

highbanks

norton st philip, bath



Shepperton



HOMES



Norton St Philip Approximately 7 miles south of the City of Bath lies the pretty village of Norton St Philip, set in the beautiful countryside of the Somerset hills.

Norton St Philip boasts an interesting historical past. A battle was fought between the Duke of Monmouth and King James II in 1685 during Monmouth's rebellion. The Duke of Monmouth made his headquarters in The George Inn, one of the oldest pubs in the country, it was listed in the Guinness Book of Records, being built in 1223.

Opposite The George Inn stands The Fleur de Lys which was opened as an Inn in 1584. In 1615 James the First's wife Queen Anne dined here on her way back from taking the waters at Bath. Samuel Pepys, his wife and maid, also dined here on their way to Bath in 1668.

nortonstphilip

highbanks

The site A select development of just 3 individual properties on the edge of the village, each with its own gardens, garage and parking and served by a large private driveway.

Architecturally designed, each property is constructed to the highest standard using natural stone and timbers. Particular attention has been paid to energy efficiency and each home

includes low energy lighting throughout, solar powered hot water and underfloor heating for your comfort.

Careful selection of high quality fixtures and fittings enhance the standard of these properties and provides truly exceptional living accommodation.

one - 3 bedroom house.

two and three - 3 bedroom house.





one

This individual and distinctive detached property provides generous and modern family accommodation. To the front, natural stone and oak have been used to complement the rural surroundings.

Glazing to the front elevation and the gallery on the first floor provide light to the spacious and open entrance hall and landing, which affords wonderful views into the countryside beyond.

On the ground floor the spacious lounge has a large bay with French doors to the garden. A further pair of French doors provides light and access to the patio.

From the dining room a walkway leads to a luxury modern kitchen with a vaulted ceiling and skylights, and the very latest appliances.

On the ground floor, leading from the entrance hall, there is a utility room cloak room and generous study.

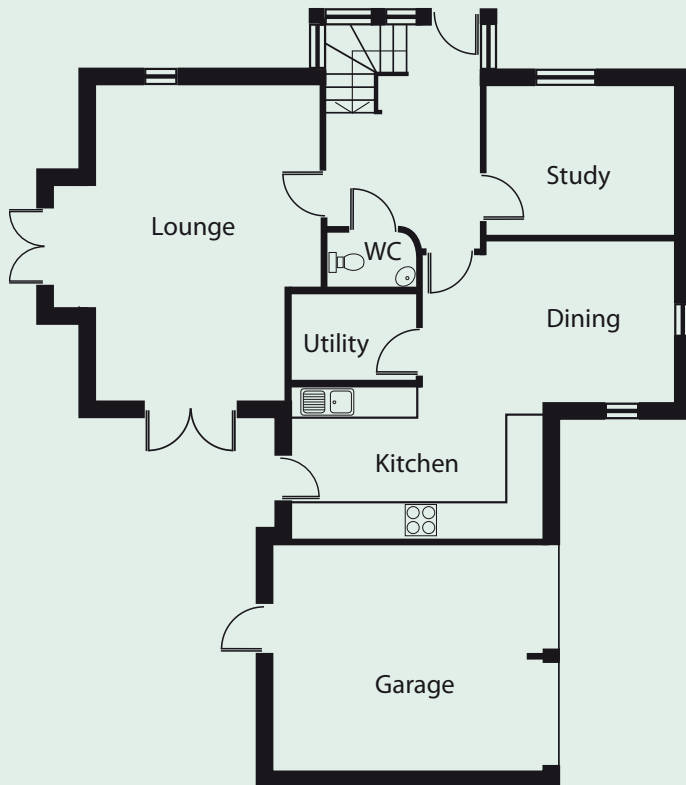
On the first floor the bedrooms and family bathroom lead off from the large landing and gallery. The master bedroom has a separate dressing room and stylish en-suite bathroom.

The attached double garage has power and lighting and access into the rear garden.



one

Ground Floor Plan



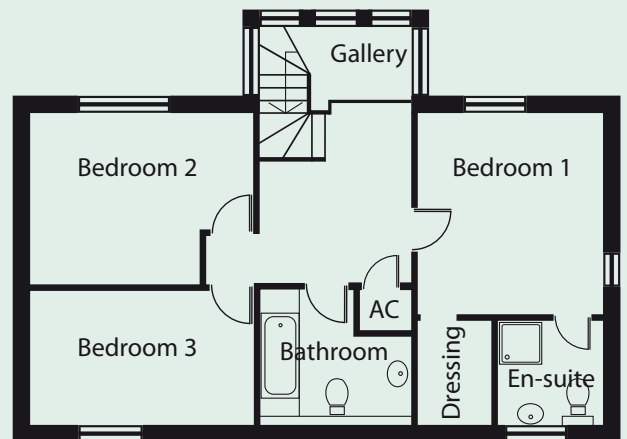
Ground

Kitchen	15' 5" x 9' 3"	(4.71m x 2.83m)
Lounge	14' 0" x 19' 6"	(4.27m x 5.95m)
Study	11' 8" x 9' 2"	(3.55m x 2.80m)
Dining	15' 8" x 9' 10"	(4.77m x 3.00m)

First

Bedroom 1	11' 10" x 12' 8"	(3.60m x 3.85m)
Bedroom 2	14' 0" x 10' 8"	(4.27m x 3.26m)
Bedroom 3	14' 0" x 8' 6"	(4.27m x 2.58m)

First Floor Plan





two and three

The spacious entrance hall leads into the substantial open-plan ground floor, which is designed to provide a versatile and contemporary living environment. The kitchen is fully fitted with the latest designer units and appliances. An adjoining utility room has a door which leads out onto the garden.

From the dining area French doors open out onto the patio and garden. The large lounge, which links from the dining area, also has French doors which overlook the landscaped garden.

Also on the ground floor there is a study with large bay windows and a cloakroom fitted with modern bathroom furniture.

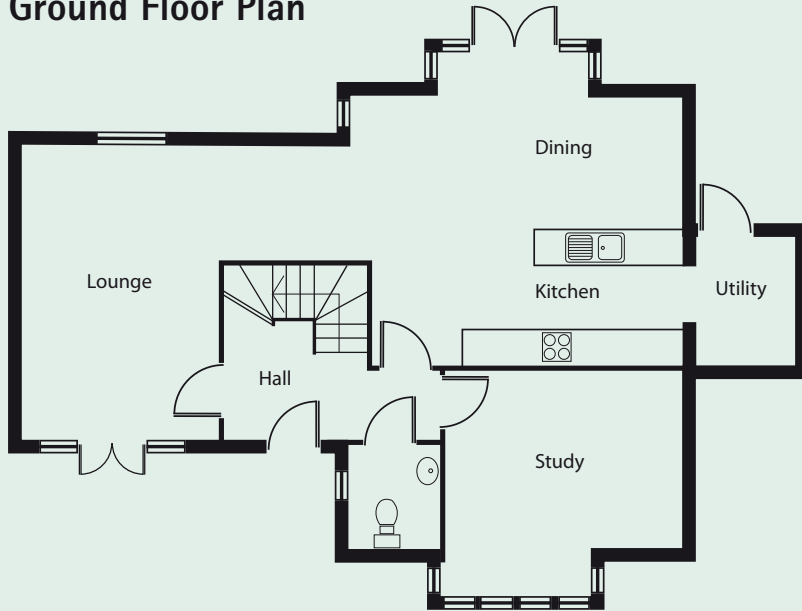
On the first floor there are 3 bedrooms and a family bathroom fitted with elegant bathroom furniture. The Master bedroom enjoys views from both the front and the back of the home across the garden and has fitted wardrobes and a quality en-suite. Bedroom two has a walk-in wardrobe and a large bay window with views across the front landscaped garden.

Each property has its own detached garage and landscaped gardens and is accessed via the private driveway.



two and three

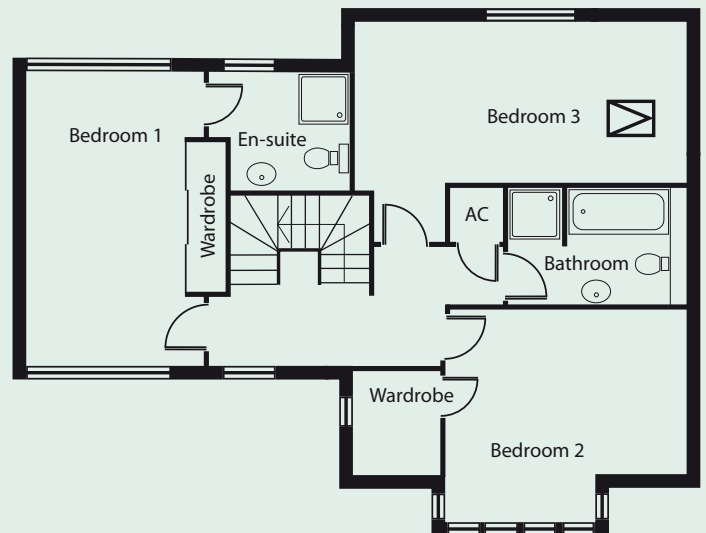
Ground Floor Plan



Ground

Lounge	10' 6" x 15' 10"	(3.21m x 4.82m)
Kitchen/Dining	17' 8" x 15' 10"	(5.40m x 4.82m)
Study	12' 8" x 9' 7"	(3.86m x 2.91m)

First Floor Plan



First

Bedroom 1	8' 8" x 15' 10"	(2.65m x 4.82m)
Bedroom 2	12' 8" x 11' 5"	(3.86m x 3.48m)
Bedroom 3	17' 8" x 8' 8"	(5.40m x 2.65m)

High Banks, Specification

Each home has been built and finished to the highest standards and specification with carefully selected quality fixtures and fittings to complement and enhance them.

Where possible energy saving heating and appliances have been used together with the very latest construction methods to ensure the highest levels of energy efficiency are achieved.

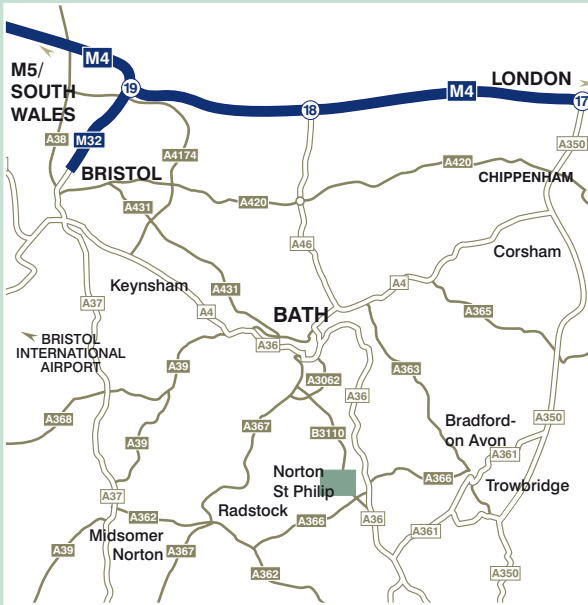
With their innovative design and exceptional specification these homes provide the very best of living standards for your comfort and use.

Some of the main features of the properties include:-

- Under floor heating and LST radiators
- Solar Powered Hot Water *
- Fully fitted kitchens by Paula Rosa
- Bathroom furniture by Sottini
- Ceramic flooring and electric under floor heating to Bathrooms and en-suites
- Hardwood stairs
- Power and lighting to all Garages

* Subject to planning approval

highbanks



sheppertonhomes.com



Registered developer

Shepperton



HOMES

Carriage Court
28 Circus Mews
Bath
BA1 2PW
t: 01225 422569

MISREPRESENTATION These particulars are set out as a general guide only, their accuracy cannot be guaranteed, and they do not constitute any part of a contract. You should satisfy yourself as to the correctness of all statements before entering into any agreement. Shepperton Homes nor their employees have any authority to give any representation or warranty in relation to this property. Please note illustrations are for illustrative purposes only. All materials, finishes and fittings to be confirmed with the sales advisor. January 2008