



HILL ASH COURT

S O M E R S E T



Soak in the warmth of the sun, breath in the fresh air, hear the chatter of birds and enjoy the rolling hills that extend as far as the eye can see.





RURAL LOCATION

The hamlet of Woolston is set within the rolling Somerset countryside and is located 1.2 miles from the historic village of North Cadbury. Cadbury was an estate bestowed in 1066 to Turstin FitzRolf by King William 1st for loyal service and is so recorded in the Domesday Book of 1086.

Remains of Cadbury Castle can still be seen today at Cadbury Hillfort at South Cadbury and is said to be the most probable site of King Arthur's famous Court called Camelot.

Cadbury House, or North Cadbury Court, as it is known today, is an impressive stately home which dates back to 1300 and is now used for weddings and short stays.

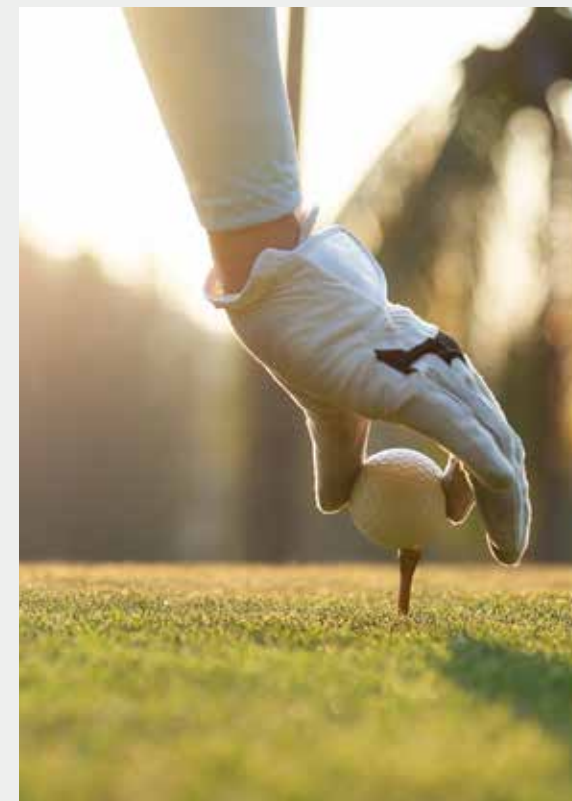
North Cadbury has a public house, a C of E Primary School, a village shop and a church, along with a village hall and recreation grounds. The charming market town of Castle Cary, with the mainline station to London, is 5.5 miles away. A more extensive range of shops and services can be found in Sherborne, 8 miles away.

Sherborne is one of the most beautiful towns in England. The charming, honey-coloured town is brimming with history and heritage and has an array of beautiful buildings. With two castles, an Abbey and lots of medieval buildings to admire, this delightful town has plenty to discover. Sherborne is home to many beautiful independent boutiques, art galleries, delis and antique shops. In between the shops you will find plenty of charming cafés and eateries, making a trip to Sherborne always one to enjoy.

Woolston sits on the edge of the Blackmore Vale, which is a broad stretch of gently rolling countryside falling between the Cranborne Chase Area of Outstanding Natural Beauty to the east and the chalk Dorset Downs of the south. There are an extensive range of footpaths extending to some 48 miles, criss-crossing the Vale countryside.



NORTH CADBURY COURT. PHOTO BY MARK PICKTHALL





SOMERSET

Woolston is a charming hamlet nestled within scenic Somerset countryside yet within easy reach of some very popular towns and villages.

The Newt in Somerset is one of the most exceptional country house hotels Britain has seen and is only 5 miles north of Woolston. The hotel stands on a large working estate between Castle Cary and Bruton. There is a Roman Villa, a cyder press, bottling plant and bar, mushroom house, History of Gardening Museum, farm shop, treetop walk, thatched ice cream parlour and wild swimming ponds, not forgetting the colony of great crested newts after which the hotel is named.

Glastonbury is about 30 minutes drive from Woolston and is possibly the quirkiest town in England. Steeped in history, myth and a strong smell of incense. Glastonbury Tor is a beautiful high tor with stunning views across Somerset and beyond.

There is a wide choice of schools locally, in both the independent and state sectors. North Cadbury has one primary school and there are also schools in the nearby towns of Sparkford, Wincanton, Sherborne, Yeovil and Gillingham.

Prep and senior schools in the area include Hazlegrove, King's Bruton, Sexey's boarding school, Millfield, Sherborne, Perrott Hill, All Hallows, Wells Cathedral Junior and Downside.

For those wanting to enjoy a little sport, there are plenty of sporting clubs, including golf courses, fishing lakes, clay pigeon shooting and Wincanton racecourse (NH).

The Jurassic Coast is just over an hour to the south where you will find some of the most beautiful rural and coastal areas in the UK.





HILL ASH COURT

Woolavington Homes has created an exclusive countryside development of six three & four bedroom traditionally styled houses nestled within acres of green fields. Each property benefits from landscaped gardens, shingled driveways with private garaging or generous carports.

Each property has been individually designed with their own details and characteristics, making none of these homes the same.

Each house will be future-proofed and energy efficient with a high EPC rating. Each home is fitted with LPG smart boiler heating.

Our homes are designed to be warm homes, with underfloor heating installed on all ground floors and wood burners installed in the living rooms.

The kitchens, by Caple, are all fitted with energy-efficient Neff or Bosch appliances. Wood floors or tiles have all been installed throughout the main areas, with neutral carpeting in the remaining areas.

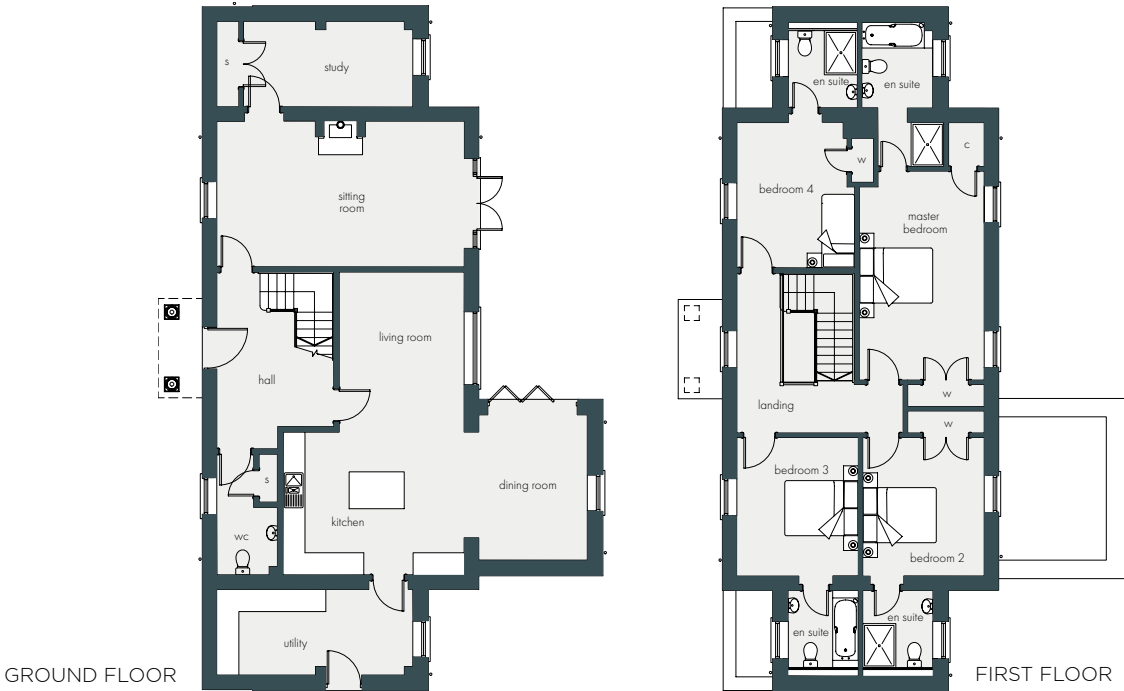
Please note, all imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to others within this brochure.



LYMEWOOD HOUSE

From the gradually rising and sweeping driveway, the magnificent Lymewood House stands slightly elevated on the site with a large courtyard surrounded by high walls and a triple garage. This property is grand and secluded, boasting a nearly 7m long sitting room with double aspect views, a large kitchen/dining room and living space with bi-fold doors opening to the garden. There is also a quiet study with views into the rear garden and a utility room. Upstairs there are four bedrooms, all with en suites.

Total Sq footage 228.4m²/2458.5sqft



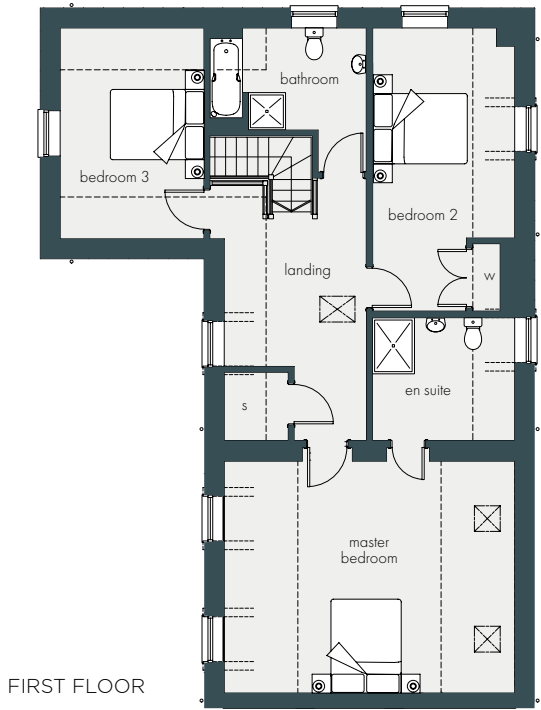
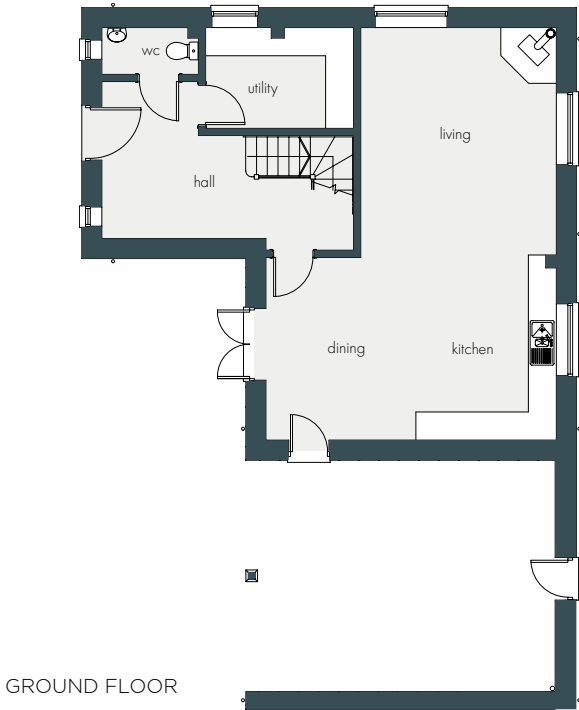
GROUND FLOOR

Sitting Room	4m x 6.78m	13'1" x 22'2"
Living Room	4.35m x 3.45m	14'3" x 11'3"
Kitchen	2.92m x 4.98m	9'6" x 16'4"
Dining room	4m x 3m	13'1" x 9'10"
Utility	2.37m x 6.13m	7'9" x 20'1"
Study	2.37m x 5.38m	7'9" x 17'7"

FIRST FLOOR

Master Bedroom	5.68m x 3.45m	18'7" x 11'3"
Master Bedroom en suite	3.94m x 1.93m	12'11" x 6'3"
Bedroom 2	3.76m x 3.34m	12'4" x 10'11"
Bedroom 2 en suite	2.1m x 1.94m	6'10" x 6'4"
Bedroom 3	3.8m x 3.34m	12'5" x 10'11"
Bedroom 3 en suite	2.1m x 1.94m	6'10" x 6'4"
Bedroom 4	4m x 3.21m	13'1" x 10'6"
Bedroom 4 en suite	2.1m x 1.92m	6'10" x 6'3"





GROUND FLOOR		
Living Room	4.75m x 4.17m	15'7" x 13'8"
Kitchen	4.04m x 4.98m	13'3" x 16'4"
Dining room	4m x 4.2m	13'1" x 13'9"
Utility	2.2m x 3.21m	7'2" x 10'6"

FIRST FLOOR		
Master Bedroom	4.94m x 6.2m	16'2" x 20'4"
Master Bedroom en suite	2.62m x 3.04m	8'7" x 9'11"
Bedroom 2	6.04m x 3.08m	19'9" x 10'1"
Bedroom 3	4.5m x 3.11m	14'9" x 10'2"
Bathroom	2.22m x 3.38m	7'3" x 11'1"



GATE COTTAGE

Gate Cottage is a deceptively spacious, well designed three bedroom house with two carports, a rear and front garden. On the ground floor, there is a large living/kitchen/dining area with double-aspect views and French doors leading to the terrace and front garden. Through the door in the carport and via the side door, one can access the rear garden. On the First Floor, there are three bedrooms, including a very large master bedroom and en suite, all with dormer windows.

Total Sq footage 174m²/1872.9sqft



LODGE HOUSE

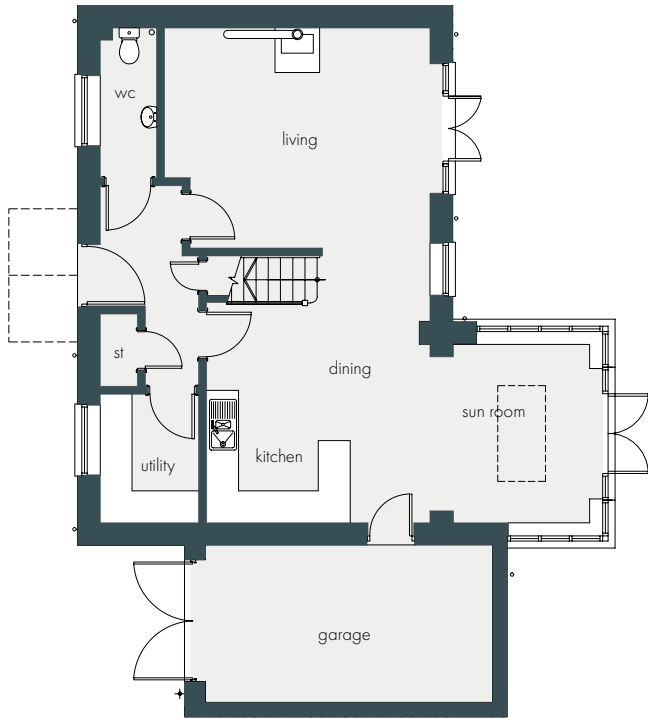
Lodge House is a charming four bedroom house with two carports and a rear garden. The front of this stone house enjoys the sun almost all day with its southerly aspect. On the ground floor, there is a large kitchen/dining room with large double doors leading to the rear garden with views across the paddock. Through the door in the carport and via the side door, one can also access the rear garden. Upstairs there are four bedrooms, including a large master bedroom with built-in wardrobes and en suite, all with dormer windows.

Total Sq footage 199.8m²/2150.7sqft

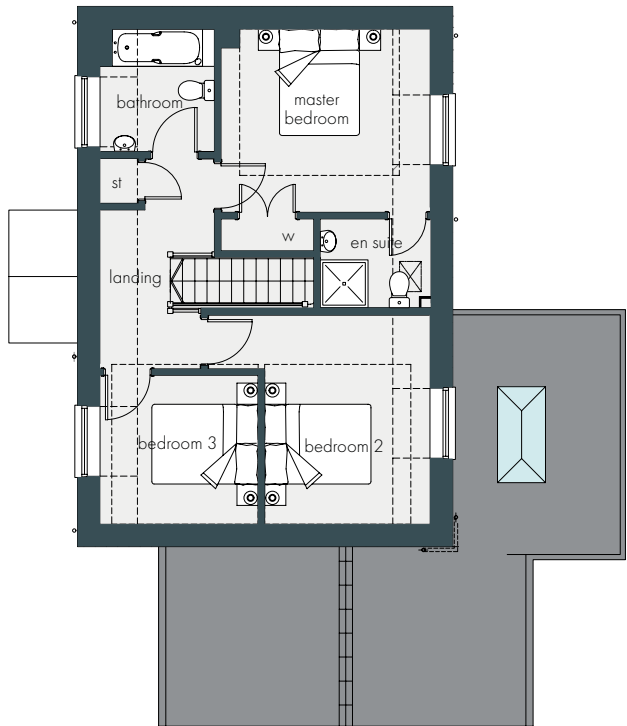


GROUND FLOOR		
Living Room	4.05m x 5.45m	13'3" x 17'10"
Kitchen/Dining Room	6.25m x 4.35m	20'6" x 14'3"
Snug	4.05m x 2.65m	13'3" x 8'8"
Utility	2.91m x 2.65m	9'6" x 8'8"

FIRST FLOOR		
Master Bedroom	5.48m x 3.57m	17'11" x 11'8"
Master Bedroom en suite	3.35m x 1.75m	10'11" x 5'8"
Bedroom 2	4m x 4.64m	13'1" x 15'2"
Bedroom 2 en suite	1.65m x 2.49m	5'4" x 8'2"
Bedroom 3	3.88m x 4.94m	12'8" x 16'2"
Bedroom 3 en suite	2.2m x 2.76m	7'2" x 9'
Bedroom 4	3.11m x 4.11m	10'2" x 13'5"
Bedroom 4 en suite	2.06m x 2.19m	6'9" x 7'2"



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR		
Living Room	5.04m x 4.16m	16'6" x 13'7"
Kitchen/ Dining Room	4.25m x 4.11m	13'11" x 13'5"
Sun room	2.61m x 3.37m	8'6" x 11'
Utility	1.9m x 2.41m	6'2" x 7'10"

FIRST FLOOR		
Master Bedroom	3.95m x 3.47m	12'11" x 11'4"
Master Bedroom en suite	2.1m x 1.68m	6'10" x 5'6"
Bedroom 2	3.15m x 3.97m	10'4" x 13'
Bedroom 3	3.01m x 2.83m	9'10" x 9'3"
Bathroom	2.15m x 2.31m	7' x 7'6"



MEADOW VIEW

Meadow View is a beautiful, three bedroom country home with a double garage and rear garden. This stone property features a bespoke timber porch and doors with UPVC double-glazed windows. On the ground floor, there is a large living room with a wood burner and double doors opening out into the garden with views across the paddock. The kitchen/dining room adjoins the sunroom with its' bespoke roof lantern above. Surrounded by windows, this sun room, kitchen and dining room will indeed become the heart of the home. On the First Floor, there are three bedrooms, including a large master bedroom with built-in wardrobes and en suite.

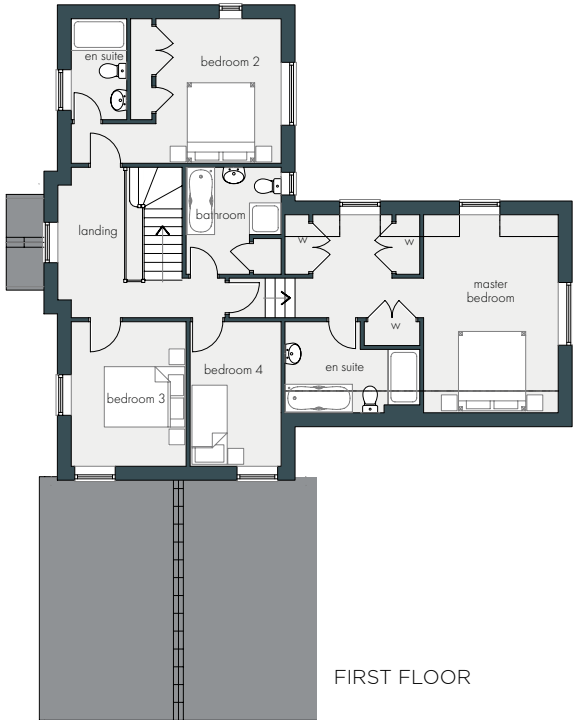
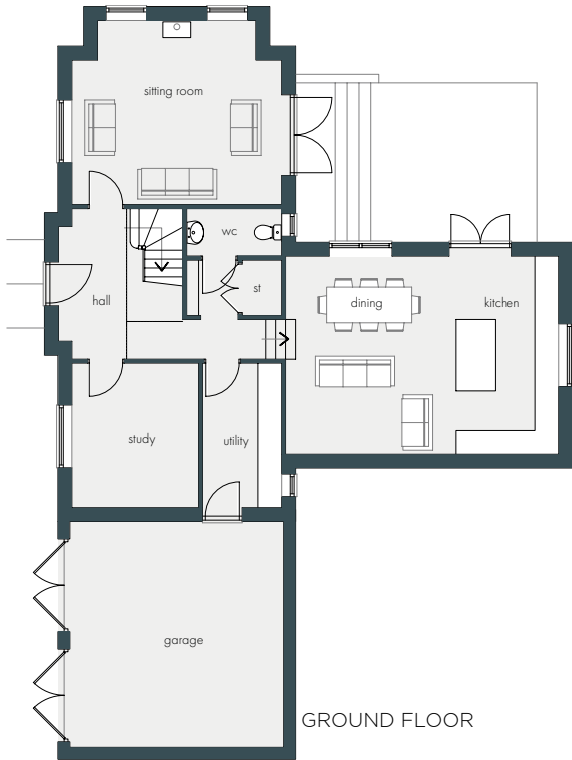
Total Sq footage 125.4m² / 1349.8sqft



CADBURY HOUSE

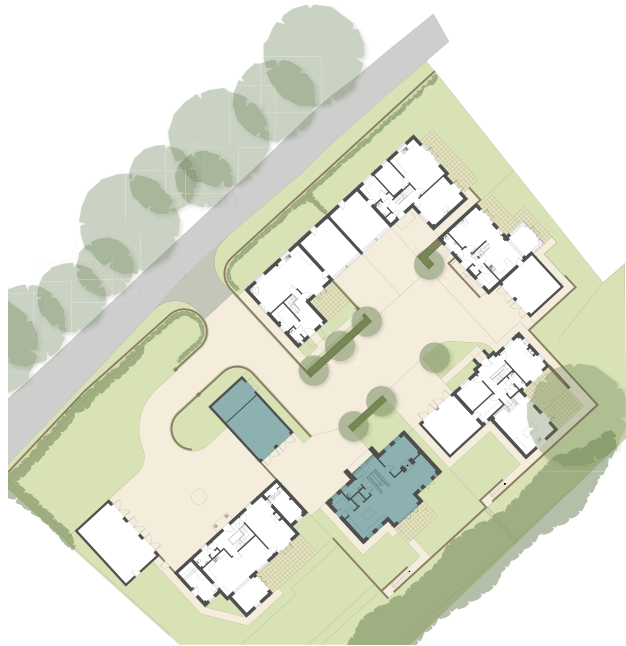
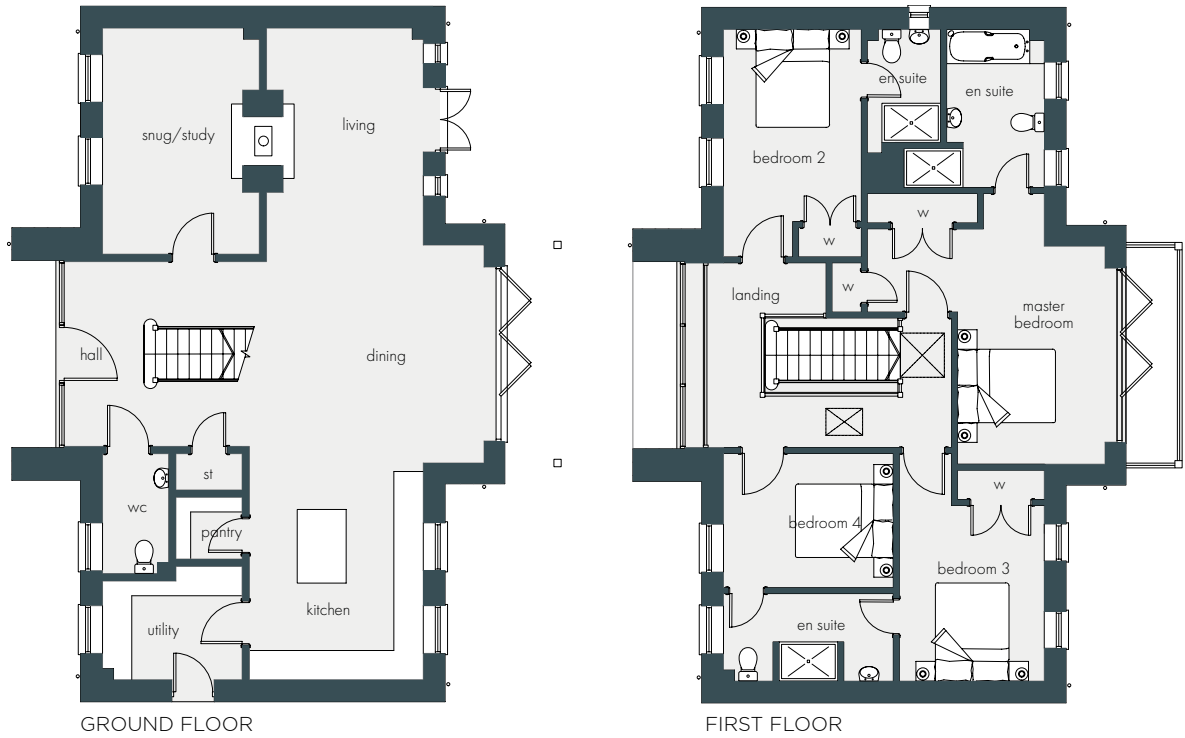
Cadbury House is a grand and substantial four bedroom home with a double garage, front and rear garden. Full of character, this stone property features a bespoke timber porch and doors with eight-pane UPVC double-glazed windows. On the ground floor, there is a large double-aspect living room with a wood burner and double doors opening out into the garden with open views across the adjoining fields. The kitchen/dining room is elevated from the main hallway and also has double doors leading to the garden. There is a study to the front of the house and a convenient utility room accessed from the garage and hallway. Upstairs there are four bedrooms, including a large master bedroom with built-in wardrobes and en suite.

Total Sq footage 194m²/2090sqft



GROUND FLOOR		
Sitting Room	4.65m x 5.35m	15'3" x 17'6"
Kitchen/Dining Room	5m x 6.9m	16'4" x 22'7"
Study	3.65m x 3.2m	11'7" x 10'5"
Utility	3.65m x 2m	11'11" x 6'6"

FIRST FLOOR		
Master Bedroom	4.94m x 3.4m	16'2" x 11'1"
Master Bedroom en suite	2.27m x 3.4m	7'5" x 11'1"
Bedroom 2	3.16m x 3.65m	10'4" x 11'11"
Bedroom 3	3.65m x 2.9m	11'11" x 9'6"
Bedroom 4	3.65m x 2.3m	11'11" x 7'6"
Bathroom	2.7m x 2.4m	8'10" x 7'10"



GROUND FLOOR		
Living Room	4.42m x 3.25m	14'6" x 10'7"
Kitchen	4.42m x 3.6m	14'6" x 11'9"
Dining Room	4.5m x 4.49m	14'9" x 14'8"
Study	4.66m x 3.25m	15'3" x 10'7"
Utility	2.06m x 2.9m	6'9" x 9'6"

FIRST FLOOR		
Master Bedroom	4.5m x 3.05m	14'9" x 10'0"
Master Bedroom en suite	3.23m x 2.35m	10'7" x 7'8"
Bedroom 2	4.68m x 2.85m	15'4" x 9'4"
Bedroom 2 en suite	2.35m x 1.5m	7'8" x 4'11"
Bedroom 3	4.63m x 3m	15'2" x 9'10"
Bedroom 3 en suite	3.48m x 1.82m	11'5" x 5'11"
Bedroom 4	2.77m x 3.48m	9'1" x 11'5"



CEDAR HOUSE

Cedar House is an impressive and sizeable four bedroom home with a double garage and a front and rear garden. Clad in naturally stained cedar, this property boasts an incredible glass entrance. Through the glass doors and on either side of the bespoke timber staircase, one can view the open-plan dining room and the substantial bi-fold doors with the garden beyond. The kitchen, living room & dining room stretch along the entire width of the house, benefiting from the views of the very manageable rear garden. The snug/study is a cosy room at the front of the house with a wood burner and views over the front driveway. On the First Floor, there are four bedrooms including, a large master bedroom with a balcony and built-in wardrobes and en suites.

Total Sq footage 192m²/2066sqft

QUALITY FINISH AND SPECIFICATION

Every one of our homes is individually designed with meticulous attention to detail throughout. At Hill Ash Court each one of our properties enjoy...

- Thermostatically controlled underfloor heating on all ground floors. Radiators on all first floors.
- 'Mixergy' water cylinders – 'smart' tanks capable of being heated via various sources (i.e. gas, heat pumps or solar, thus future proofing.) The units usage can be monitored to heat just what is needed each day automatically.
- Electric Car Charging points
- Kitchens by Caple. Neff or Bosch appliances (dependent on availability). We also offer a bespoke kitchen design service for off-plan purchases.
- Broadband – full fibre supplied from local network provider - Wessex Internet, subject to availability.
- Floor finishes: wood/ceramic in main use areas (kitchens, hallways, bathrooms, utility) neutral carpeting throughout the remaining areas.
- Individual Wood Burners
- Landscaped Gardens.
- EPC ratings are predicted to be a high 'B' rating. Well insulated.

All properties at Hill Ash Farm come with the ICW Warranty More information can be found at www.i-c-w.co.uk

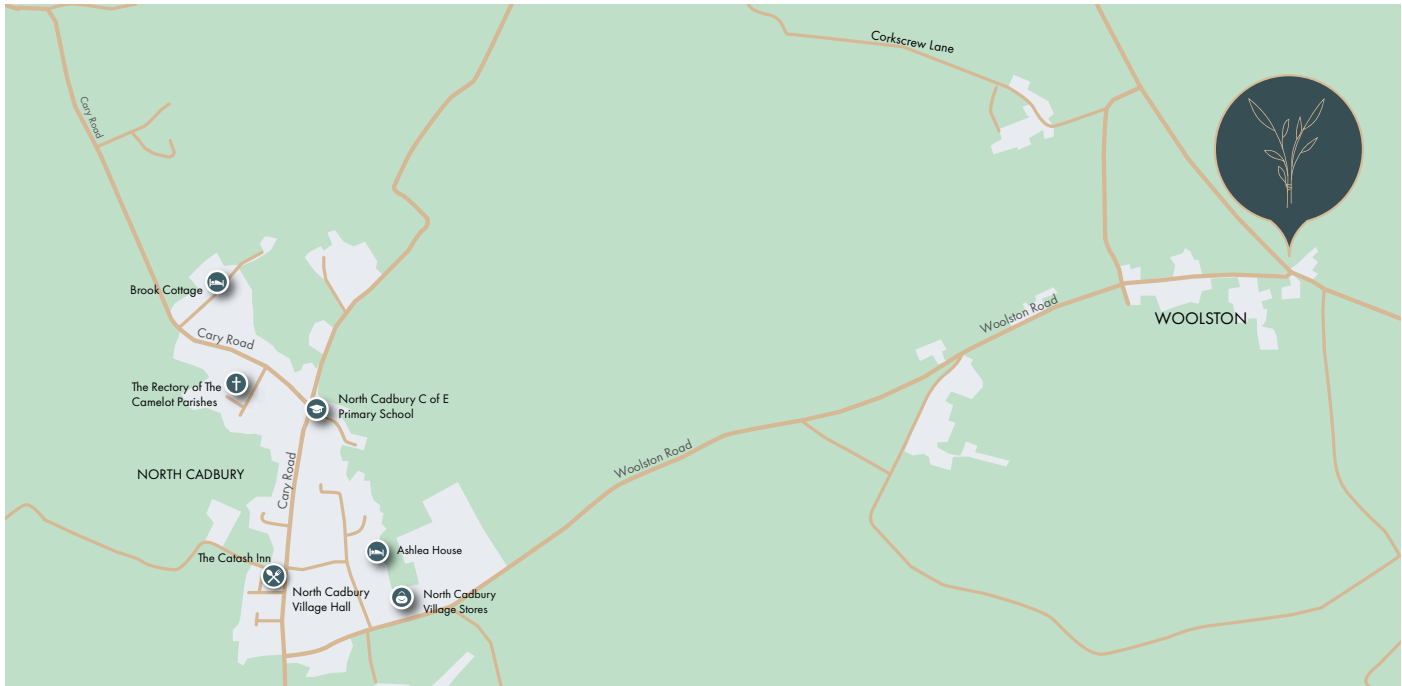
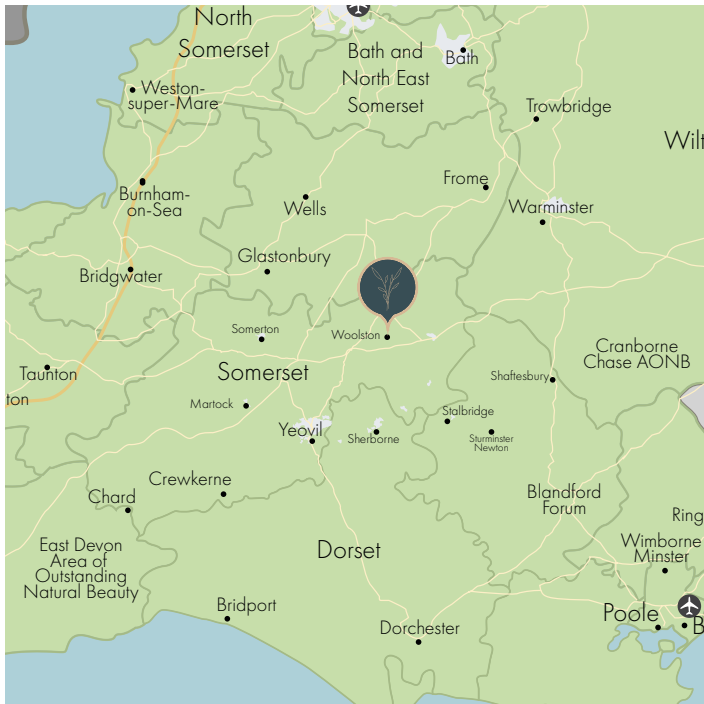
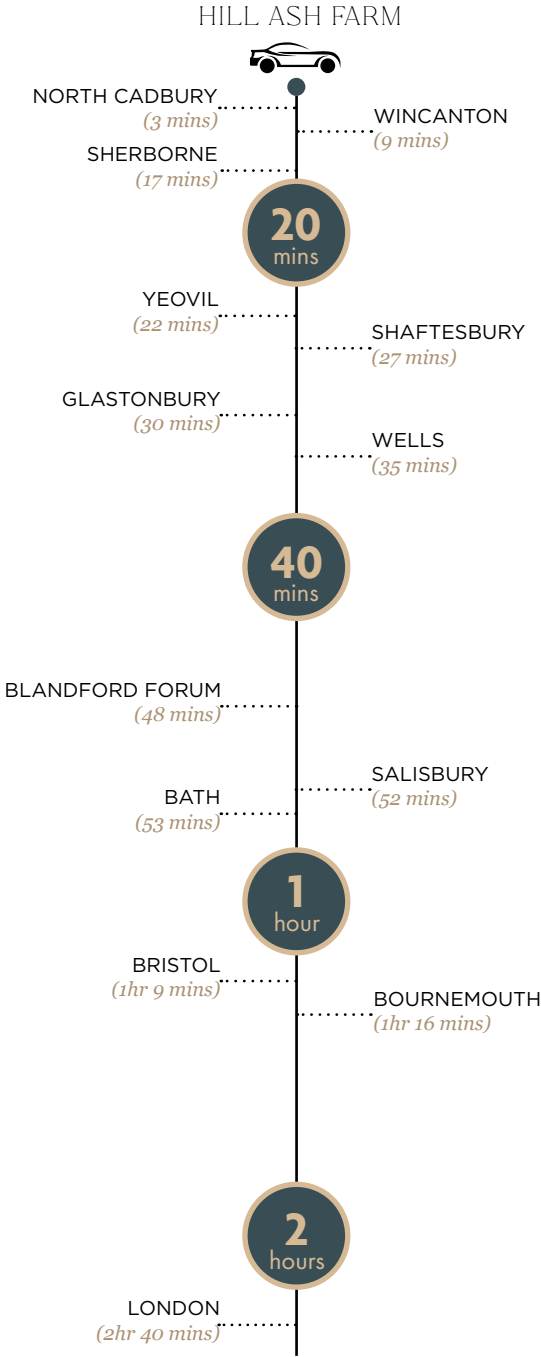


IN THE HEART OF THE COUNTRYSIDE

Somerset has some excellent road and rail links across the south and to London, making this a very accessible and desirable countryside location. Castle Cary train station is on the Great Western Railway line between London Paddington and Penzance, with the average time from Castle Cary to Paddington being under 2 hours. The A303 can be accessed just south of Woolston, making a drive to London around 2 hours and 40 minutes.



Please note: it is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists' impression, photographs, floor plans, configurations and layouts are included for guidance only. The developer and agent therefore wish to make it clear (in line with Property Misdescriptions Act of 1991) that none of the material issued or depictions of any kind made on behalf of the developer and agent, can be relied upon as an accurate description in relation to any particular or proposed house or development. All images must be treated as 'illustrations' and are provided as guidance only. These illustrations are subject to change without notice and their accuracy is not guaranteed; nor do they constituent a contract, part of a contract or warranty.



Francine Watson
Knight Frank, 15 Cheap Street,
Sherborne, DT9 3PU
Tel: 0117 317 1986
Email: francine.watson@knightfrank.com
www.knightfrank.co.uk



Andy Wakinshaw
Symonds & Sampson Sherborne
Office, 4 Abbey Corner, Half Moon
Street, Sherborne, Dorset, DT9 3LN
Tel: 01935 814488
Email: awakinshaw@symondsandsampson.co.uk
www.symondsandsampson.co.uk





WOOLAVINGTON HOMES

Woolavington Homes
Middle Gaer, Cwmyoy, Abergavenny, Monmouthshire, NP7 7PA
www.woolavingtonhomes.co.uk