

# ØCTOHAUS

AT RUSH HILL / BATH

AN EXCLUSIVE DEVELOPMENT ØF JUST  
EIGHT CØNTEMPØRARY 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.

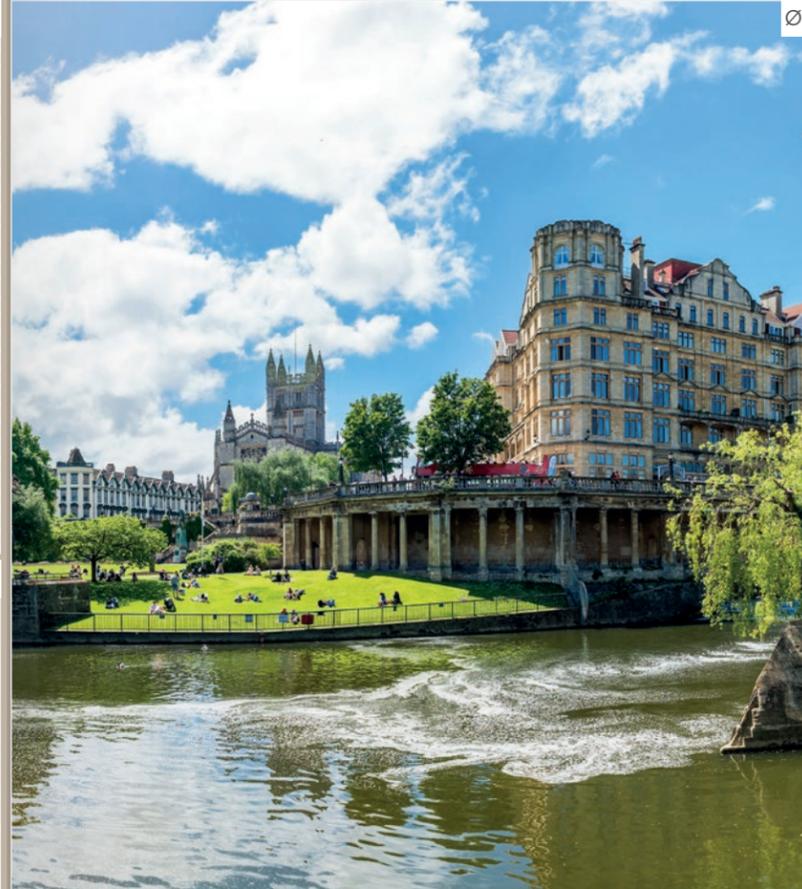


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## EXPLØRE AND DISCØVER ØDD DØWN AND BEYØND

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 a 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.

165 Rush Hill, Bath, BA2 2QE



THE JAPANDI ROOFTOP  
FAMILY/STUDIO ROOM



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THE JAPANDI KITCHEN  
AND TERRACE



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

GROUND FLOOR

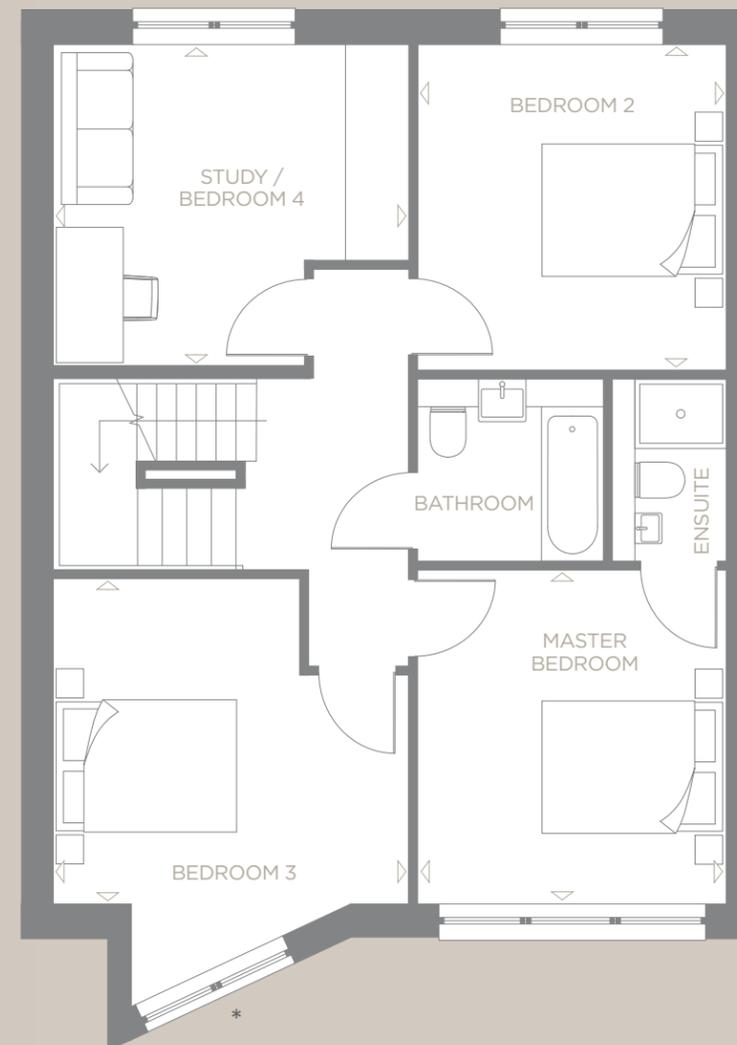
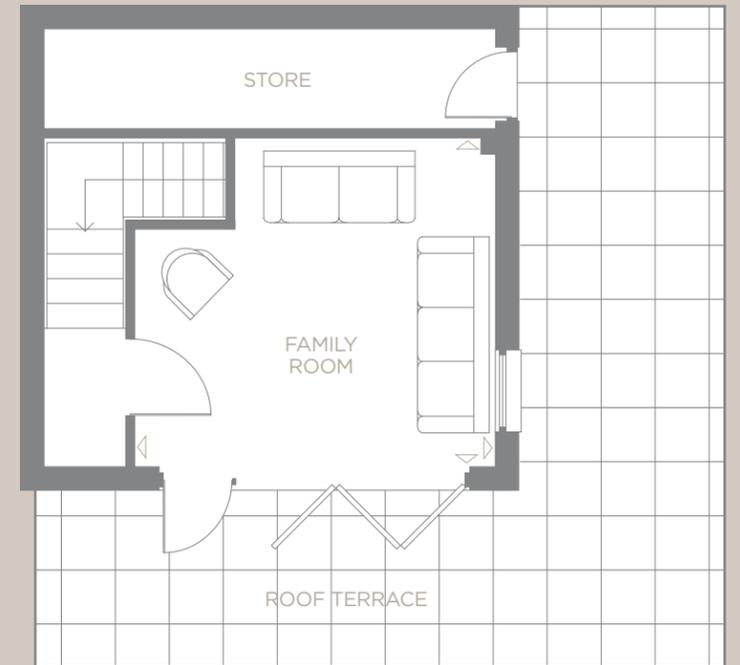
**Kitchen/Dining**  
7.40m x 3.37m  
24'3" x 11'0"

**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**  
3.40m x 3.57m  
11'1" x 11'8"

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

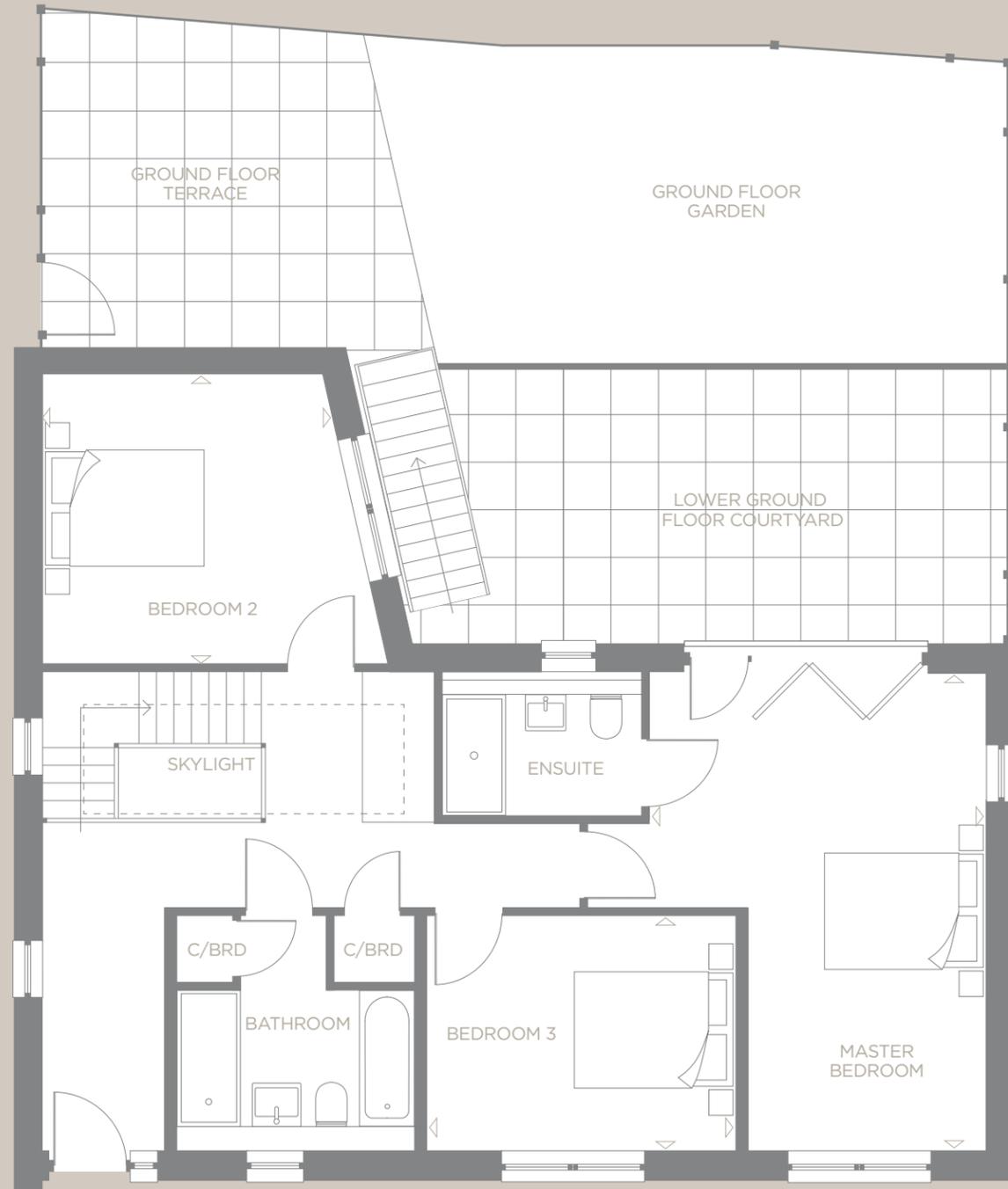
**Study / Bedroom 4**  
3.90m x 3.52m  
12'9" x 11'6"

\*Oriel window on numbers 5 & 8 only.





THE MODERNIST FLOOR PLAN  
Number 4

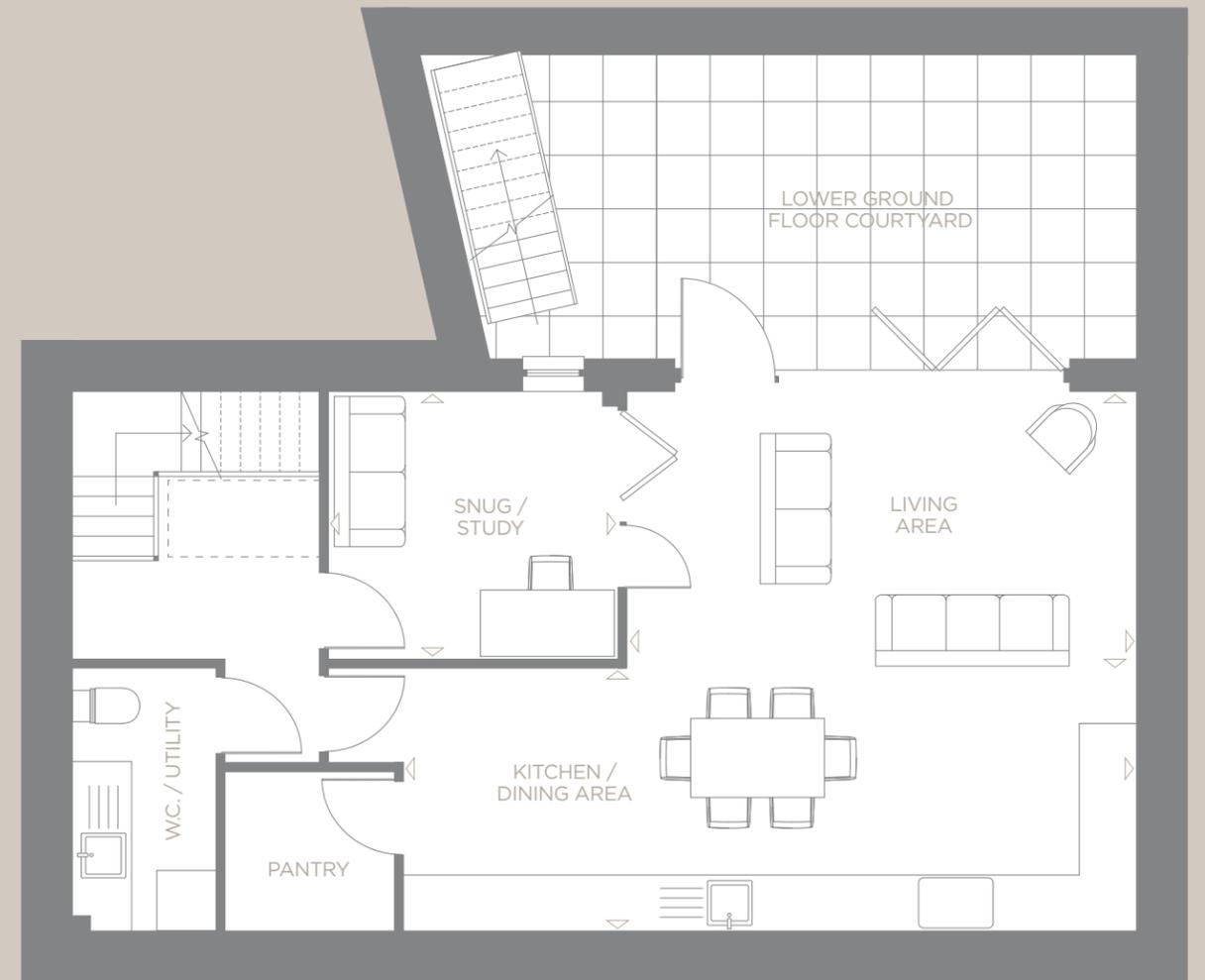


GROUND FLOOR

**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**  
5.66m x 3.07m  
18'6" x 10'0"

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

THE TERRACE HOUSES

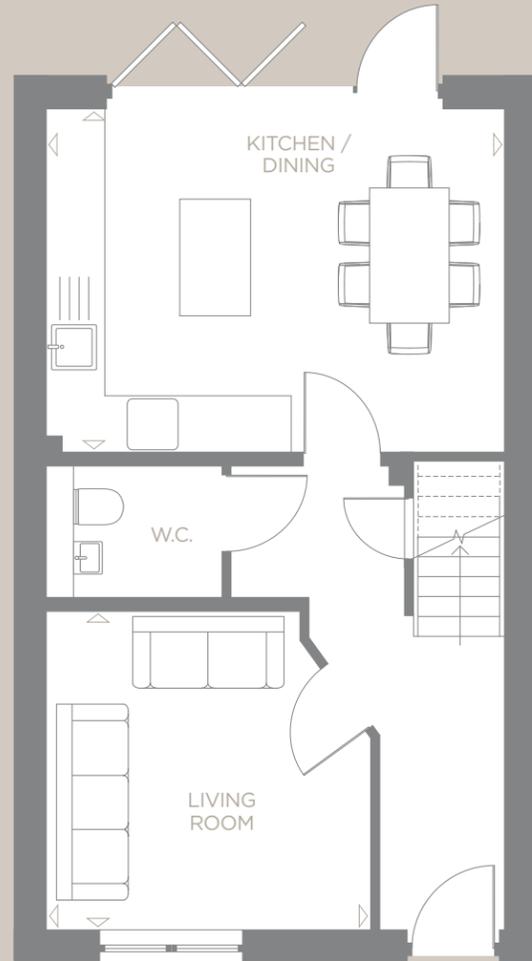


**THE TERRACE FLOOR PLAN**  
Numbers 1, 2, 3

**GROUND FLOOR**

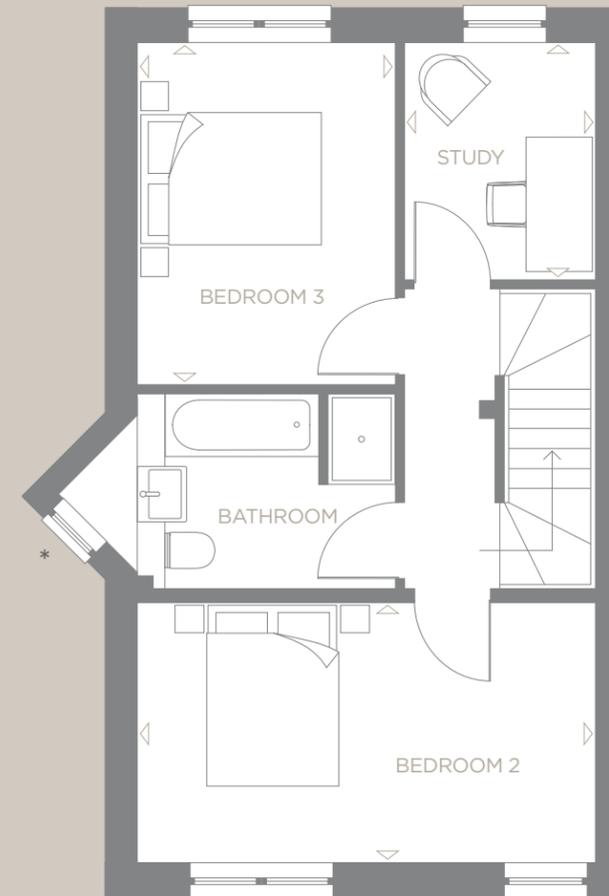
**Kitchen / Dining**  
5.05m x 3.77m  
16'6" x 12'4"

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



**SECOND FLOOR**

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



**FIRST FLOOR**

**Bedroom 2**  
5.05m x 2.91m  
16'6" x 9'6"

**Bedroom 3**  
3.77m x 2.85m  
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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