



# FOX FIELDS

HALLATROW, SOMERSET

An exclusive development of stunning new homes set within  
the beautiful Somerset hamlet of Hallatrow







# WELCOME TO FOX FIELDS

## The charming Somerset hamlet of Hallatrow is the epitome of relaxed rural living.

Surrounded by stunning countryside, yet within easy reach and almost equal distant of Wells, Bath and Bristol, the local town of Midsomer Norton offers a comprehensive range of amenities as well as a number of festivals and events.

The development is well placed for a number of state and independent schools. There are leisure amenities nearby with golf at Farrington Gurney and Mendip, sailing on the Chew Valley lakes as well as the dining experience at The Pig near Bath.



# MODERN LIVING THE SITE

## Ten new three and four bedroom homes for sale in the hamlet of Hallatrow

Surrounded by glorious Somerset countryside, blending seamlessly with their environment.

Inside they have all the comfort and convenience you could want: modern design and technology and workmanship of the highest quality.

Fabulous kitchens featuring traditional or contemporary styling with solid or luxury 40mm worktops and integrated Bosch appliances. LED downlights are fitted in the kitchens, utility areas, cloakrooms, bathrooms and en-suites.

■ **Type A**

Plots 6 & 7

■ **Type B**

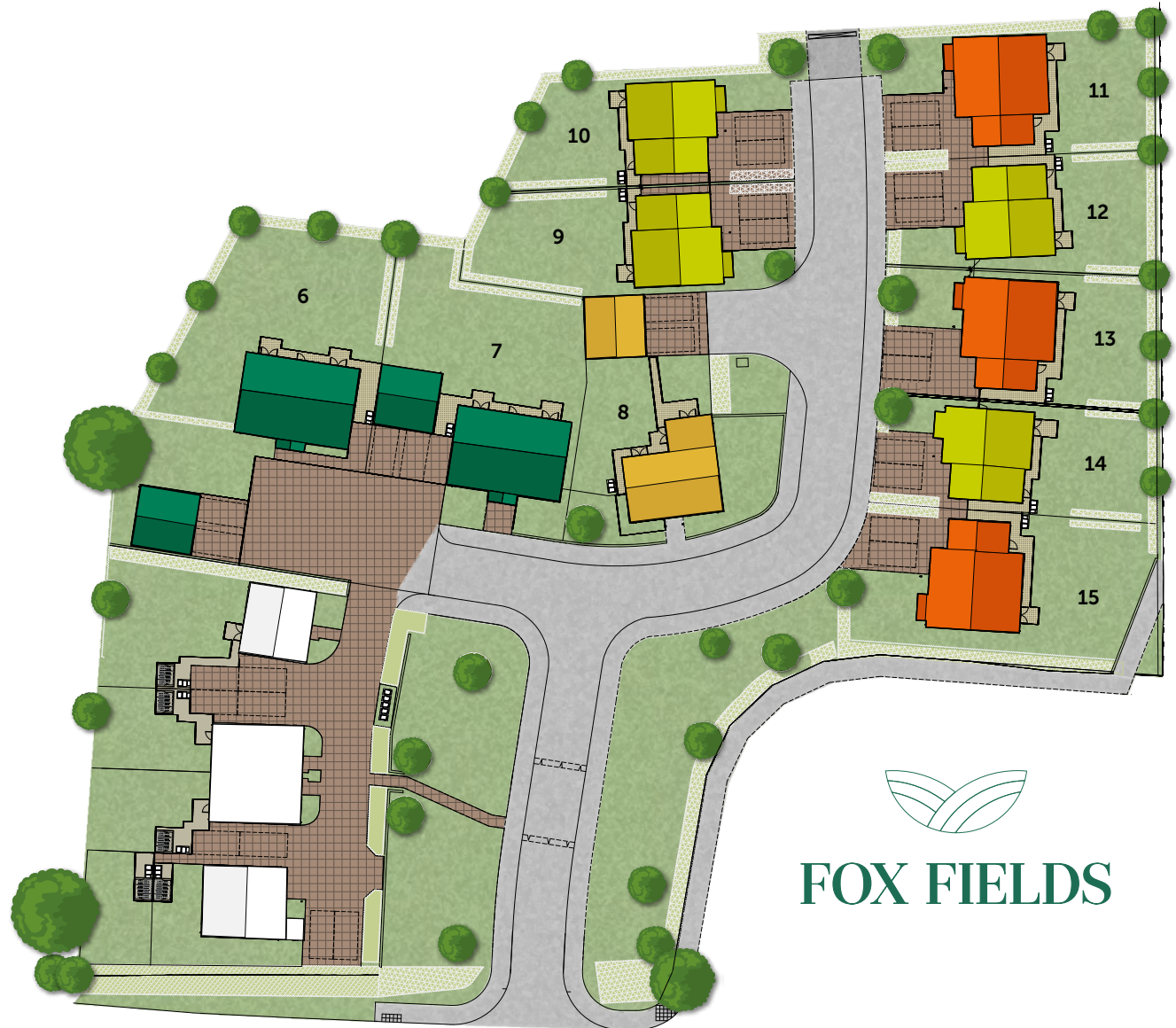
Plot 8

■ **Type C**

Plots 9, 10, 12 & 14

■ **TYPE D**

Plots 11, 13 & 15







Set within beautiful Somerset



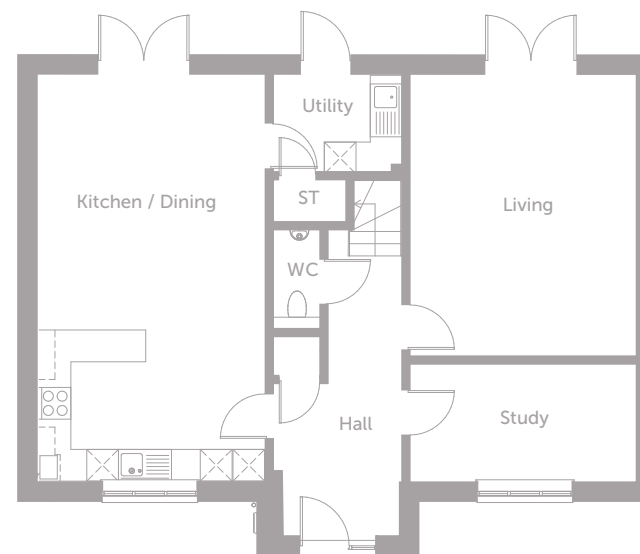


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# TYPE A

## Plots 6 & 7

Substantial four-bedroom homes offering generously proportioned accommodation with splendidly appointed and spacious open plan kitchen/dining area, separate living room with both areas having French doors to the garden, an impressive entrance hall, a separate study, utility and double detached garage. Upstairs is a main bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and a family bathroom.

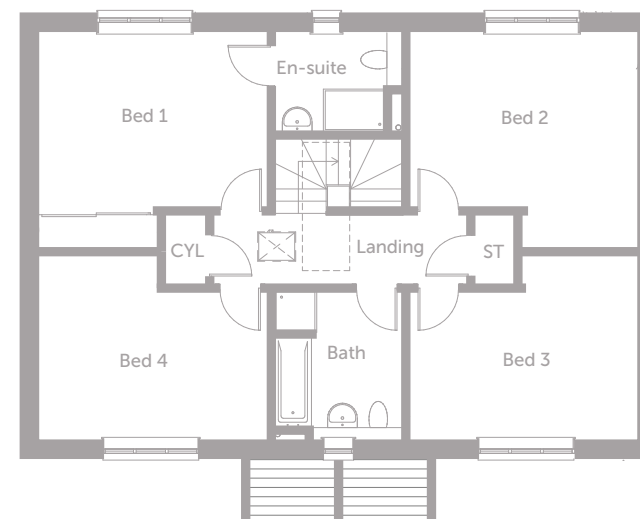


### Ground Floor

Kitchen/Dining	13' 10" x 25' 2"	(4.22 m x 7.69 m)
Living	14' 0" x 16' 11"	(4.28 m x 5.16 m)
Study	14' 0" x 7' 4"	(4.28 m x 2.25 m)

### First Floor

Bedroom 1	14' 2" x 13' 1"	(4.33 m x 3.98 m max)
Bedroom 2	14' 2" x 13' 1"	(4.33 m x 3.98 m)
Bedroom 3	14' 2" x 13' 1"	(4.33 m x 3.98 m max)
Bedroom 4	14' 2" x 13' 1"	(4.33 m x 3.98 m max)
Bathroom	7' 10" x 9' 1"	(2.40 m x 2.77 m)







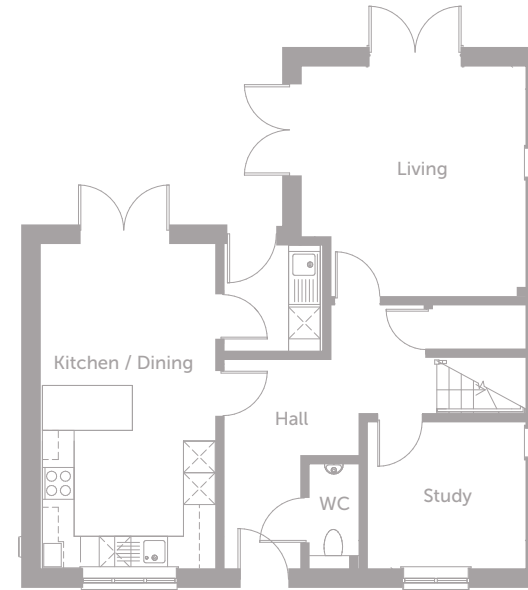
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## TYPE B

### Plot 8

An attractive and well appointed four-bedroom home offering generously proportioned accommodation with open plan kitchen/dining area, generous living room with both areas having French doors to the garden, a large and airy entrance hall, a separate study, utility and double detached garage. Upstairs is a main bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and a family bathroom.

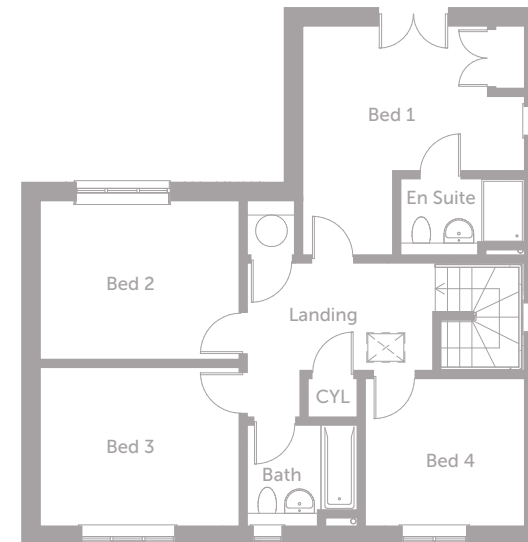


### Ground Floor

Kitchen/Dining	10' 7" x 20' 1"	(3.23 m	x 6.12 m)
Living	13' 9" x 14' 3"	(4.20 m max x 4.34 m)	
Study	9' 11" x 9' 1"	(3.04 m	x 2.77 m)

### First Floor

Bedroom 1	13' 9" x 14' 4"	(4.19 m	x 4.38 m max)
Bedroom 2	12' 5" x 9' 10"	(3.78 m	x 2.99 m)
Bedroom 3	12' 5" x 9' 10"	(3.78 m	x 2.99 m)
Bedroom 4	9' 11" x 9' 3"	(3.03 m	x 2.81 m)
Bathroom	6' 9" x 6' 4"	(2.06 m	x 1.95 m)







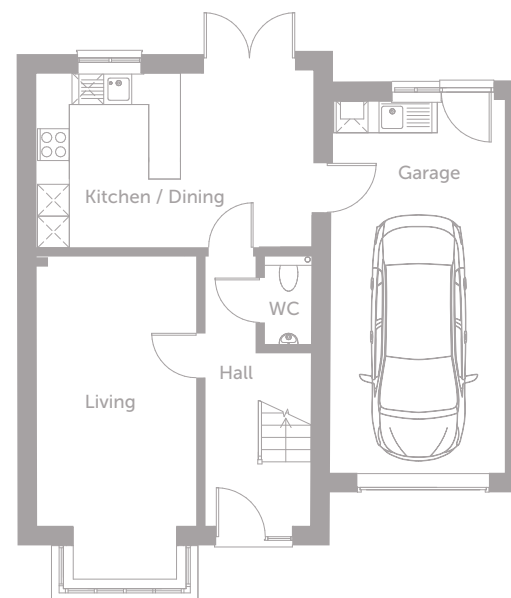
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## TYPE C

### Plots 9, 10, 12 & 14

Stylish three-bedroom homes offering spacious accommodation with open plan kitchen/dining area having French doors to the garden, living room with feature box bay window and single garage with utility area. Upstairs is a main bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and a family bathroom.

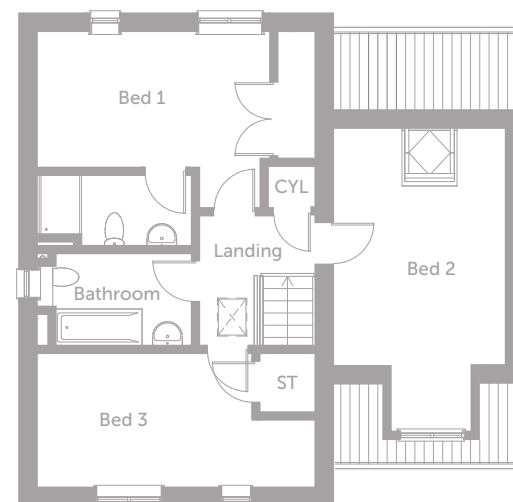


#### Ground Floor

Kitchen/Dining	16' 10" x 10' 9"	(5.14 m	x 3.27 m)
Living	9' 11" x 15' 8"	(3.01 m	x 4.78 m excl. bay)
Garage/Utility area	23' 1" x 10' 7"	(7.05 m	x 2.32 m)

#### First Floor

Bedroom 1	17' 1" x 10' 8"	(5.20 m max x 3.25 m max)
Bedroom 2	10' 6" x 14' 5"	(3.20 m x 4.40 m)
Bedroom 3	17' 1" x 8' 5"	(5.20 m max x 2.56 m)
Bathroom	9' 5" x 5' 8"	(2.87 m x 1.72 m)







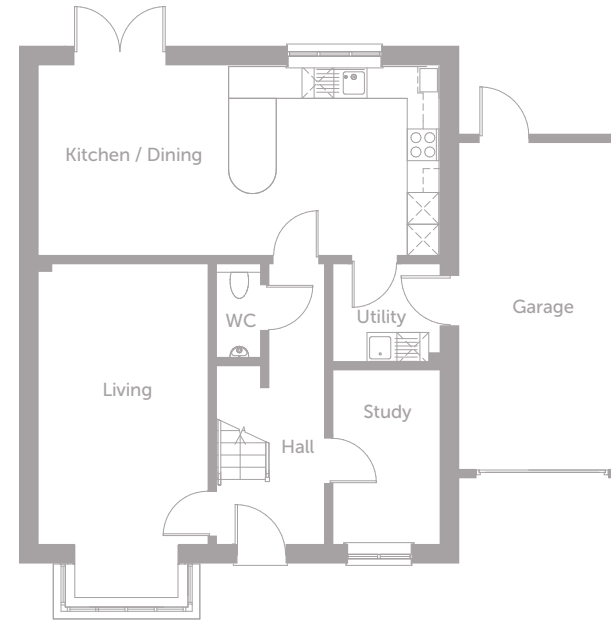
This is a computer generated image. Details may vary.



## TYPE D

### Plots 11, 13 & 15

Exclusive four-bedroom homes offering spacious accommodation with open plan kitchen/dining area having French doors to the garden, living room with feature box bay window, a separate study, utility and single garage. Upstairs is a main bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and a family bathroom.

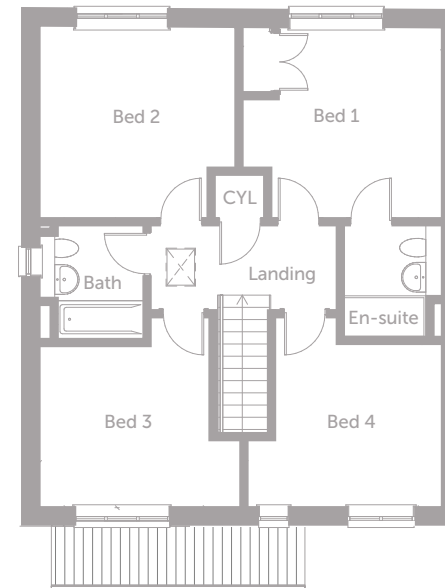


#### Ground Floor

Kitchen/Dining	24' 10" x 11' 9"	(7.57 m	x 3.58 m)
Living	10' 6" x 17' 5"	(3.20 m	x 5.32 m excl. bay)
Study	6' 8" x 10' 9"	(2.04 m	x 3.29 m)

#### First Floor

Bedroom 1	12' 4" x 11' 10"	(3.76 m max x 3.60 m)
Bedroom 2	12' 2" x 11' 10"	(3.71 m max x 3.60 m)
Bedroom 3	12' 8" x 11' 10"	(3.86 m max x 3.60 m)
Bedroom 4	12' 8" x 11' 10"	(3.86 m max x 3.60 m max)
Bathroom	6' 4" x 6' 11"	(1.92 m x 2.11 m)







## SPECIFICATION

### At Shepperton Homes we strive to provide a superior specification. Here are some of the features of the homes at Fox Fields



- LED downlights to kitchens, utilities, cloakrooms, bathrooms and en-suites
- Chrome towel radiators to all bathrooms, en-suites and cloakrooms
- Premium range of traditional and contemporary styled kitchens with solid worktops or luxury 40mm worktops
- Integrated or stainless-steel Bosch appliances, including induction hob, fridge/freezer, dishwasher, stainless steel extractor hood and single or double oven
- Designer sanitary ware to all bathrooms and en-suites
- High speed fibre broadband to your door
- Wall tiling to cloakrooms, bathrooms and en-suites by Porcelanosa
- Developer's range of carpets to bedrooms, lounge rooms, stairs and landing
- Designer vinyl flooring to kitchens, utilities, hallways, cloakroom and bathrooms/en-suites
- Oak veneer doors throughout with chrome ironmongery
- Fitted wardrobes to all main bedrooms
- TV distribution to most rooms
- Garages with power and light
- Choice of kitchens units, worktops and flooring for early reservations
- Turfed front and rear gardens with outside tap
- Stockproof fencing and hedging to rear boundaries
- Either stone wall or estate railing to front boundaries
- Extensive communally owned, landscaped open spaces
- 10 year LABC Warranty



# WELL CONNECTED

SAT NAV: BS39 6EJ

Located off the A39 Hallatrow is well placed for access to Bristol, Wiltshire and Somerset. Fox Fields is only around 30 minutes from Bristol to the North, Bath to the North East and Wells to the South West. Bristol airport is again only 30 minutes North West of Hallatrow.

The beautiful Chew Valley lake which is the 5th largest lake in the United Kingdom is only 15 minutes from Fox Fields and offers, walking, running, fishing and bird watching.

Served by the main line railway stations at Bath Spa, Bristol Temple Meads and Castle Cary which can be reached in approximately 30 minutes, giving easy access to various routes to London and other destinations across the country.







[www.sheppertonhomes.co.uk](http://www.sheppertonhomes.co.uk)

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