- Cat 5 points with central hub
- High efficiency gas fired condensing boiler
- Wet under floor heating throughout
- 5 amp, 2 way switched lighting to bedrooms and living room

**Floors**
- Engineered oak flooring to middle floor
- Upper and lower floor carpeted throughout
- Bathrooms and cloak rooms tiled

**Decorative finishes**
- Silica white matt emulsion to walls and ceilings
- Powder coated, thermally broken windows and patio doors
- Solid hardwood front door and frame
- Oak staircase
- Glass balustrading to stairwell
- Oak internal doors with polished chrome door furniture
- Oak skirtings and architraves

**Security**
- Mains operated smoke detectors, with battery back up
- Remotely operated hardwood garage doors
- Remotely operated metal framed timber clad entrance gates
- Intruder alarm

**Exterior**
- External lights to entrance area and terrace
- Electric power sockets and lights to garage
- Stainless steel wire guarding to middle floor hardwood deck
- Landscaped gardens
- Natural flagstones to patios
- Garden tap in garage
From Bath City centre proceed North up Lansdown Road, bear left at St Stephens Church and continue up Lansdown Road. Pass The Royal High and Kingswood Schools and the Hare and Hounds Public House. At the brow of the hill turn right in to Granville Road, continue along this road and Lansdown Ridge is towards the end on the right hand side.

Lansdown Ridge
Lansdown, Bath
Somerset BA1 9BE

Sales Office
Tel: 01225 325 999
email: bath@knightfrank.com
Charlcombe Homes – Focus on Quality

Charlcombe Homes is a private house building company based in Bath. We are passionate about building houses of the highest quality that both we, and our customers, can be proud of. We build a small number of houses each year and have a track record of obtaining planning consents in sensitive locations through attention to detail and appropriate architectural design. Should you decide to purchase one of our houses at Lansdown Ridge you will receive personal attention from both of the company’s directors, Alastair Gibson and John Hartley.

Residential Development – New Homes - Important Notice

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