



# ASPIRE

TO MOVE



## Holburne Park, Bath, BA2

Holburne Park is approx. 1 mile from the beautiful, vibrant city of Bath and everything it has to offer.

Its elegant Georgian architecture set against the backdrop of sweeping green countryside makes Bath one of the most picturesque cities in the country. Designated a World Heritage Site by UNESCO, Bath's famous landmarks such as The Circus, Thermae Bath Spa and the Roman Baths draw visitors from all over the world.

Set in over six acres of landscaped parkland within Bath's conservation area, Holburne Park incorporates generous green spaces and boasts expansive views across the city's skyline and beyond.

A pathway leads down to the scenic Kennet and Avon Canal, where you will find Britain's most popular long-distance waterside cycle route, while the city centre is a short walk away.

As well as close proximity to swathes of countryside and impressive parks, Bath Rugby Club, Bath Golf Club and the exceptional facilities at Bath University are just a few examples of the sports and leisure

**£6,000 PCM**

# Holburne Park, Bath, BA2

- Magnificent contemporary house
- Superb position on an exclusive development
- 5/6 bedrooms and 4 bathrooms
- Stunning views over Bath
- Garden and Garage
- EPC Rating = B
- Holding deposit - one weeks worth of rent - £1,384.00
- Available - March 2026
- Council tax band - G - £3,690.90
- 6 week deposit payable

Reflecting Bath's Georgian architecture, 27 Holburne Park is one of the largest houses in the development and features a golden Bath Stone double fronted façade that adds a traditional feel to a beautifully finished contemporary home.

Upon entering the property you are greeted with a light and spacious hallway with a WC at the end. Directly left off the hallway is the kitchen/dining and the drawing room to the right. The kitchen is from German manufacturer Hacker and has a modern and fresh look, fully equipped with a range of built-in appliances, wall to base units and an island in the middle. The utility room leads off from the kitchen and french doors open out onto the patio/terrace garden.

On the other side of the hall is the stunning sitting room complete with fireplace and wood burner. The ground floor has underfloor heating throughout, and a general feeling of space and openness is enhanced by the generous ceiling heights.

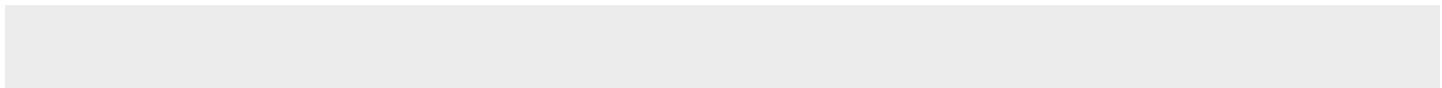
On the first floor there is the principal bedroom with stunning views over the City of Bath, fully fitted dressing area and an en-suite bathroom. There is underfloor heating in the bathroom and a heated towel rail. There are two further double bedrooms one with an ensuite shower room.

The second floor offers a further three double bedrooms. Bedroom 2 is the largest and mirrors the principal bedroom on the first floor, with fully fitted dressing room and ensuite shower room. There is also a family bathroom

The rear South facing terrace/garden is accessed through the kitchen/diner, with French doors opening directly onto the terrace, this secluded area is ideal for alfresco dining.

Please contact us should you wish to book a viewing for this wonderful property that will be available March 2026 and offered unfurnished. Please call us on 01225 444 333.



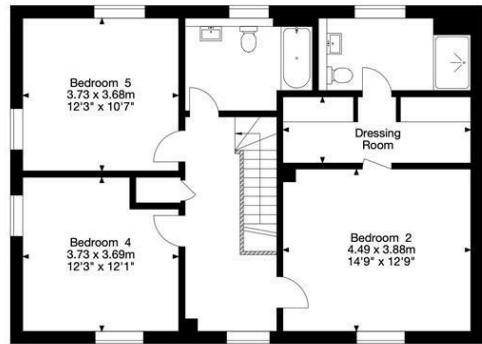


# Floor Plan

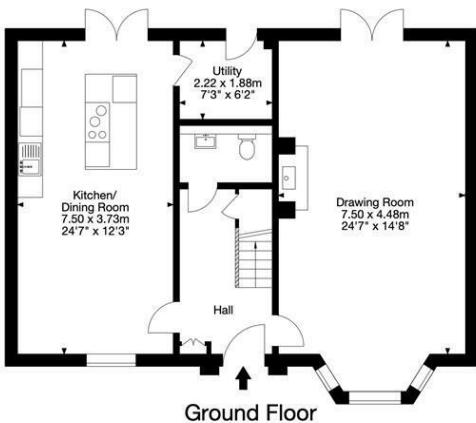
27 Holburne Park, Bathwick, Bath BA2 6BL

Gross Internal Area (Approx.)

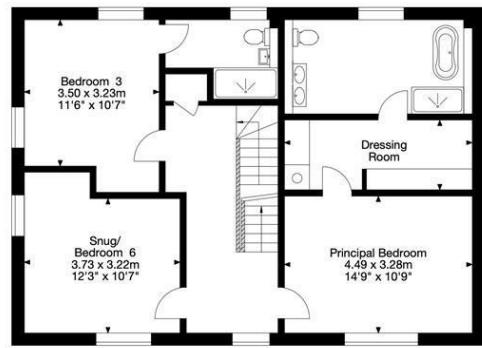
243 sq m / 2,615 sq ft



Second Floor



Ground Floor



First Floor

Capture Property Marketing 2023. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			