



ST JULIAN'S COURT

SHOSCOMBE, BATH



“Meadows, swirling round the wooded
bends”
— A. L. Rowse





PRIOR PARK, BATH

A PLACE BETWEEN COUNTRYSIDE AND CITY

Set within the rolling Somerset countryside just 7 miles south of the historic city of Bath, Shoscombe offers a rare balance of peaceful rural living with convenient access to one of England's most celebrated cities.

Nestled within the valley of the Wellow Brook, the village is surrounded by wooded hillsides, open meadows and winding country lanes that define this quietly beautiful part of Somerset. Once connected by the historic Somerset & Dorset Railway, Shoscombe retains a strong sense of heritage and countryside character, shaped by generations of rural and railway history.

At the heart of the village is a close-knit community with a village hall, community centre, Church of England primary school, playing fields, playground and a traditional pub within 15 mins walk. Nearby Radstock, provides everyday amenities including shops, cafés, hotels and supermarkets, while Bath offers direct rail connections to Bristol and London.

World-renowned for its Roman Baths, Georgian architecture and honey-coloured stone streets, Bath is one of the UK's most desirable cities. From independent boutiques and award-winning restaurants to museums, theatres and elegant riverside walks, the city combines cultural richness with everyday convenience.

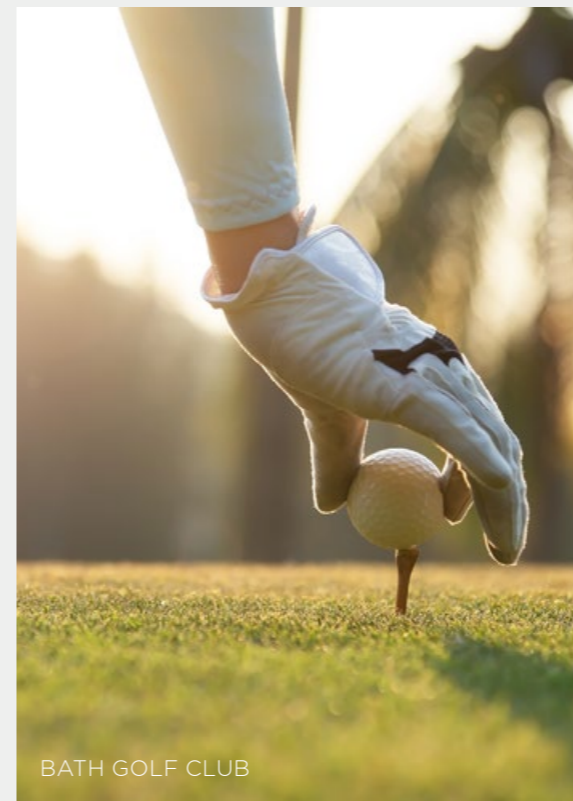
For those drawn to the outdoors, Shoscombe is perfectly positioned to explore the surrounding Somerset landscape. A network of public footpaths and countryside trails weave through rolling hills, woodland valleys and historic landmarks, including the remarkable Stoney Littleton Long Barrow — a Neolithic chambered tomb dating back over 5,000 years.

The village also enjoys easy access to some of the South West's most sought-after destinations. Bristol lies approximately 17 miles to the north-west, while the market towns of Frome, Bradford-on-Avon, Wells, Warminster and Glastonbury are all within easy reach.

Surrounded by countryside yet exceptionally connected, Shoscombe offers a lifestyle shaped by landscape, heritage and the enduring character of rural Somerset.



BATH



BATH GOLF CLUB



5

GLASTONBURY TOR



ST JULIAN'S COURT

Woolavington Homes has created an exclusive collection of four unique four-bedroom homes, thoughtfully designed by award winning architects DMW. Inspired by the simplicity and character of traditional rural buildings, the homes combine contemporary design with traditional materials to create buildings that sit naturally within the surrounding landscape.

Each home has been carefully considered to work in harmony with its setting, balancing modern living with enduring countryside character. Shingled driveways, private garaging and generous parking further enhance the sense of space and privacy throughout the development.

Designed with comfort, sustainability and high energy efficiency at their core the houses will have triple glazing, air source heat pumps, MVHR fresh air circulation systems, solar panels and underfloor heating (ground floor).

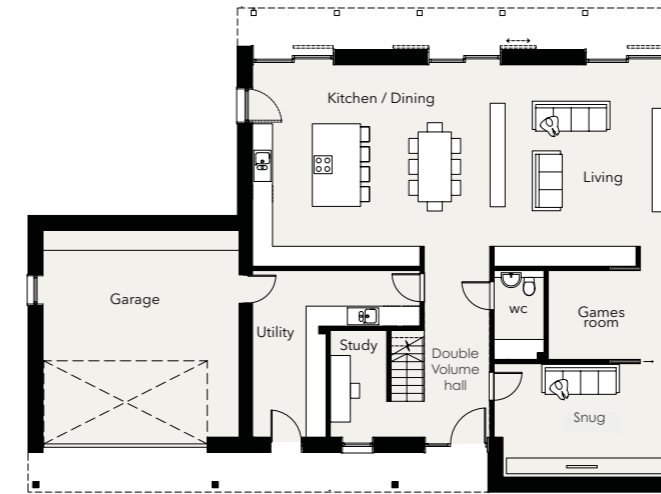
Please note, all imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to others within this brochure.



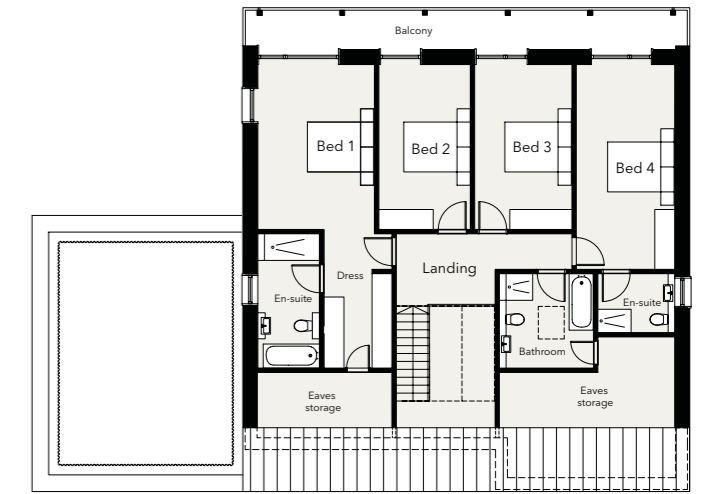
FOXCOTE HOUSE

Approached down its own driveway, Foxcote House sits in a private space and is orientated to enjoy the fabulous views down the valley from a kitchen and living room that is over 12 meters in length. The house incorporates an integral double garage with direct house entrance, a snug, a study, a media room and a double volume hallway. Upstairs 4 bedrooms are orientated towards the valley views.

Total Sq footage 327.9m²/3529sqft



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Dining	7.17m x 6.09m	23'6" x 19'11"
Living Room	5.36m x 6.09m	17'7" x 19'11"
Games Room	3.64m x 3.45m	11'11" x 11'3"
Snug	5.05m x 3.45m	16'6" x 11'3"
Utility	5.03m x 5.01m	16'6" x 16'5"
Study	1.72m x 3.21m	5'7" x 10'6"

FIRST FLOOR

Master Bedroom	3.51m x 9.12m	11'6" x 29'11"
Master Bedroom en suite	1.9m x 4.02m	6'2" x 13'2"
Bedroom 2	2.74m x 4.96m	8'11" x 16'3"
Bedroom 3	2.74m x 4.96m	8'11" x 16'3"
Bedroom 4	2.96m x 6.2m	9'8" x 20'4"
Bedroom 4 en suite	2.31m x 1.80m	7'6" x 5'10"
Bathroom	2.86m x 2.86m	9'4" x 9'4"



GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining	7.09m x 9.39m	23'3" x 30'9"
Snug	3.69m x 3.59m	12'1" x 11'9"
Garage	3.29m x 6.39	10'9" x 20'11"

FIRST FLOOR

Master Bedroom	3.49m x 5.07m	11'5" x 16'7"
Master Bedroom en suite	1.6m x 2.97m	5'2" x 9'8"
Bedroom 2	3.5m x 5.07m	11'5" x 16'7"
Bedroom 2 en suite	2.17m x 1.25m	7'1" x 4'1"
Bedroom 3	3.49m x 4.5m	11'5" x 14'9"
Bedroom 4	3.5m x 2.75m	11'5" x 9'0"
Bathroom	2.12m x 2.47m	6'11" x 8'1"



VALE HOUSE

Sitting on the elevated part of the site Vale, Hazel and Meadow House have panoramic views down the valley and have been carefully designed to provide a modern easy living atmosphere with integrated garages with further owned parking spaces, large living/kitchen areas, and 4 bedrooms each with associated bathrooms. In addition Vale and Meadow have extra snug rooms which overlook their larger gardens.

Total Sq footage 221 m²/2379sqft



HAZEL HOUSE

Sitting on the elevated part of the site Vale, Hazel and Meadow House have panoramic views down the valley and have been carefully designed to provide a modern easy living atmosphere with integrated garages with further owned parking spaces, large living/kitchen areas, and 4 bedrooms each with associated bathrooms. In addition Vale and Meadow have extra snug rooms which overlook their larger gardens.

Total Sq footage 176m²/1894sqft



GROUND FLOOR		
Living/Kitchen/Dining	6.10m x 9.76m	20'0" x 31'11"
Garage	3.18m x 6.39m	10'5" x 20'11"

FIRST FLOOR		
Master Bedroom	2.93m x 7.92m	9'7" x 25'11"
Master Bedroom en suite	1.25m x 2.79m	4'1" x 9'1"
Bedroom 2	3.07m x 5.03m	10'0" x 16'6"
Bedroom 2 en suite	1.94m x 1.25m	6'4" x 4'1"
Bedroom 3	2.93m x 4.72m	9'7" x 15'5"
Bedroom 4	3.07m x 2.85m	10'0" x 9'4"
Bathroom	1.94m x 2.18m	6'4" x 7'1"





GROUND FLOOR

Living/Kitchen/Dining	7.09m x 9.40m	23'3" x 30'10"
Snug	3.9m x 3.59m	12'9" x 11'9"
Garage	3.29m x 6.39m	10'9" x 20'11"

FIRST FLOOR

Master Bedroom	3.49m x 5.07m	11'5" x 16'7"
Master Bedroom en suite	1.6m x 2.97m	5'2" x 9'8"
Bedroom 2	3.5m x 4.85m	11'5" x 15'10"
Bedroom 2 en suite	2.17m x 1.25m	7'1" x 4'1"
Bedroom 3	3.49m x 4.5m	11'5" x 14'9"
Bedroom 4	3.5m x 2.75m	11'5" x 9'0"
Bathroom	2.17m x 2.4m	7'1" x 7'10"



MEADOW HOUSE

Sitting on the elevated part of the site Vale, Hazel and Meadow House have panoramic views down the valley and have been carefully designed to provide a modern easy living atmosphere with integrated garages with further owned parking spaces, large living/kitchen areas, and 4 bedrooms each with associated bathrooms. In addition Vale and Meadow have extra snug rooms which overlook their larger gardens.

Total Sq footage 221 m²/2379sqft

QUALITY FINISH AND SPECIFICATION

Every one of our homes is individually designed with meticulous attention to detail throughout. At St Julian's Court each one of our properties enjoy...

- Thermostatically controlled underfloor heating on all ground floors. Radiators on all first floors.
- Heating and hot water systems powered by Air Source Heat pumps complemented by solar array on the roofs. (exact spec tbc)
- Bespoke kitchens designed in house with Bosch (or equivalent) appliances. Off plan purchasers are able (depending on construction programme) to have a kitchen designed to their personal specification.
- Utility areas created in the garages with sinks and spaces for washing machines and dryers.
- MVHR air system in each house - constantly circulating the system removes stale and old air replacing with fresh air. Broadband - each house will have a direct connection to local broadband provider Truespeed (not obligatory).
- Floor finishes - down stairs wood effect or porcelain flooring with choice of carpets upstairs.
- EV chargers for each house.
- Triple Glazing throughout.

Construction Note:

All the houses at St Julian's Court are being constructed from ICF (insulated concrete form) which creates a house shell which is incredibly solid, highly insulated, airtight and with exceptional thermal performance (predicted A rated EPC's). Coupled with triple glazing and the MVHR systems occupants have a much higher level of control over their internal living conditions minimising temperature fluctuations and keeping external noise to a minimum.

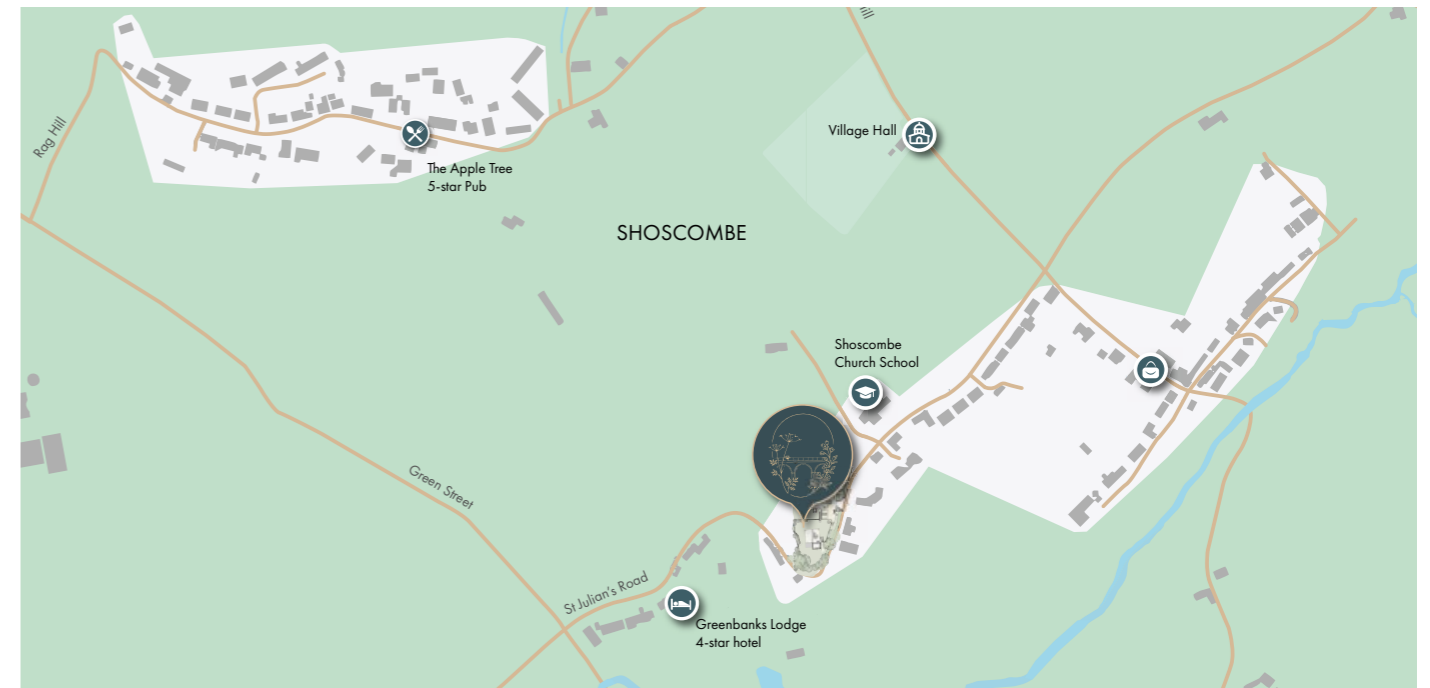
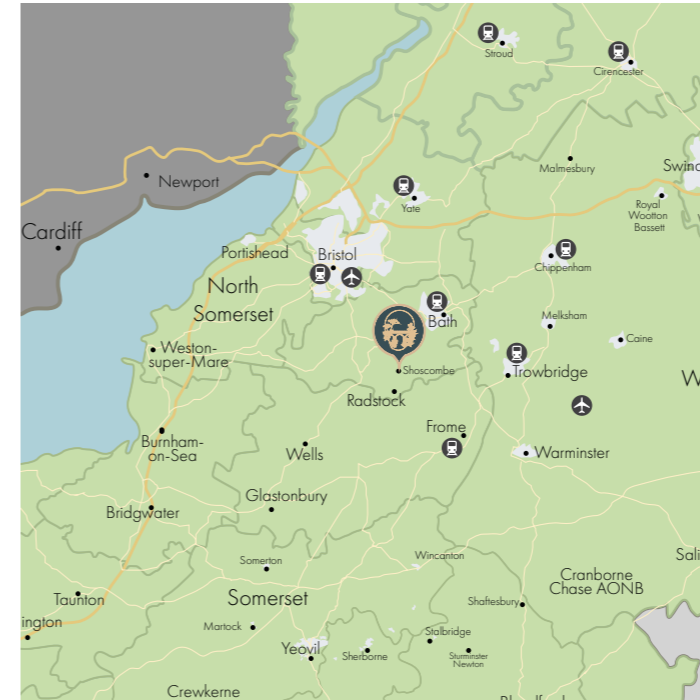
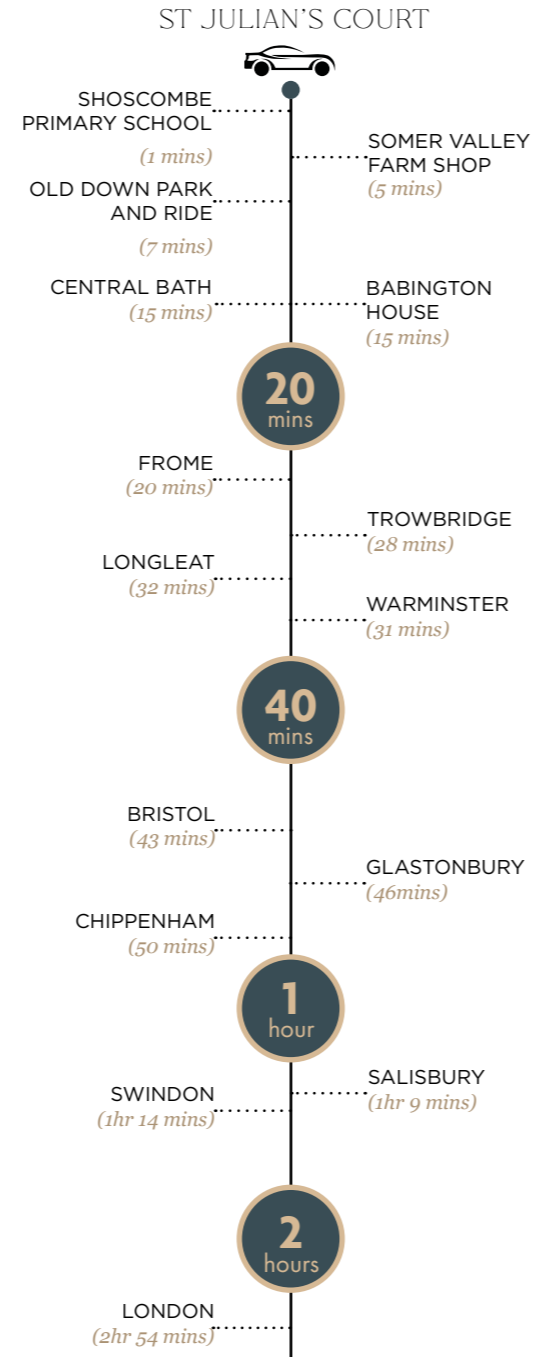
All properties at Hill Ash Farm come with the ICW Warranty More information can be found at www.i-c-w.co.uk

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. Bath Spa train station is on the Great Western Railway line between London Paddington and Bristol Temple Meads, with the average time from Bath to Paddington being 1 hour 20 minutes. The A36 can be accessed just east of Shoscombe, making a drive to London around 2 hours and 50 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 constitute a contract, part of a contract or warranty.





WOOLAVINGTON HOMES

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