



OAKFIELD

WESTON PARK, BATH





A development of 6 luxury apartments, a level walk through Royal Victoria Park into the heart of Bath.

Nestled within the leafy and highly sought-after Weston Park area of Bath, Oakfield House is an exclusive collection of just six luxurious apartments, sympathetically created within a handsome Grade II Listed mid-19th century villa. It was Commissioned by prominent Welsh aristocrat Edward Turberville Llewellyn, who lived at the house from its completion in 1857 until 1891, with the building's architecture influenced by renowned Bath architect Henry Goodridge. The property has been beautifully redeveloped to combine elegant period charm with sophisticated contemporary styling.

Set within private landscaped grounds surrounded by mature trees and shrubs, these spacious and light-filled apartments offer a rare sense of tranquillity while remaining conveniently close to the heart of the city. The Georgian centre of Bath, including the iconic Assembly Rooms, is approximately 1.2 miles away.

Ideally suited to downsizers and discerning buyers seeking generously proportioned accommodation, Oakfield House provides refined living in an exceptional setting. Residents can enjoy immediate access to Weston Park and scenic walks towards Lansdown, while the renowned Bath Priory Hotel & Spa, set within four acres of award-winning gardens, is just moments away.

Bath offers an outstanding selection of independent shops, vibrant cafés, acclaimed restaurants, bars, and cultural attractions, together with the famous Bath Recreation Ground, home to Bath Rugby, the current English champions.

The development is well positioned for commuters, with Junction 18 of the M4 approximately 10 miles to the north, Bath Spa railway station providing direct services to London in around 90 minutes, and Bristol reachable in approximately 15 minutes by train.







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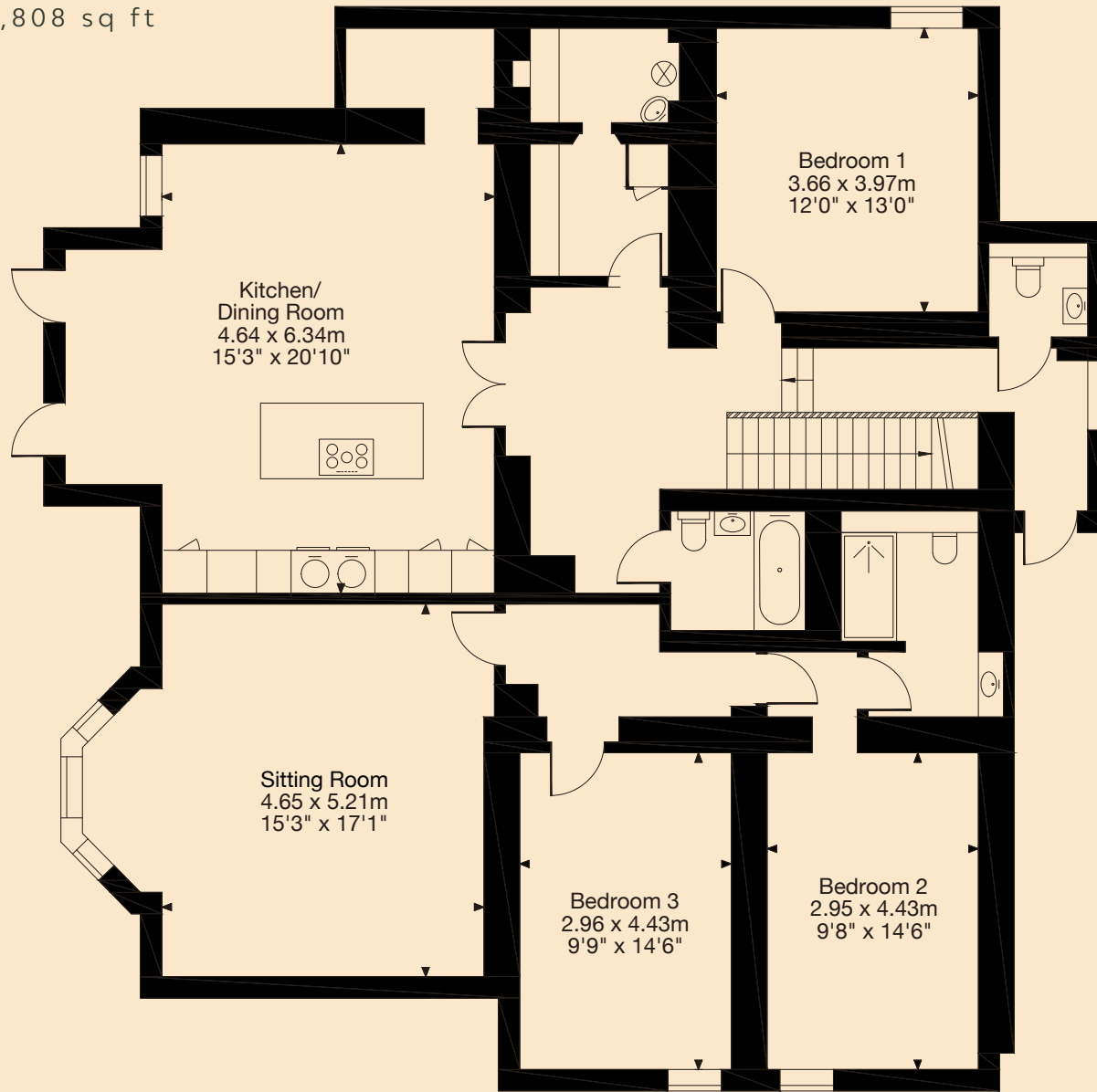


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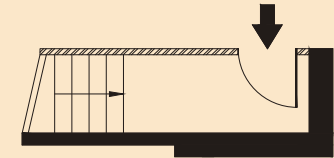
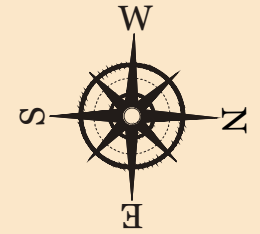
ALLEN SUITE, OAKFIELD, WESTON PARK, BATH BA1 4AS

Gross Internal Area (Approx.)

168 sq m / 1,808 sq ft



Ground Floor

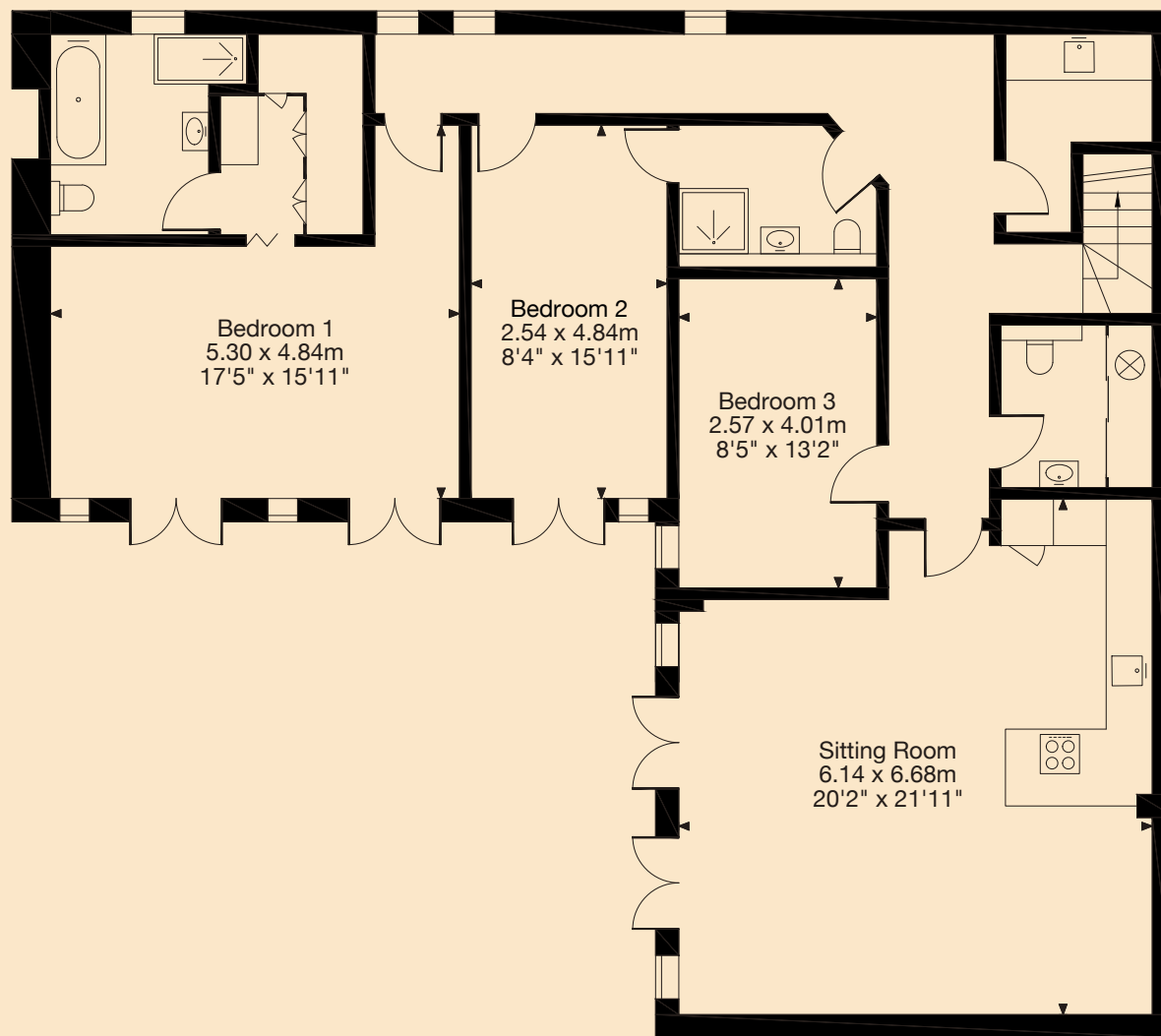
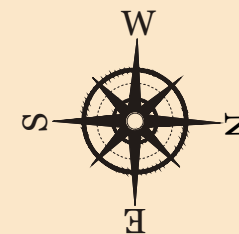


First Floor

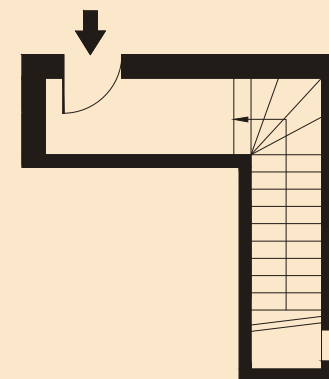
WOOD SUITE, OAKFIELD, WESTON PARK, BATH BA1 4AS

Gross Internal Area (Approx.)

127 sq m / 1,367 sq ft



Ground Floor

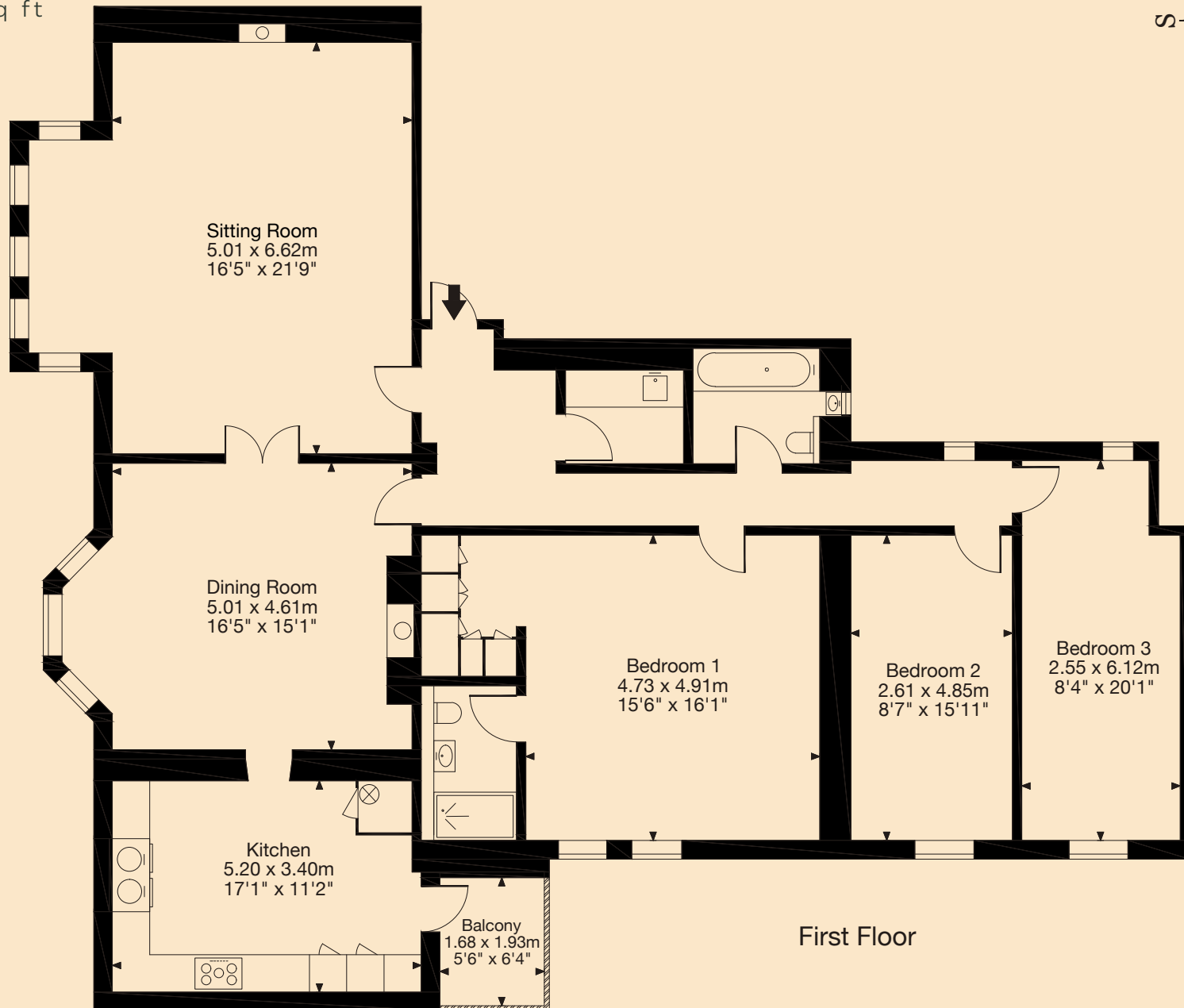
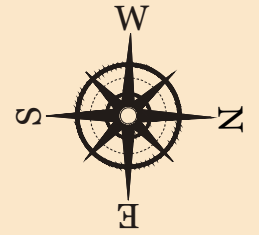


First Floor

GAINSBOROUGH SUITE, OAKFIELD, WESTON PARK, BATH BA1 4AS

Gross Internal Area (Approx.)

166 sq m / 1,786 sq ft

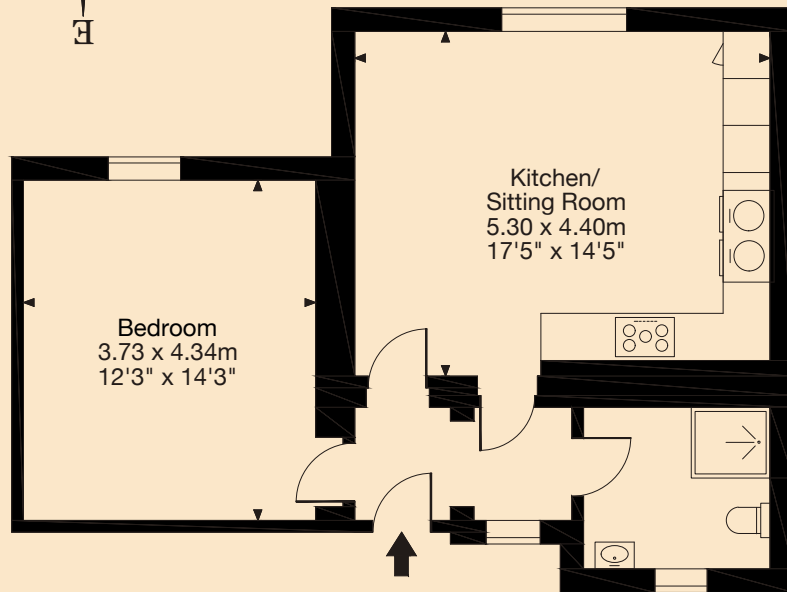
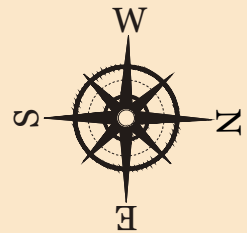


First Floor

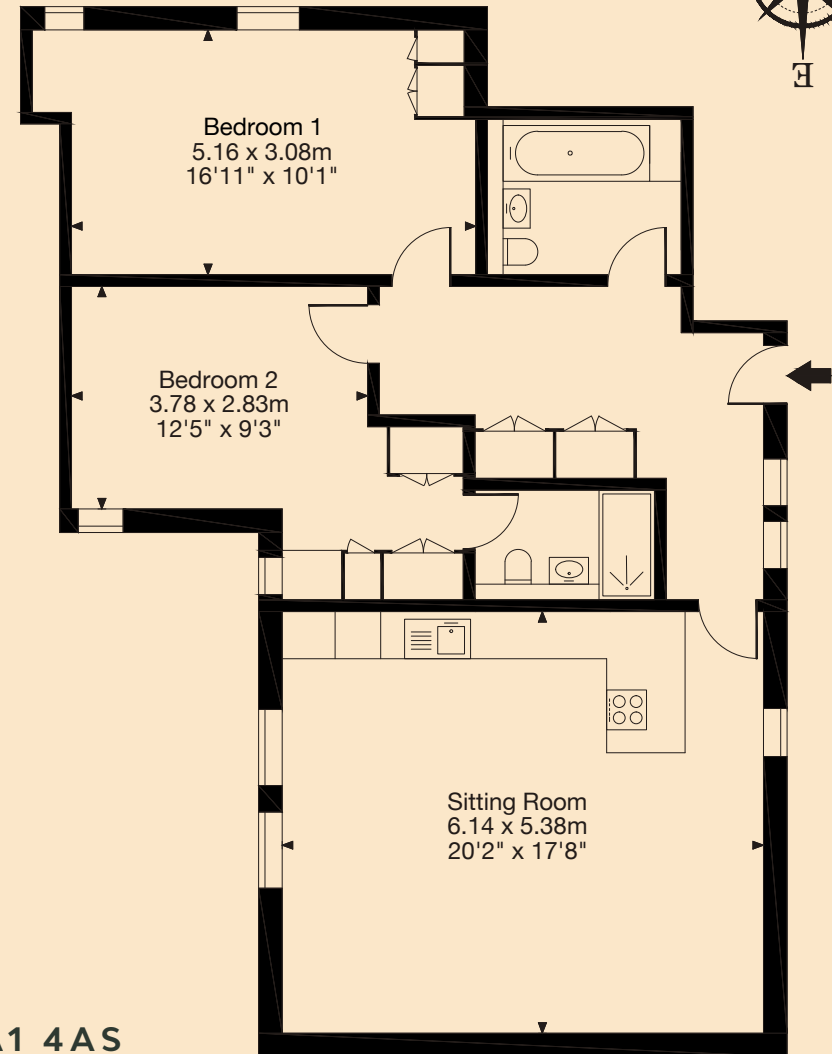
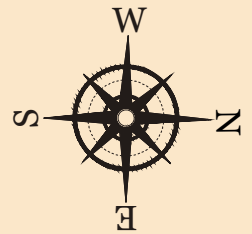
LINLEY SUITE, OAKFIELD, WESTON PARK, BATH BA1 4AS

Gross Internal Area (Approx.)

88 sq m / 947 sq ft



First Floor



First Floor

NASH SUITE, OAKFIELD, WESTON PARK, BATH BA1 4AS

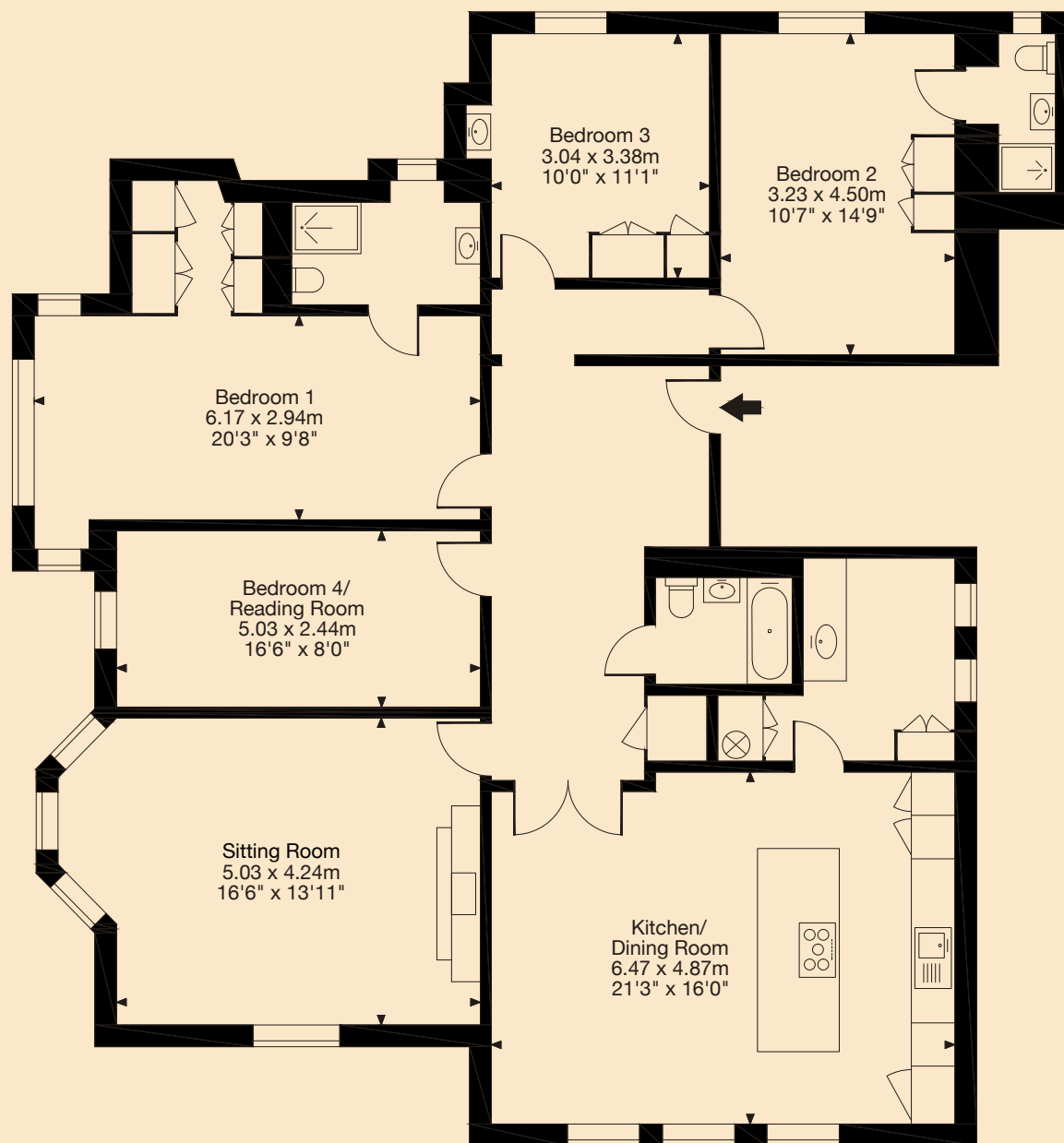
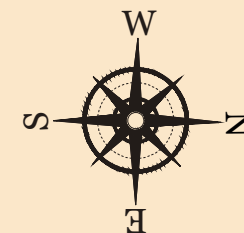
Gross Internal Area (Approx.)

53 sq m / 570 sq ft

HERSCHEL SUITE, OAKFIELD, WESTON PARK, BATH BA1 4AS

Gross Internal Area (Approx.)

155 sq m / 1,668 sq ft

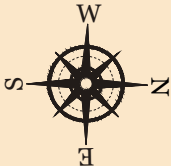


Second Floor

OAKFIELD, WESTON PARK, BATH BA1 4AS

Gross Internal Area (Approx.)

836 sq m / 8,998 sq ft





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Specifications

Miele H2761BP oven

- 76l single oven
- Pyrolytic self cleaning mode
- Airfry mode
- Network enabled with Miele@home

Miele G5851SCVI dishwasher

- A rated efficiency
- 3D MultiFlex tray
- Perfect results in less than an hour with Quick PowerWash
- AutoOpen drying

Miele M7140TC microwave

- Very powerfull 900W microwave
- Large 46l capacity
- Popcorn program
- Clear text display with DirectSensor S

Bosch HBG7741B1B single oven

- Large TFT display
- Pyrolytic self cleaning mode
- Digital Control Ring: simple and intuitive oven control
- Oven assistant with voice control

Bosch SMH4HVVX00G dishwasher

- SpeedPerfect+ Reduced washing time, perfectly cleaned
- ExtraDry program
- EcoSilence drive for quiet operation
- Rackmatic for extra adjustment

Bosch KIN86VFE0G fridge freezer

- VitaFresh reduces wastage
- VitaFresh XXL 0°C keeps food fresh for longer
- No Frost, never defrost again
- Externely quiet in operation



Bosch KIR81VFE0G fridge

- MultiBox XXL extra-large drawer for your fruit and veg
- LED lighting
- Super Cool function cools new food faster
- Quiet appliances, enjoy a calm and relaxing home

Bosch GIN81VEE0G freezer

- BigBox drawer
- No frost: never defrost
- Super Freeze function: prevents the food in your freezer from defrosting
- Intelligent Inverter Technology

Quooker Fusion round boiling tap

- Patinated Brass finish
- Instant 100 degrees boiling
- Mains hot & cold water

Quooker Cold Water Filter (CWF)

- Improves the taste and odour of your cold water by passing water through an activated-carbon filter
- Switch to filtered drinking water via a single push, hold and turn which will turn the tap ring blue

