

ØCTOHAUS

AT RUSH HILL / BATH

AN EXCLUSIVE DEVELOPMENT ØF JUST
EIGHT CØTEMPØRARY HØMES



HAWKFIELD
HOMES

ØCTOHAUS

INTRØDUCING ØCTØHAUS

Design-led attention to detail and specification-rich homes that maximise today's open plan lifestyle with clean, sophisticated interiors are at the core of the Octohaus ethos.

Situated in a quiet courtyard at the top of Rush Hill, this innovative new development introduces pared back, clean and exceptionally stylish living to Odd Down with three distinctive property styles. The four contemporary town houses boast a forward-thinking design-led Japandi specification and a private south-facing second floor courtyard from which to relax and unwind. The first floor study and bedroom reveal stunning far-reaching views over Bath and beyond.

Standing alone in position and design features, the one-of-a-kind detached modernist home has a distinctive floor plan and a kitchen with a nature-inspired colour palette that combines relaxing, muted tones with ahead-of-trend aesthetics for added impact and wow factor. Providing a warm and inviting welcome to the entrance of the development are three traditional stone houses, constructed in a mix of traditional honey-coloured Bath stone and contemporary

modern materials. They benefit from full height windows to the front and oriel windows to the side for a light and spacious feel.

As with all Hawkfield developments, we take the time to ensure that every element of the design is carefully considered and integral to the property. Simple yet stylish exteriors – befitting their surroundings – and refined, elegant interiors make each house both cutting edge and exciting. Designed by award-winning interior designers AWW, every home features a handcrafted bespoke kitchen, designed and made exclusively by Denzel & Willie; high spec stylish designer bathrooms; and thoughtful living spaces throughout.

Octohaus offers the opportunity for an extraordinary lifestyle on the fringes of Bath: buying a home here gives you the kudos of owning a property that meets today's lifestyle requirements, setting a new benchmark for Odd Down.

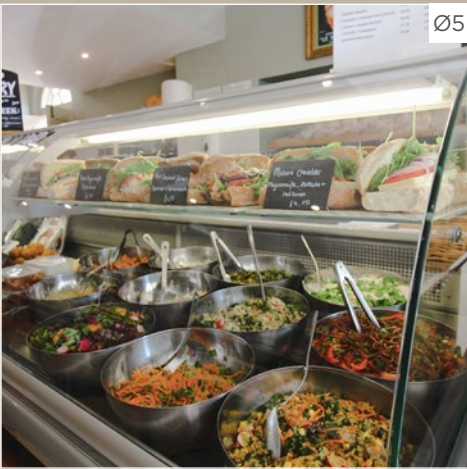
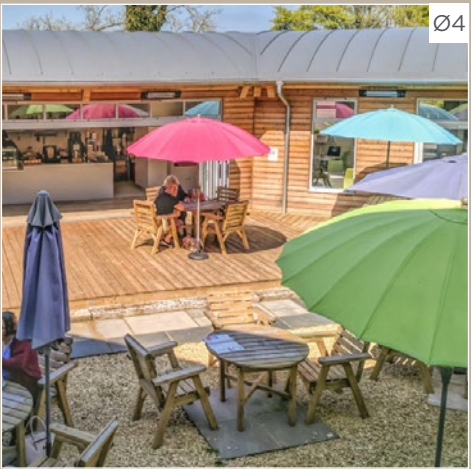
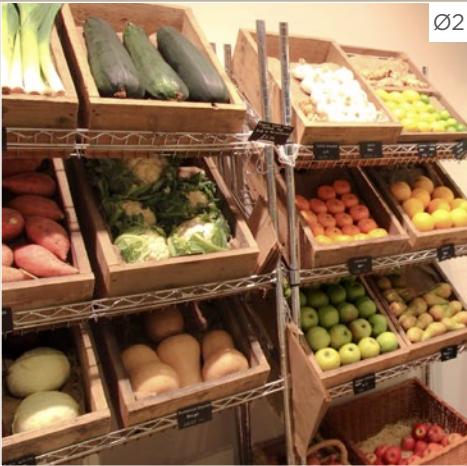


CGI for illustrative purposes only.

EXPLØRE AND
DISCØVER ØDD DØWN
AND BEYØND

Odd Down's location has so much to offer, with central Bath, Newton St Loe, Bear Flat and Combe Down all mere minutes away. Life at Octohaus means you'll never be short of great places to eat, drink and explore.

Within a short drive you will find the eatery at Newton Farm Foods with its fresh eclectic menu, there's also a deli farm shop and a wonderful butchery. A little further afield but well worth the drive you will find the infamous spa Hotel and restaurant, The Pig.



Perfectly positioned within an easy fifteen minute walk you will stumble upon Bear Flat, a thriving neighbourhood home to an wonderful variety of independent shops, beautiful homeware stores, local coffee houses, award winning restaurants and a traditional Italian deli. Why not try Menu Gordon Jones for stylish contemporary cuisine and tasting menus or The Bear's relaxing restaurant and bar. Head out on a Saturday morning for a family bike ride to the Combe Down Tunnel part of the National cycle network, why not stop at the the award-winning Darling Deli Kitchen on route to pick up supplies, next stop is the Forester and Flower for a local brew.

The world Heritage city of Bath, with its renowned Georgian architecture, remains thriving and incredibly sought after, more recently attracting discerning buyers from London and the Home Counties looking for a change of lifestyle yet still with a city vibe.

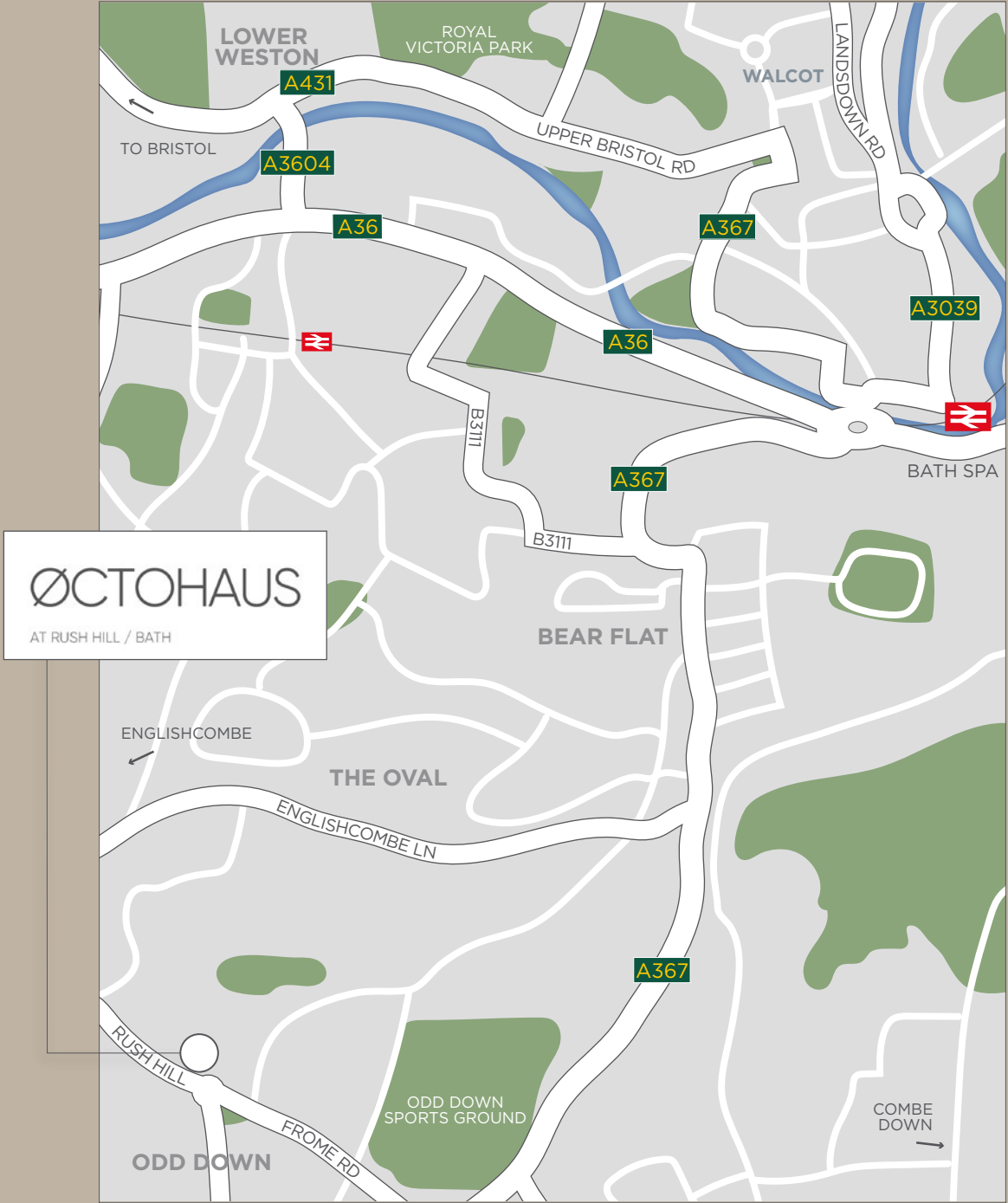
The city of Bath offers outstanding transport links by both rail and road - it really is a commuter's dream. Bath Spa to London Paddington is an easy hour commute - time to grab a coffee and read the newspaper before hitting the city.

Octohaus - inspired, outstanding yet beautifully calm living in Bath.

Ø1 / The Pig-near Bath,
Ø2 & Ø3 / Newton Farm Shop,
Ø4 / 3 Cafe Kitchen,
Ø5 / Darling Deli kitchen,
Ø6 / The Bear,
Ø7 / Thermae Bath Spa,
Ø8 / Bath is globally recognised
as a unique, feel-good city.

Courtesy Thermae Bath Spa

165 Rush Hill, Bath, BA2 2QE



THE JAPANDI ROOFTOP
FAMILY/STUDIO ROOM



THE JAPANDI KITCHEN
AND TERRACE

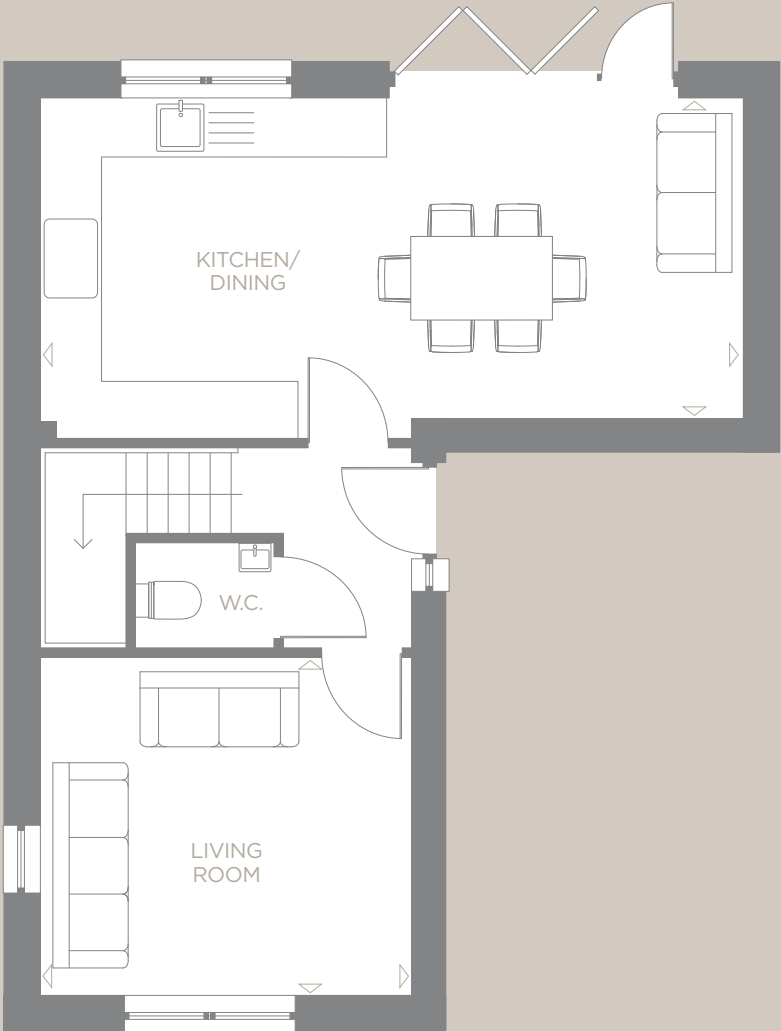


THE JAPANDI FLOOR PLAN
Numbers 5, 6, 7, 8

GROUND FLOOR

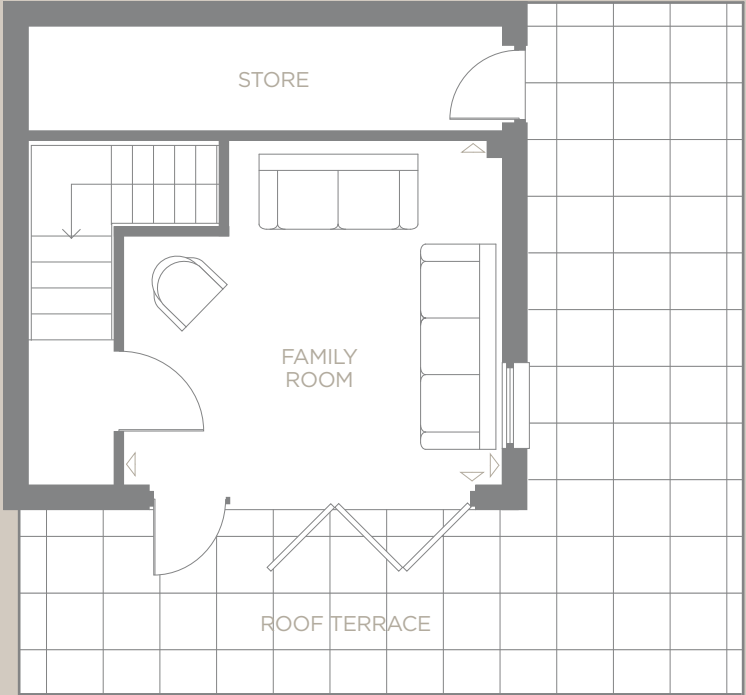
Kitchen/Dining
7.40m x 3.37m
24'3" x 11'0"

Living Room
3.90m x 3.50m
12'9" x 11'5"



SECOND FLOOR

Family Room
3.89m x 3.61m
12'9" x 11'10"



FIRST FLOOR

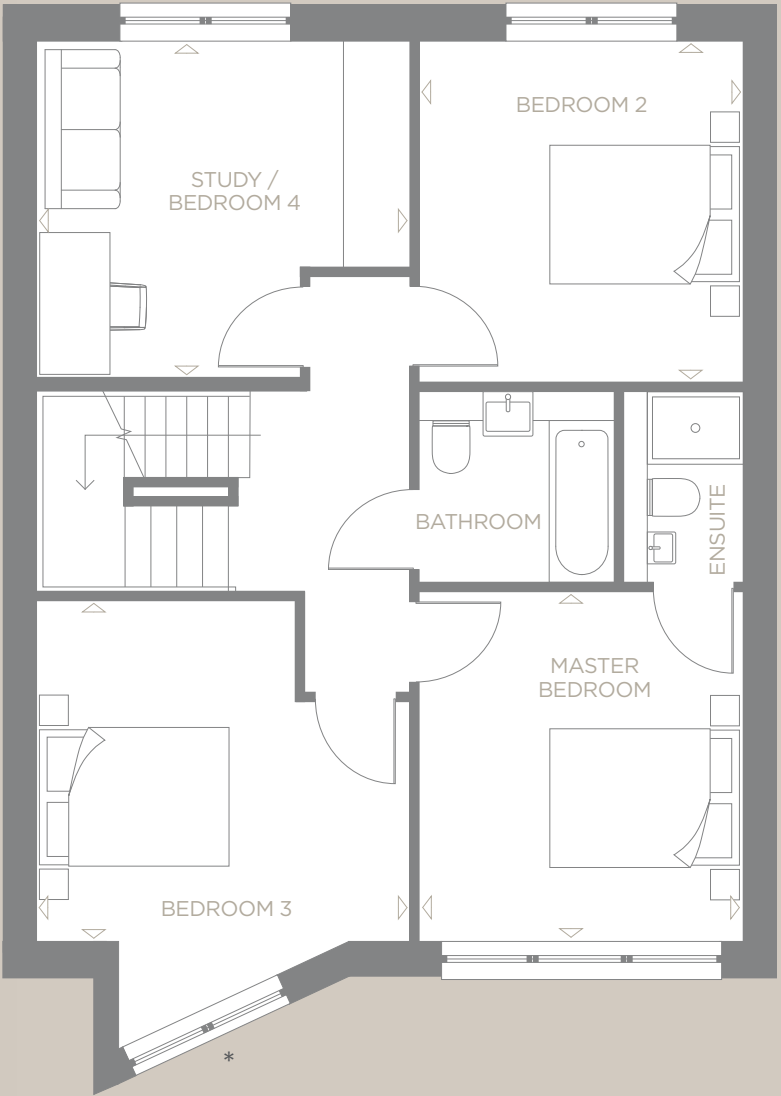
Master Bedroom
3.67m x 3.40m
12'0" x 11'1"

Bedroom 2
3.40mm x 3.57m
11'1" x 11'8"

Bedroom 3
3.90m x 3.52m
12'9" x 11'6"

Study / Bedroom 4
3.90mm x 3.52mm
12'9" x 11'6"

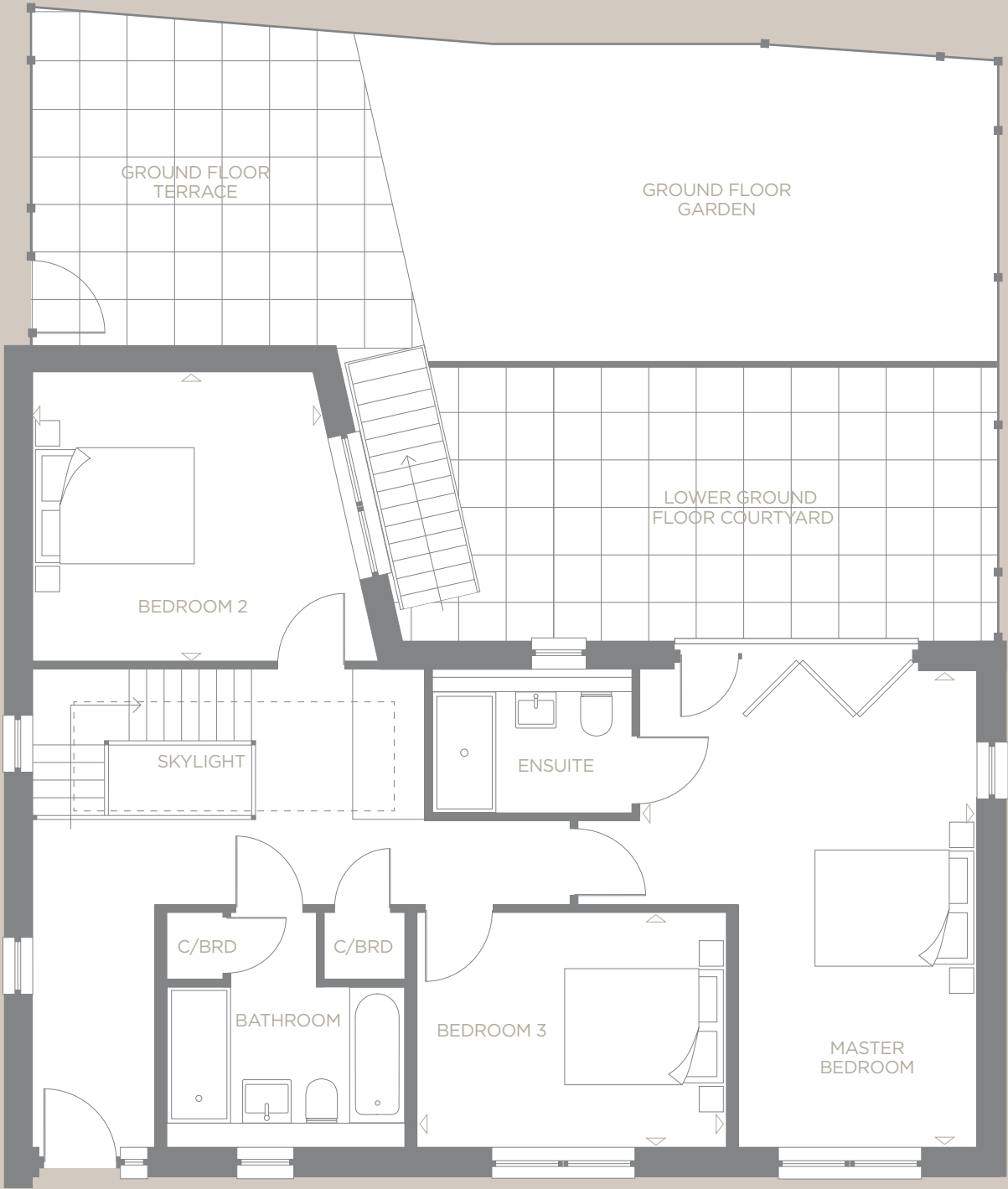
*Oriel window on
numbers 5 & 8 only.







THE MODERNIST FLOOR PLAN
Number 4

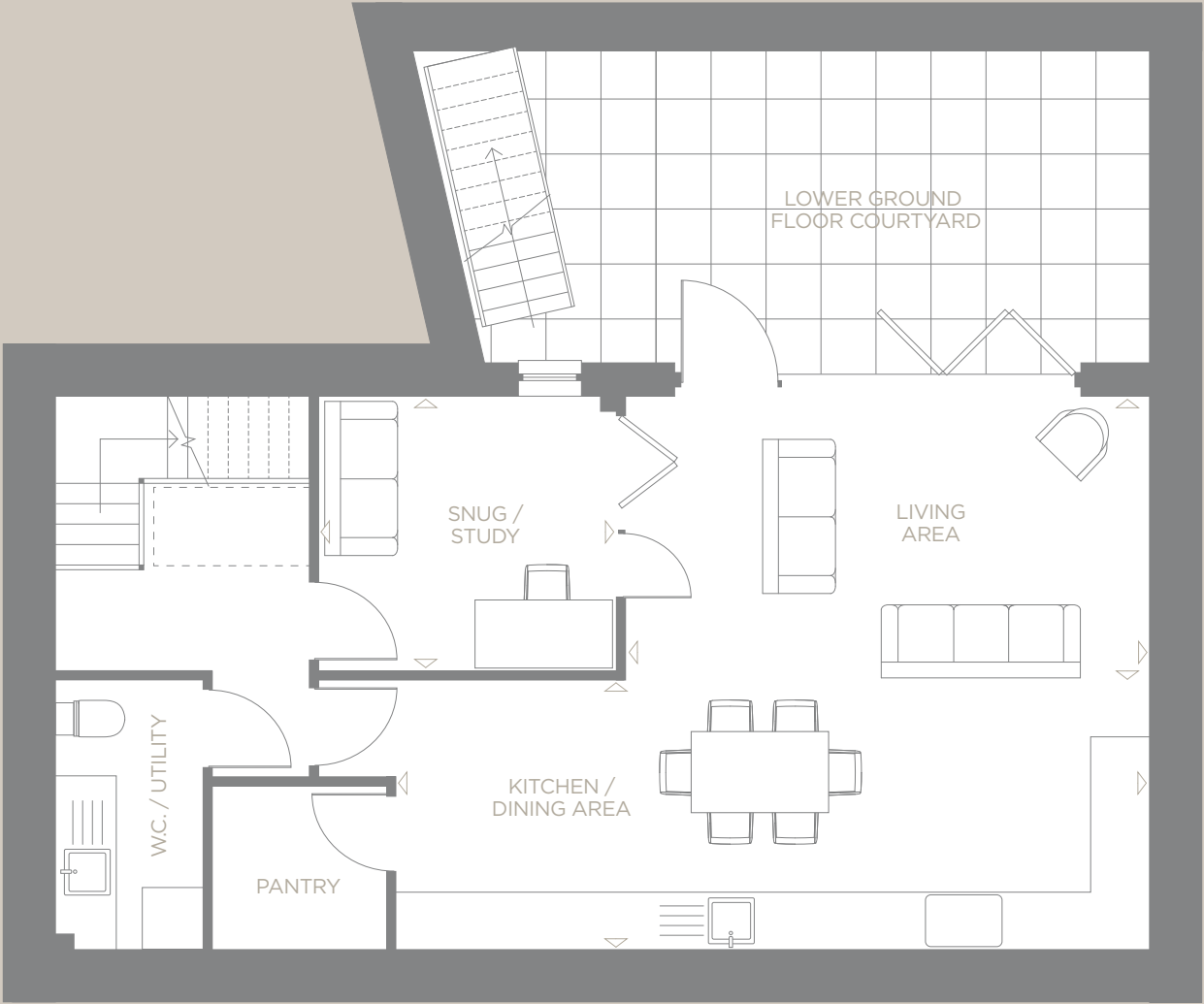


GROUND FLOOR

Master Bedroom
5.99m x 4.21m
19'7" x 13'9"

Bedroom 2
3.61m x 3.51m
11'10" x 11'6"

Bedroom 3
3.88m x 2.93m
12'8" x 9'7"



LOWER GROUND FLOOR

Kitchen / Dining Area
8.19m x 2.91m
26'10" x 9'6"

Living Area
5.66mm x 3.07m
18'6" x 10'0"

Snug / Study
3.15m x 2.97m
10'4" x 9'8"

THE TERRACE HOUSES

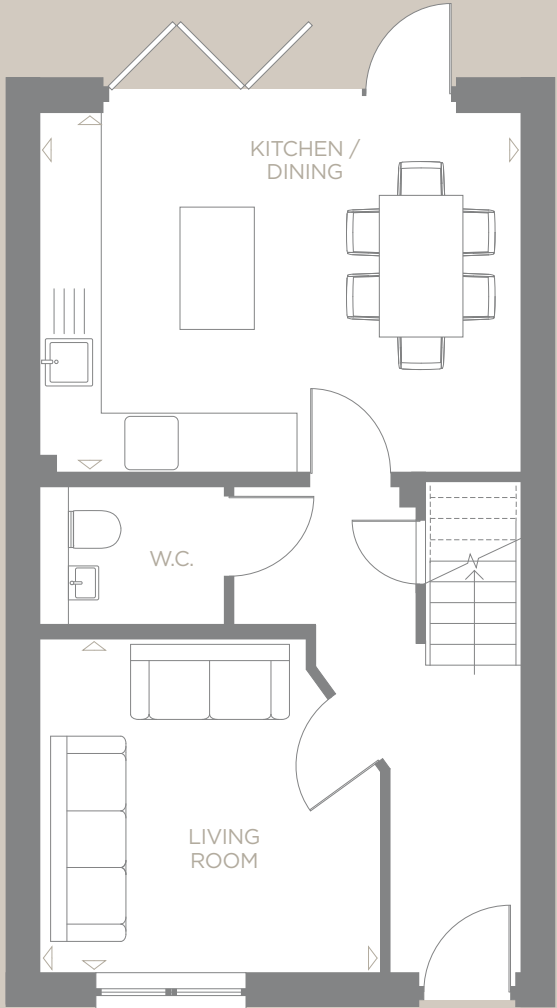


THE TERRACE FLOOR PLAN
Numbers 1, 2, 3

GROUND FLOOR

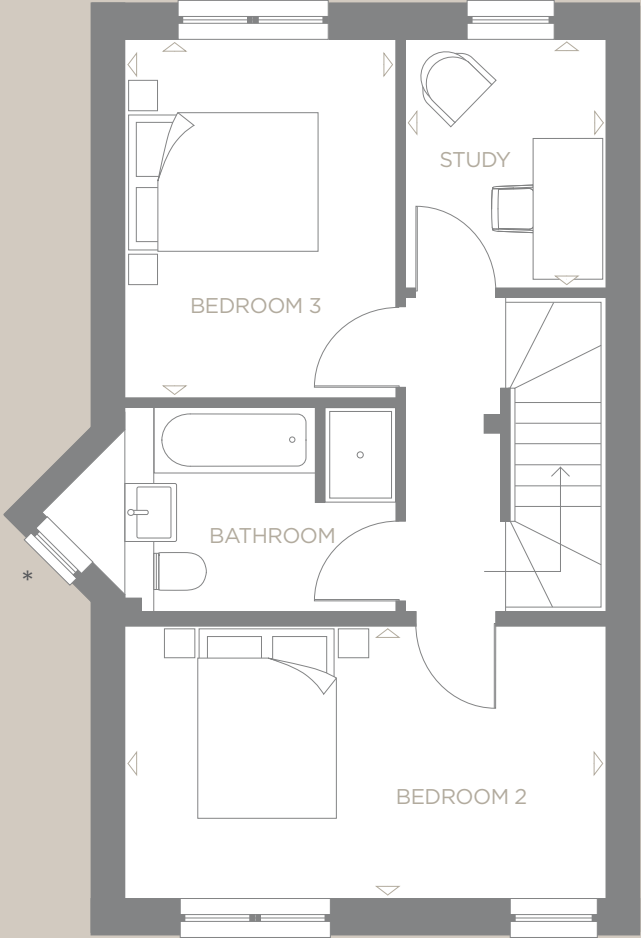
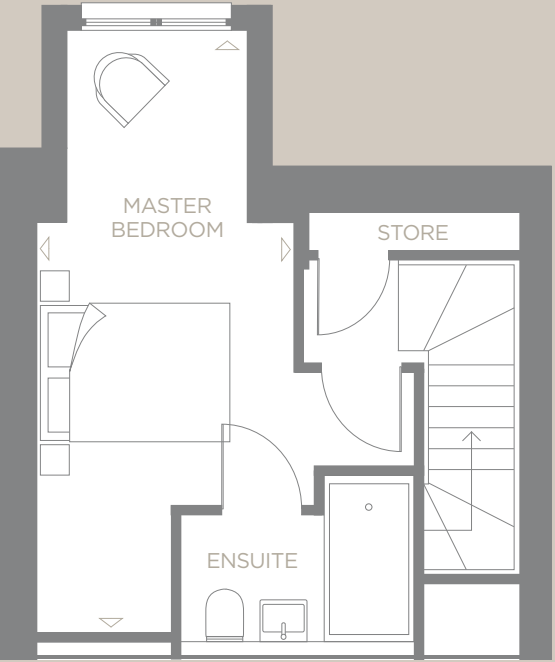
Kitchen / Dining
5.05m x 3.77mm
16'6" x 12'4"

Living Room
3.58m x 3.61mm
11'8" x 11'10"



SECOND FLOOR

Master Bedroom
6.13m x 2.75m
20'1" x 9'0"



FIRST FLOOR

Bedroom 2
5.05mm x 2.91mm
16'6" x 9'6"

Bedroom 3
3.77mm x 2.85mm
12'4" x 9'4"

Study
2.62m x 2.10m
8'7" x 6'10"

*Oriel window on
number 3 only.

SPECIFICATIØNS

The interior of every space of Octohaus boasts unique features, carefully selected by our team of designers.

KITCHENS

Bespoke and contemporary handleless kitchens in natural warm tones with solid worktop and inset sink with mixer tap

Oak LVT flooring to plots 1-3

Engineered oak flooring to plots 4-8

Technologically advanced appliances including fan oven, induction hob with down draft extractor, integrated dishwasher, fridge freezer (washer dryer to some plots)

WC/CLØAKROOMS

Floor mounted back to wall toilet with soft close lid

Wash hand basin - inset to wall hung vanities in some plots

Oak effect flooring specific to each plot as above

BATHRØØM AND ENSUITE

Minimal floor mounted back to wall toilet with soft close lid

Contemporary heated towel rail to all plots

Wall hung vanity unit with inset wash hand basin and mixer tap

Contemporary large format wall and floor tiling in neutral stone colour

Textured timber effect wall tile (plots 5-8)

Bath with tiled bath panel

Fixed circular shower head with additional hand-held shower

Minimal glass shower screen
Tiled shower niche

Low threshold shower tray

INTERIØR FINISHES

Contemporary skirting and architrave

Neutral loop pile carpet to stairs, landing and bedrooms

Engineered oak timber flooring to plots 4-8

Oak effect LVT to plots 1-3

Matt neutral paint to walls and ceiling
Contemporary flush floor to ceiling doors to plots 4-8

Spotlights to kitchen/dining/family rooms

Upvc double glazed windows throughout

Aluminium bi-folding doors
Radiators to all plots

Underfloor heating plots 4-8 to ground floor

Brushed steel face plates to all sockets and switches

HEATING & ELECTRICS

USB sockets

Fibre broadband to all properties

Shaver sockets in bathroom and ensuite

BT points to hallway or sitting room

Smoke detector and carbon monoxide alarm

EXTERIØR

Paved/decked roof terrace to plots 5-8

All plots to have rear gardens laid to turf with either paved/decked patio

Private parking to all

Carport to plots 5-8

Exterior lighting

Outside tap

Car charging points to all plots
Outside socket

WARRANTY

All plots will benefit from a 10 year Buildzone Warranty.



At Hawkfield Homes we believe that a house is more than just bricks and mortar. It's a home, it's a place of dreams, memories and experiences. But a home has also got to function and do the basics right, all day, every day.

We understand this, and strive to achieve it on all of our developments. As soon as you step into one of our homes, you'll feel our commitment to building living spaces that are a blend of innovative design and functionality

No matter the scale of the development we put the same creativity and attention to detail into each and every home that we build. So it's going to look great and it's going to make your life easier. From imaginative space planning through to fixtures and fittings, we've thought about things – a lot!

Throughout the West of England, we work with award winning architects and designers to create bespoke properties that stand out and make us proud.

Our schemes range from 4 to 30 units and include Listed building conversions, city centre apartments, greenfield sites, family homes through to brownfield site regeneration. So whether you are a first time buyer, an investor or if you are looking for a great family home; we look forward to talking to you.

Hawkfield Homes – as individual as you are.



HAWKFIELD
HOMES

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Call 0330 123 9391

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