



Norton St Philip - a beautiful village



Position The picturesque and desirable village of Norton St Philip

Properties A select collection of just fourteen beautiful character cottages and apartments

Proposition A truly exceptional way of life in beautiful surroundings

Perfection Church View





Just 6 miles south of Bath, is the sought-after and historic village of Norton St Philip. Located on the boundary of this pretty village, Church View will offer a truly exclusive lifestyle to residents with good road links to Bath and rural beauty on the doorstep.

This superb collection of character-homes are very highly specified and designed to blend seamlessly with the local architecture.

Each of the homes at Church View benefits from landscaped private or communal gardens. Residents also have the option to rent an additional allotment nearby.

There are also lots of beautiful rural footpaths immediately adjacent to the development with easy access to the nearby church, pubs and school.

Church View also has its own village store open daily from 7am – 10pm, which is ideal for the daily essentials (as pictured).



- Maple Cottage - Home 1
- Birch Cottage - Home 2
- Bramble Cottage - Home 3

- Wheatsheaf Cottage
Home 4

- Oak Tree Place
Apartments 1 - 6

- Lilac Cottage - Home 11
- Beech Cottage - Home 12

- Pine Cottage - Home 13
- Elm Cottage - Home 14



Slabbed areas and steps are indicative. Colours do not represent materials. Please ask our sales representative for exact details. This development layout is not to scale and is for information purposes only. Approximate house positions are shown, elevations may change from home to home. Hard and soft landscaping shown is indicative only. Local authority reserve the right to alter or re-plan at anytime. Please ask for specific home details.



The properties at Church View benefit from an estate management office on site, which can be on hand to offer such assistance as taking deliveries, arranging maintenance of the homes and taking care of things whilst you are away. All of these tasks will be covered within the annual service charge.

*With so much to offer,
Church View really is
the perfect place to enjoy
the finer things in life.*



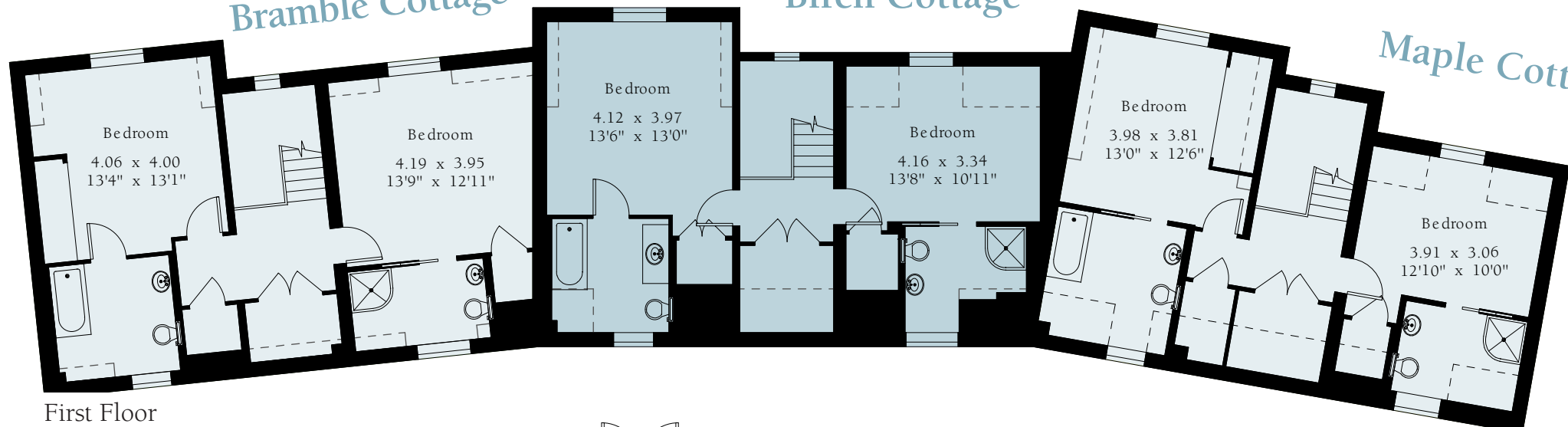




Bramble Cottage

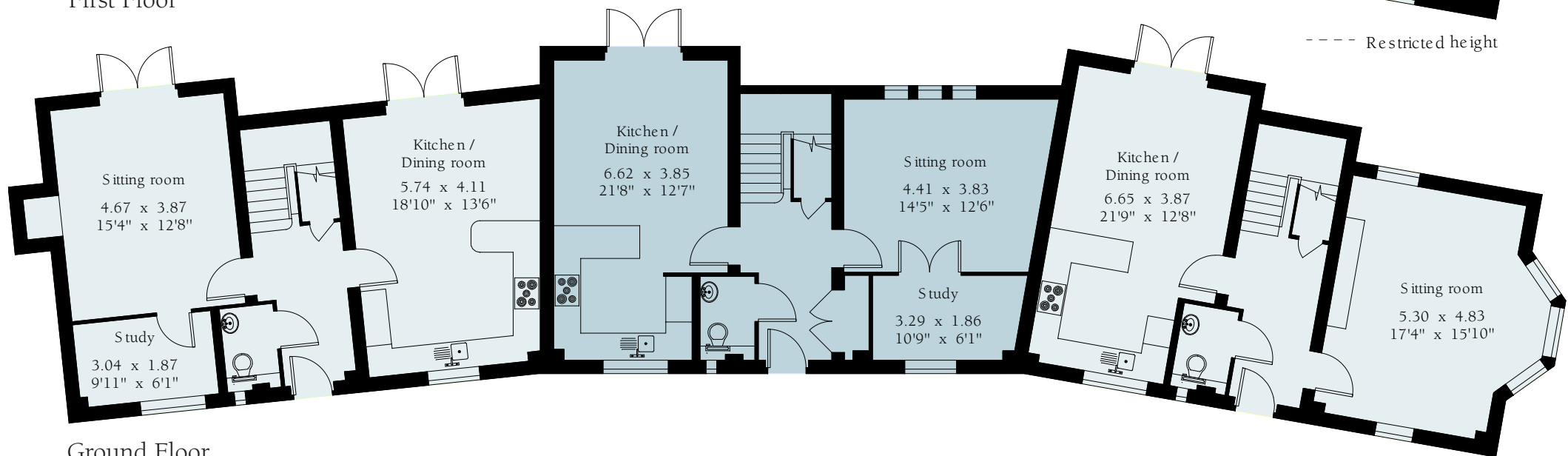
Birch Cottage

Maple Cottage



First Floor

----- Restricted height

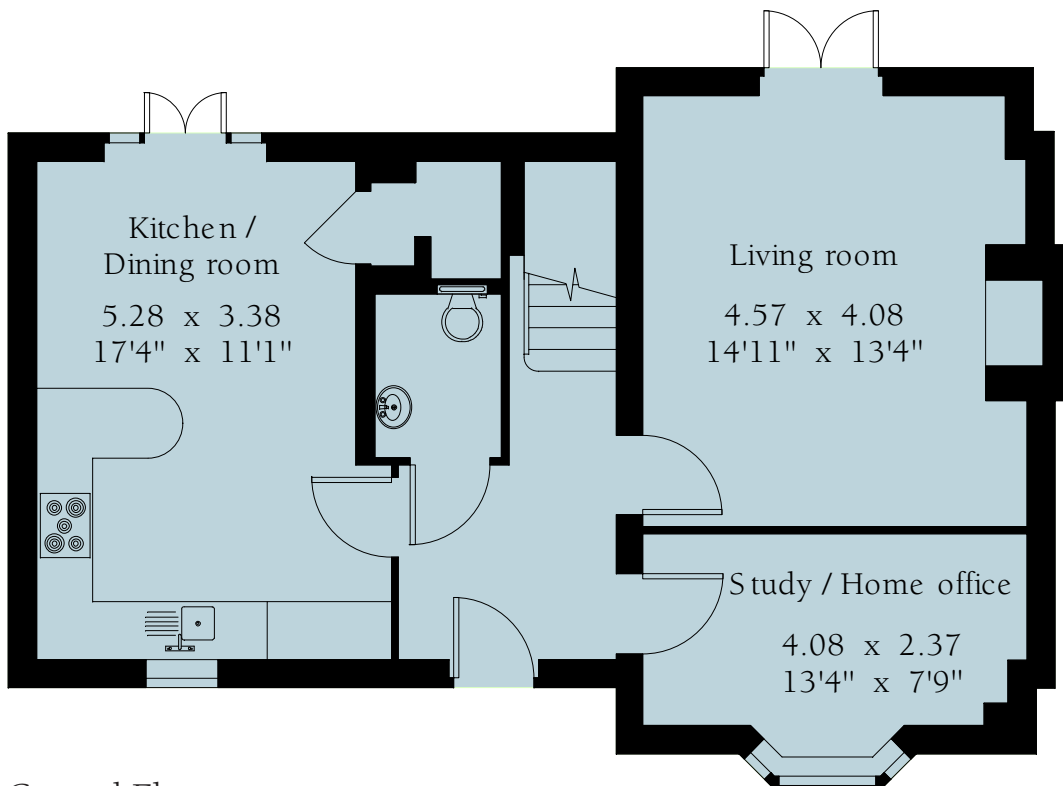
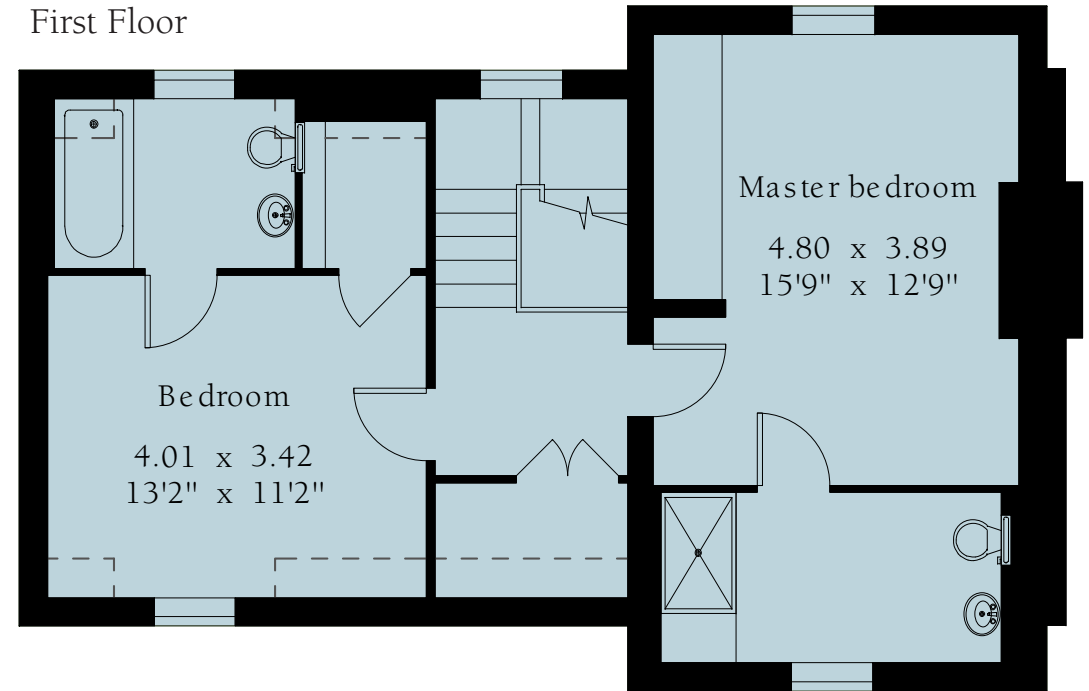


Ground Floor





First Floor

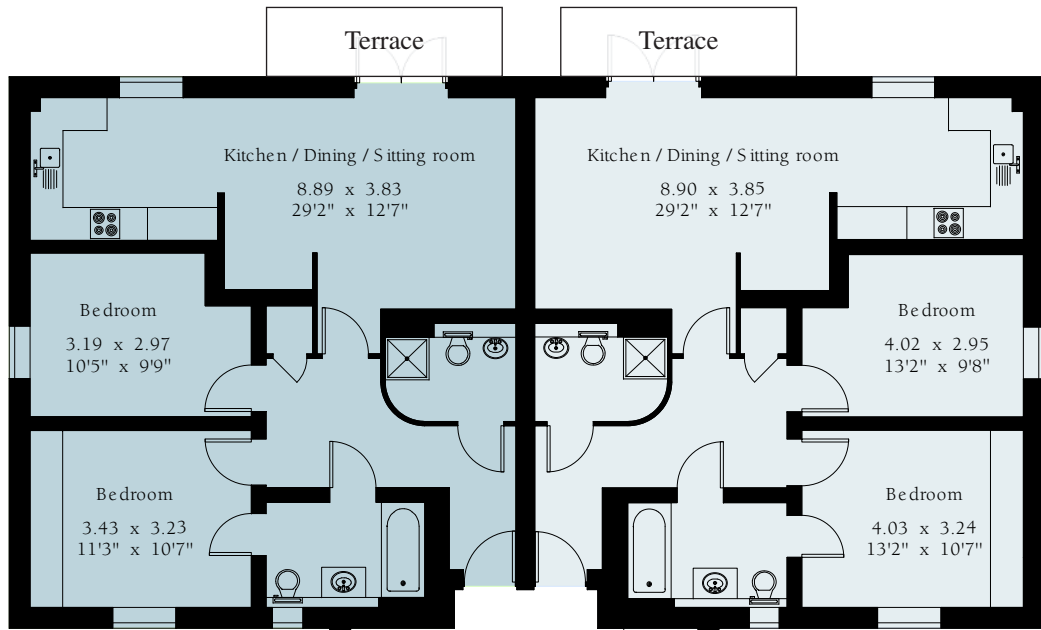


Ground Floor

Wheatsheaf Cottage

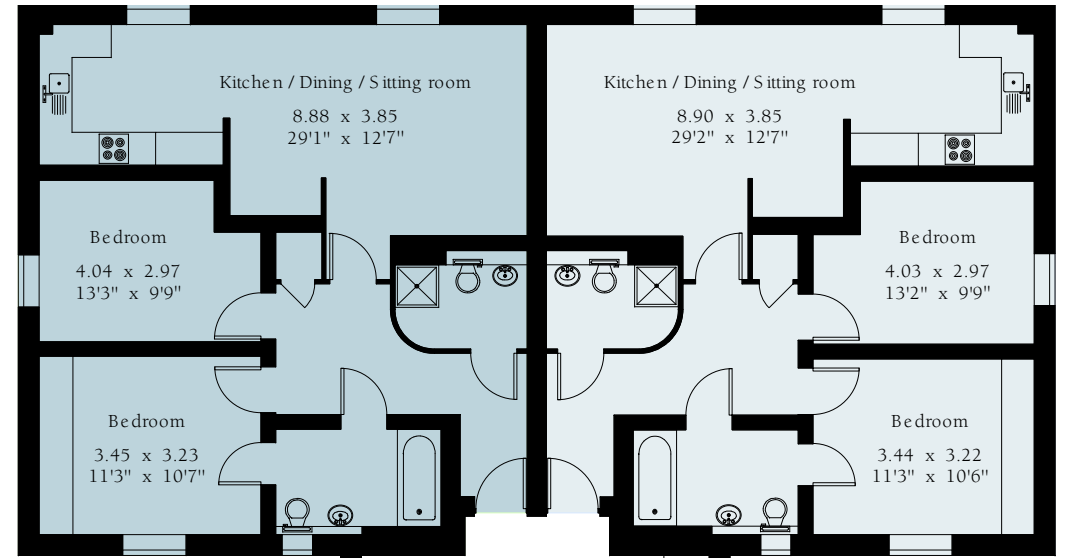






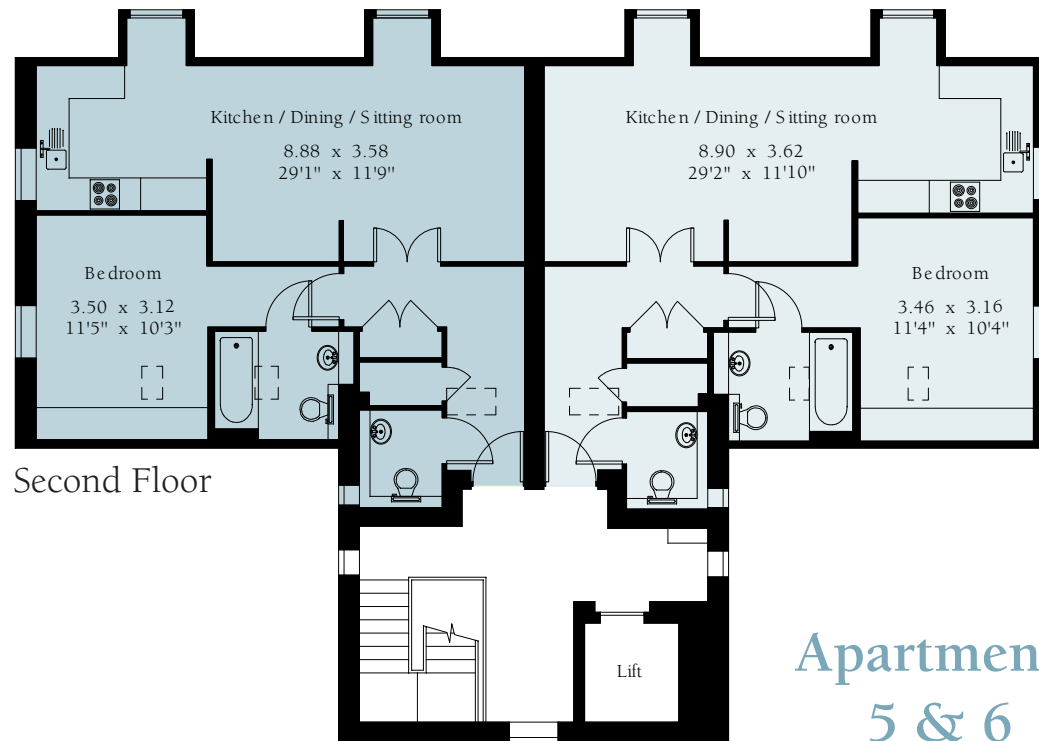
Ground Floor

Apartments
1 & 2



First Floor

Apartments
3 & 4



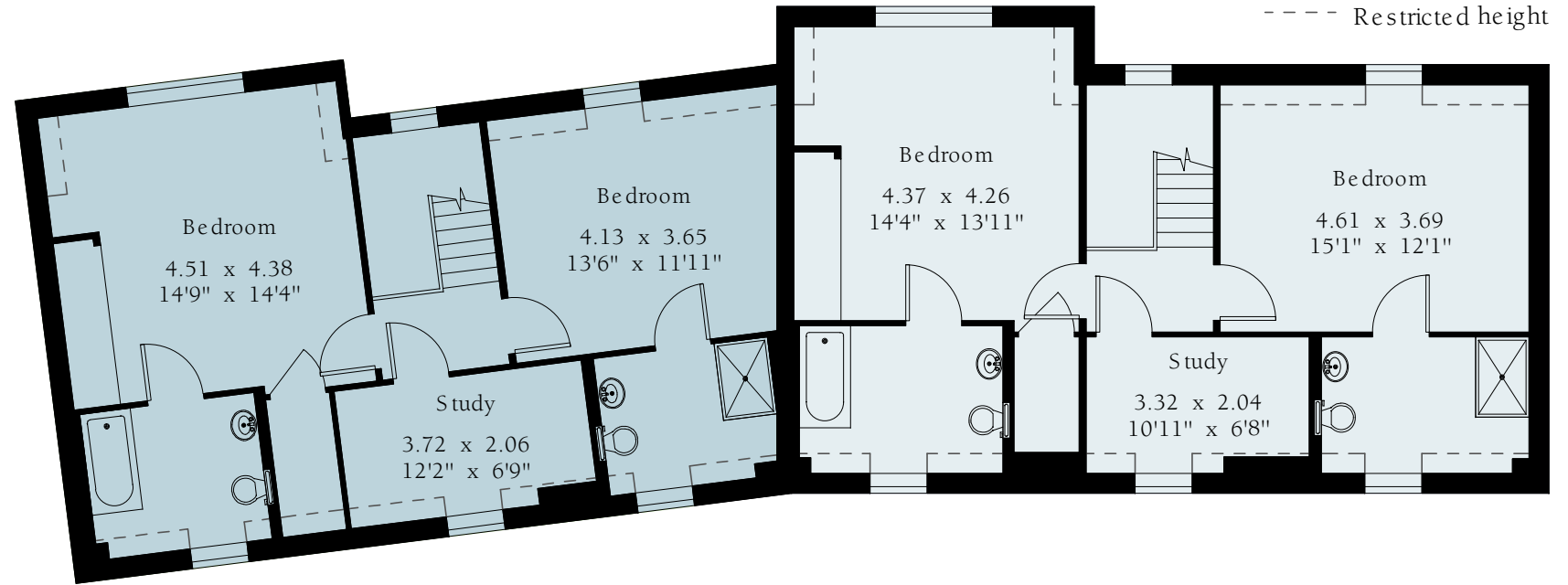
Second Floor

Oak Tree Place

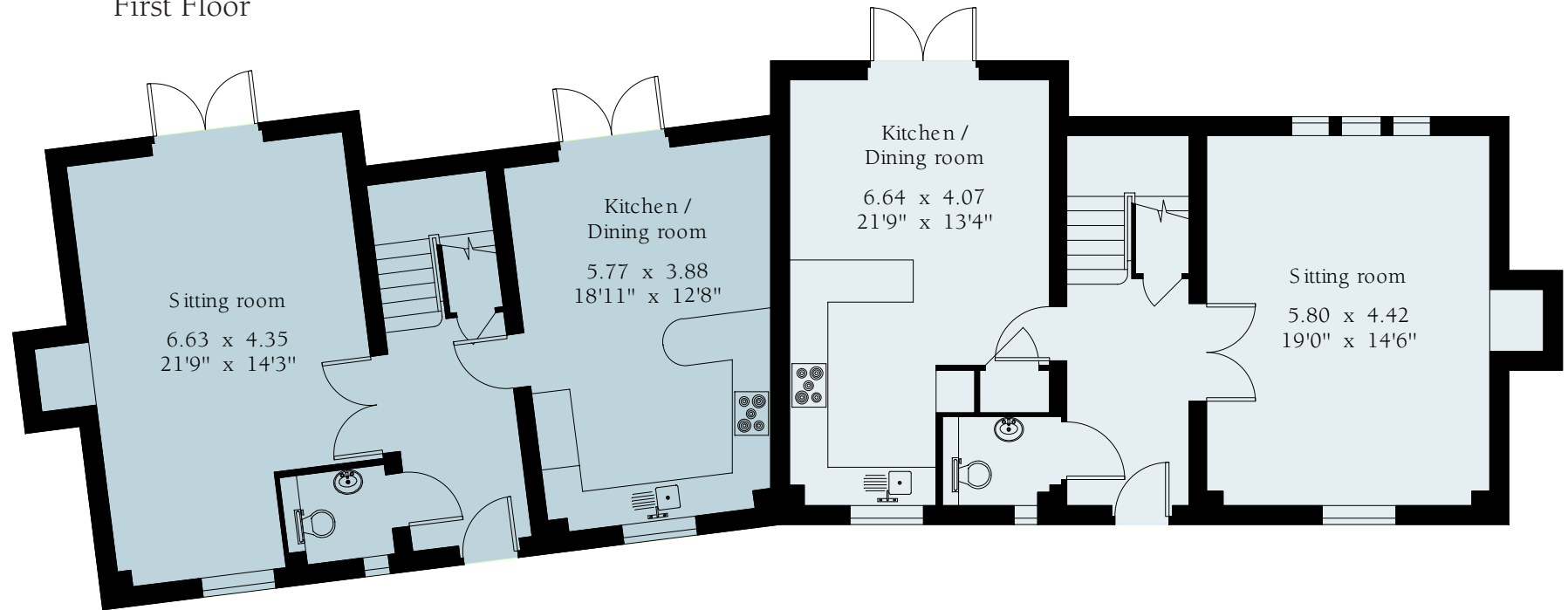
Apartments
5 & 6







First Floor



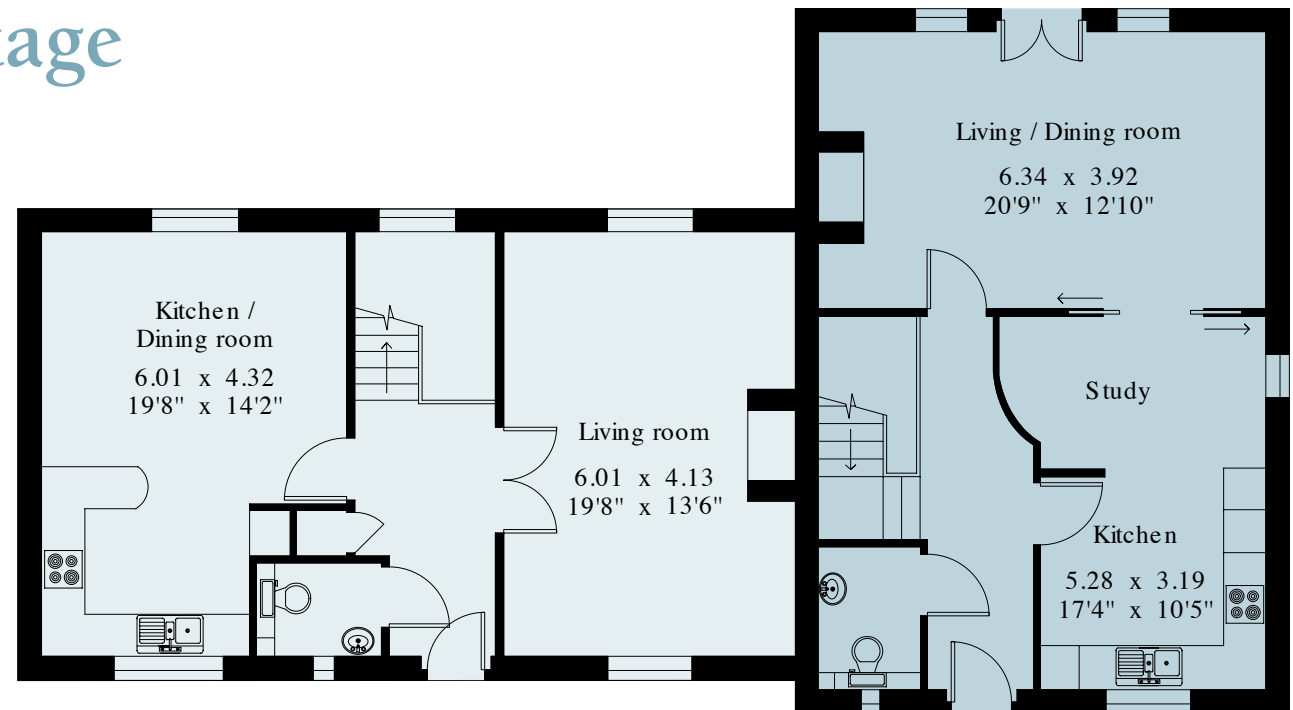
Ground Floor

Lilac Cottage & Beech Cottage

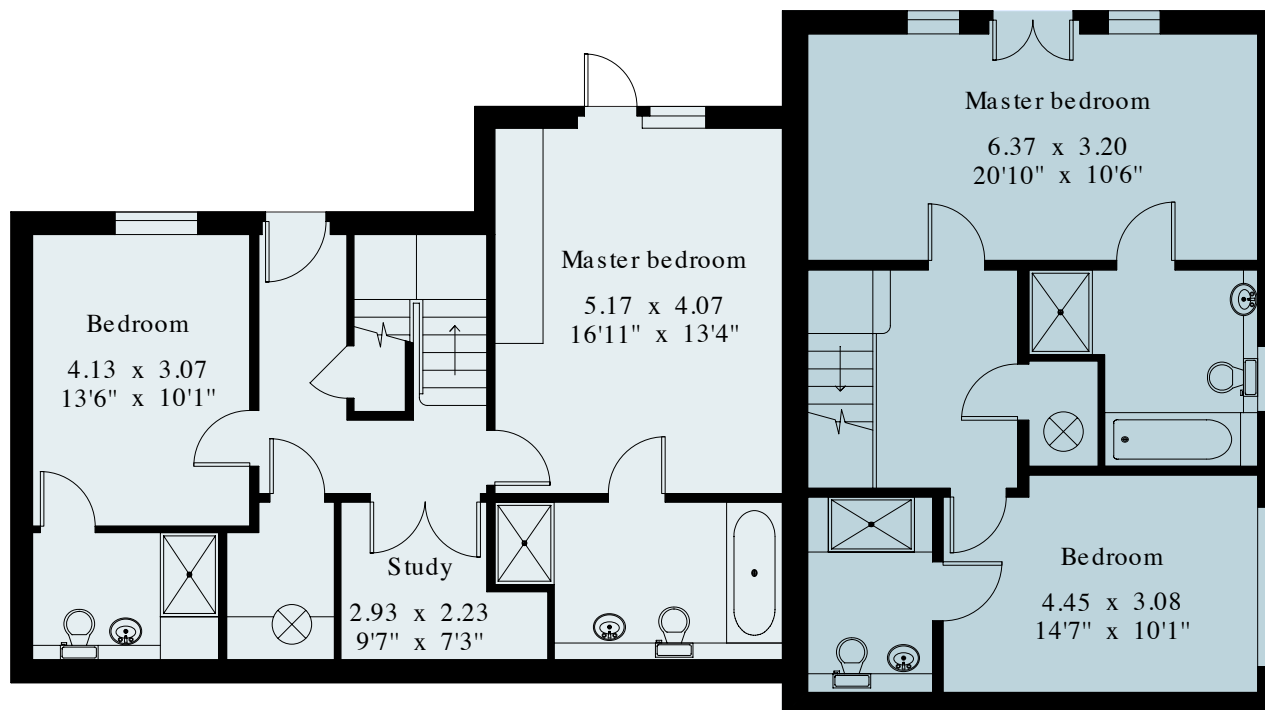


*Please note, the above image shows clay roof tiles, these are now slate tiles.

Pine Cottage & Elm Cottage



Ground Floor



Lower Ground Floor





the **Old School**
KITCHEN COMPANY

As the heart of the home, the high quality designer kitchens have been sourced from The Old School Kitchen Company for their high quality finish and specification. Each kitchen has been carefully designed to maximise the benefit of the property for which it has been made with a strong traditional design including Bosch appliances as standard throughout.



Kitchen

- A range of custom built kitchens from The Old School Kitchen Company
- A range of Silestone or granite worktops and matching upstands
- Glass splash back
- A range of Bosch stainless steel integrated appliances including:
 - Single oven
 - Combination microwave/oven
 - Tall fridge/freezer or separate under counter fridge and freezer
 - Dishwasher
 - Washer/dryer
 - Extractor hood
 - 4 or 5 burner gas hobs
- Large single bowl stainless steel sink
- Franke extendable mixer tap
- Low energy under pelmet lighting
- Waste disposal

Bathroom, en-suite and cloakrooms

- Bette pressed steel (1800mm x 800mm) bath/shower rooms with designer white sanitary ware
- Hansgrohe chrome fittings
- Kermi glass shower enclosures with low profile shower trays
- A range of luxury Porcelanosa tiles
- Under floor heating
- Chrome towel rails

- Framed wall mounted mirrors with anti mist feature
- Shaver points

Joinery, floorings and doors

- Deep Ogee style painted skirting and architraves
- High performance double glazed, timber windows and French doors
- A range of fitted wardrobes to master bedrooms
- Painted 4 panel fire doors throughout with chrome furniture

Decoration

- Karndean oak flooring to halls and cloakrooms
- Karndean oak flooring or tiles to kitchens
- Fully fitted Victoria Carpets to bedrooms, staircases and sitting rooms
- 'Traditional Ogee' plaster coving to reception rooms and hall
- All properties are fully decorated throughout

Electrical

- Low energy recessed down lighters throughout
- Telephone point to hall, sitting room, study and master bedroom
- Pre wired for BT Broadband
- TV point to sitting room, kitchen and bedrooms
- Sky+ wiring to living room

Central Heating and fireplaces

- Gas fired individual central heating boilers
- Pressurised hot water system
- Wet under floor heating to all rooms in both the houses and apartments, excluding the bedrooms which have traditional thermostatic radiators
- Jetmaster freestanding multi-fuel stoves to the majority of the houses including stone hearths and oak mantles

Security

- Mains power smoke detectors
- Zoned alarm system to all properties
- Lift to all apartments
- Key fob entry system to apartments
- Fully fitted Tunstall Telecare support system with optional 'add-on' features

External Areas and Gardens

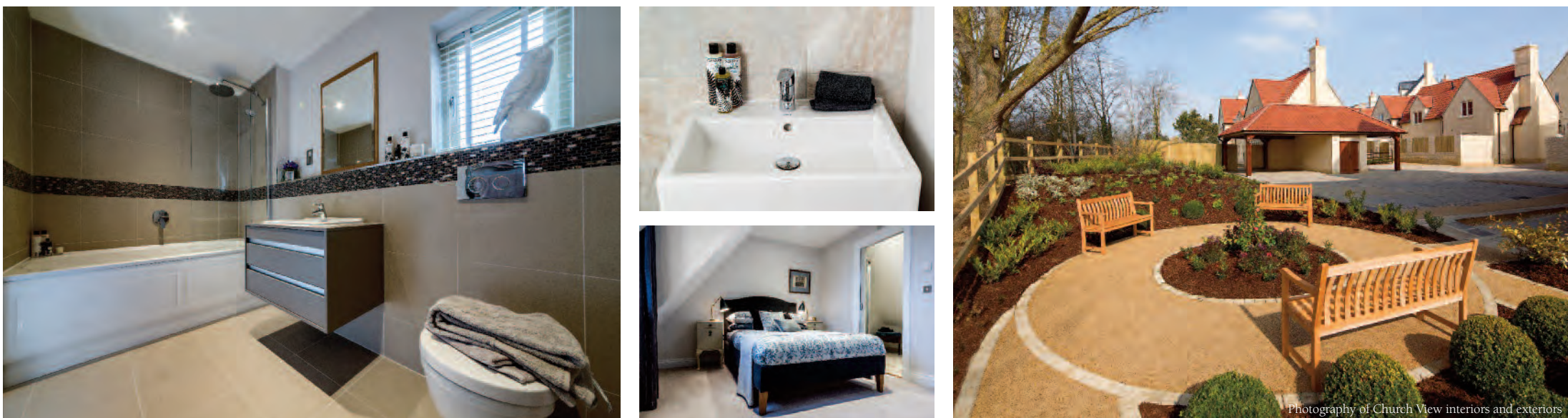
- Shared communal gardens to the apartments
- Private landscaped gardens to the houses and ground floor apartments
- Power, lighting and water to all rear gardens
- 1 allocated car parking space per property with additional visitor parking
- Estate manager's office

A first class specification



The homes at Church View are all beautifully appointed and finished with meticulous attention to detail both inside and out.

This adherence to detail is also preserved in the external features of the home too, which include charming character features such as black aluminium rainwater goods, the use of local quarried stone within the build and timber double-glazed windows. In addition, the homes have been individually designed with security and mobility needs in mind, giving thought to the future. Such details combine to offer the highest levels of quality and comfort for residents whilst being aesthetically pleasing in appearance, to blend seamlessly with the local vernacular.



Photography of Church View interiors and exteriors

Frequently Asked Questions

OWNERSHIP

Do I have to be over a certain age to live at Church View?

The properties are offered for sale to people aged over 55. The permanent occupier or spouse must be over the age of 55.

Who can buy the properties?

We do not restrict the ownership of our properties and they may be purchased and owned by owner/occupiers, family members, friends, Charities, Trusts or Companies.

What is the tenure of my property?

The houses on the development are offered for sale freehold, the apartments are sold on a virtual freehold, 999 year lease.

I am older than my husband/wife; if I die can my under aged spouse stay in occupation?

Widowers, even if under the age requirement are permitted to remain in the property after the loss of a partner of qualifying age.

Can I let the property?

Yes. You may let the property at any time however only tenants who meet the age requirements may occupy the property. You should inform the management company of your intention to let your property in advance of any tenancy agreement being signed.

FINANCES AND CHARGES

Is there a Service Charge and what does it cover?

As with most developments there is an annual service charge which is set up to cover the expenditure associated with managing the development, with an additional element to cover major periodic planned costs. The service charge covers all aspects of managing the development, not unlike managing your own property. Typically, key headings are: employment and associated costs of the estate manager; communal water and electricity charges; lighting of communal areas; maintenance of door entry system; maintenance of grounds; upkeep of any shared areas; the periodic external painting and decoration of houses; gutter clearance; insurance (for the communal area, etc); external window cleaning of all properties; management fee; provisions for periodic costs.

It is intended that the service charge represents value for money. Further services will also be available as and when required on a discretionary basis (paid for as required).

Does the service charge increase each year?

The service charge covers costs including those from external companies and organisations (e.g. utility companies, insurances, window cleaners etc) and any rise is influenced by the increases imposed by those sources. The Management Company will manage the costs with any increases kept to a minimum.

When is the service charge payable?

The service charge is payable on a quarterly basis in advance.

Am I liable for Council Tax at Church View?

Yes. Before you occupy the property the council will rate the property and a tax band will be advised.

Is there a ground rent payable?

The houses are not subject to a ground rent. The apartments pay a peppercorn rent of £1 per annum, paid annually on top of the service charge.

Are there any transfer/assignment fees when selling a Church View property?

Charge transfer/assignment fees are not charged by the management company.

Water meters and charges

Each property is individually metered for water rates. The service charge also includes a small allowance for communal use of water.

PROPERTIES

Security alarms

Each property comes fitted as standard with a zoned alarm system, including the apartments. The apartments have a video entry system allowing you to see who is at the front door, on your television.

Is broadband available?

The development is pre-wired for BT phone lines and broadband.

Can I have a conservatory/garden room fitted?

Before planning permission is sought, approval must first be granted by the Management Company.

What central heating system does my property have?

All of the properties have gas central heating fitted as standard, this includes efficient under floor

heating to the apartments and ground floors of the houses. The house bathrooms also have under floor heating. In all properties the bedrooms have standard thermostatic radiators.

LIVING AT CHURCH VIEW

Can I lock up and leave for extended periods?

Yes. One of the benefits of our Estate Manager is that they can keep a watchful eye over your property in your absence. Your property is also fitted with a zoned alarm system for further peace of mind. Please note, that whilst the Estate Manager will keep an eye on your property in your absence, neither they nor the Management Company are liable for the property.

Garden Maintenance

The Estate Manager is responsible for the upkeep of landscaped areas, including both private and communal areas. If you purchase a home at Church View, it will come with a fully landscaped 'low maintenance' garden.

Are pets allowed?

Generally speaking pets are permitted at Church View, this is however at the total discretion of the Management Company. If a pet causes a nuisance to other residents, the Management Company reserves the right to ask for the pet to be removed.

Is there an emergency call out service?

Each property is fitted with a state of the art Tunstall Telecare system, which enables a resident to subscribe to a 24 hour, 7 days a week, 365 days a year, UK based, call centre support service. A range of additional support devices are also available to enhance the systems capabilities and a representative from Tunstall will provide a briefing on the system and its additional features when you move into your property.

Are there communal facilities?

The development enjoys beautiful landscaped gardens and forms part of the adjoining development of Fortescue Fields, which includes a shop.

What do I do with my rubbish?

There are communal refuse and recycling bins located in the Car Port opposite the apartment block; these are for the use of all residents at Church View. The Estate Manager will collect bags from individual properties on a regular basis if required.

ESTATE MANAGERS

Is the Estate Manager able to give medical assistance?

The Estate Manager is there to provide day to day assistance to the residents and will do any reasonable job that helps a resident. They are not however there to provide medical assistance.

The Estate Manager will be on site Monday to Friday for four hours a day. They will be based in the Estate Managers Office and will have both a mobile phone and landline. They can be contacted out of hours if you have a property related emergency only.

MAINTENANCE AND DECORATION

Window Cleaning

The Estate Manager will be responsible for organising for your windows to be cleaned on a regular basis. This is included in the service charge.

Who is responsible for the decoration of my property?

Church View Management Company is responsible for the periodic redecoration of the exterior of the properties.

How often is external decorating carried out?

This is carried out on a planned basis, occurring normally every 5 years, or as required. The cost of these works is covered in your service charge.

Internal structural alterations

Changes may be made internally to the structure of a property, subject to any necessary consent required from the Planning/Building Regulation department. Internal changes that require any alterations to the external appearance of any of the properties will first require the consent of the Management Company.

Building Repairs

Built into the service charge is a sum to cover the general wear and tear of the buildings, such as damaged gutters or replacing roof tiles. The properties are covered by a 10 year LABC Guarantee against structural defects.

Live life to the full...

Perfectly positioned to take advantage of everything that this exceptional area has to offer, Church View is ideally located for the best of town and country being nestled within the rolling beauty of the Somerset Hills with both Bath and Bristol close by.





Less than 500m from Church View lies one of the oldest pubs in England, The George Inn, whilst just opposite is The Fleur de Lys Public House. Both offer good food and are useful facilities for the village. Church View also has its own village store open daily from 7am – 10pm, which is ideal for the daily essentials.

Meanwhile, in nearby Bath, just 6 miles away by road, retail opportunities abound. The Kingsmead Leisure Centre offers some of the best in high street brands, while the more discerning shoppers can head towards Pulteney Bridge to enjoy the charming array of boutiques and jewellers that line the attractive cobbled streets. Alternatively, you can jet set from nearby Bristol airport to access some of the best shopping destinations in Europe.

Amongst Bath's other treasures are the famous Roman Baths, the imposing Abbey and the traditionally elegant, Royal Crescent. The Theatre Royal in Bath hosts a breadth of family and musical entertainment, enjoying some of the best comedians, musicians, plays and shows that Britain has to offer.

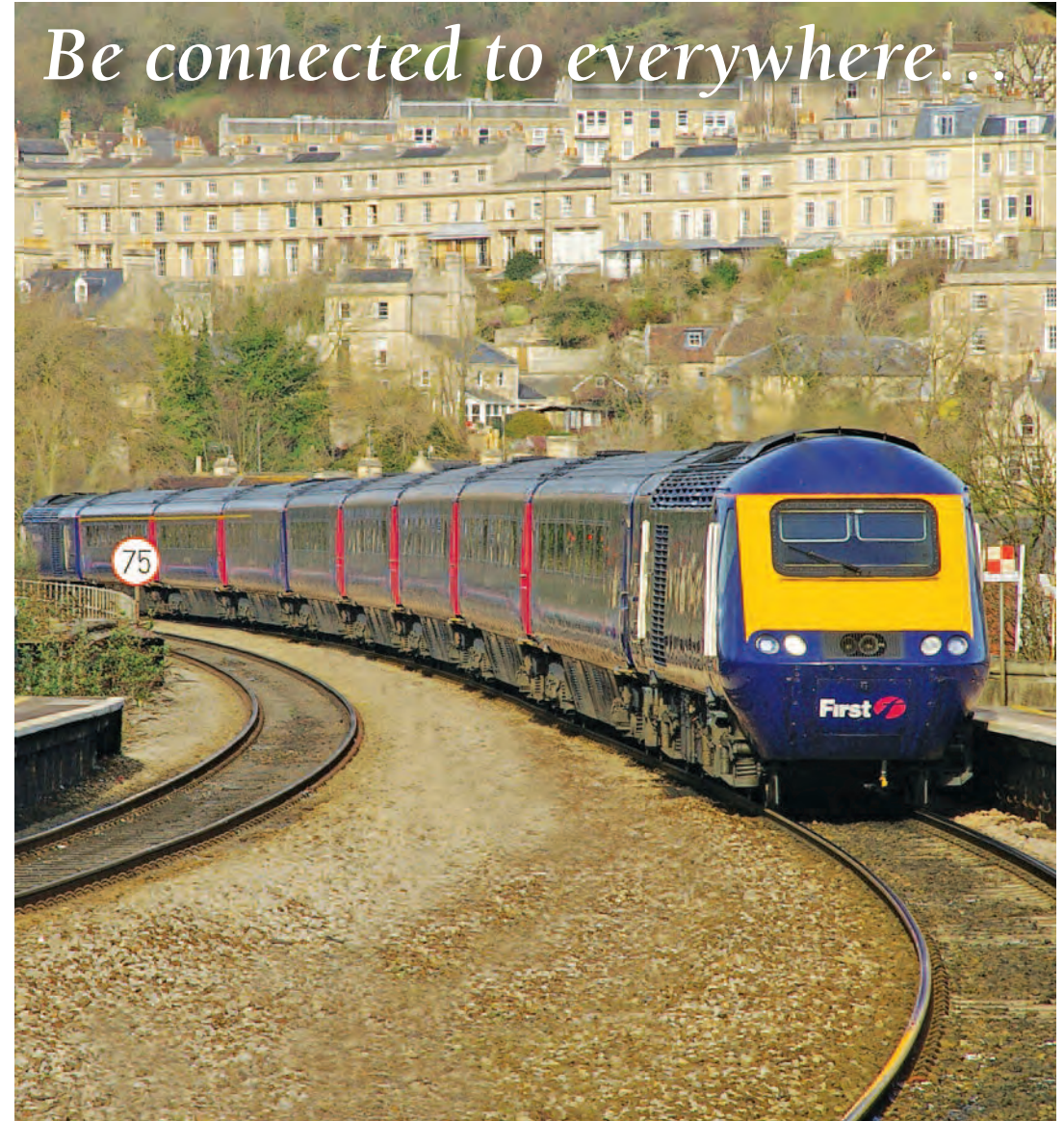
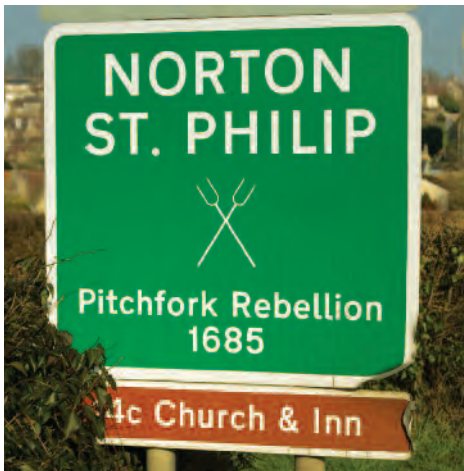
The Aquaterra Leisure centre, in Bath also offers a wealth of sports activities, including a large swimming pool, gymnasium, tennis and golf. Or for those who wish to pamper themselves, one can relax at Britain's only thermal spa.



Bristol Shopping



Clifton Suspension Bridge



Be connected to everywhere...

Norton St Philip has good transport links by both public transport and road, meaning you can easily stay connected.

The village is located approximately 6 miles south of the city of Bath. Bristol, which has its own international airport, is just 21 miles away. The M4 motorway is also close by putting London within easy reach by car or Bristol city centre via the A4 or M32.

Alternatively, the nearest mainline station is Westbury with regular services into London Paddington, in under an hour and a half, or via the closer Freshford Railway Station to Bristol Temple Meads in under an hour.



*Church View
Fortescue Fields
High Street
Norton St Philip
BA2 7LH*





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We ensure that schemes are well considered throughout the planning process, creating developments which sit harmoniously within the environment and which create a sense of place.

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For more information please call 0203 468 4932
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High Street Norton St Philip BA2 7LH