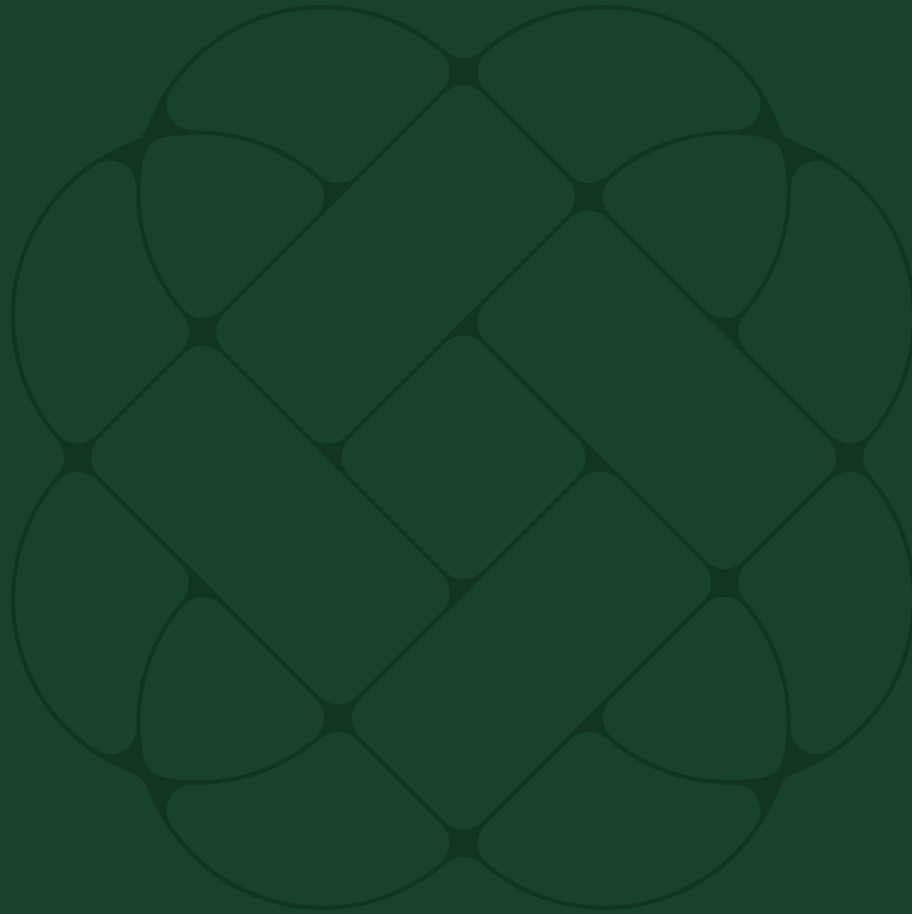




Sulis Down

B A T H



COUNTRYSIDE

Places People Love









Sulis Down

B A T H

Offering the best of both worlds



Welcome to Sulis Down, a stunning collection of homes offering the perfect balance of country and city life.

Situated just two and a half miles from the centre of Bath, our homes are nestled in the gorgeous Somerset countryside and incorporate outstanding craftsmanship and high-quality specification throughout.

Every aspect of the build has been carefully considered and the location is no different. Surrounded by picturesque green open spaces with stunning vistas, Sulis Down offers all the benefits of countryside living, yet with its proximity to Bath, residents have easy access to all the perks of city life too.

Incorporating a number of house and apartment styles and ranging from two to five bedrooms, Sulis Down has been created with a vision to accommodate everyone – if you are looking for a premium home with an incredible location, Sulis Down is the place for you.

“Set in an idyllic countryside setting, just two and a half miles from Bath’s city centre, Sulis Down offers the best of both country and city life. With a selection of amenities close by including “outstanding“ Ofsted rated schools, a handy supermarket perfect for all of life’s essentials, and a traditional country pub, homeowners will barely have to leave their doorstep to reach everything they might need.”





Steeped in history





Scenes of beauty

Plenty of green space surrounds Sulis Down, with endless opportunities to explore and take in the breathtaking scenery. Millennium Viewpoint is one of the many highlights of the local area. With stunning views of the Bath Southscape, it can be easily accessed via the public footpath on the southern edge of the development.

Culinary delights

If you are looking for an excellent dining experience, then both The Wheatsheaf at Combe Hay and Castle Farm at Midford are less than 10 minutes from Sulis Down. Bath also benefits from a huge variety of eateries providing a wide selection of varying cuisines to satisfy everyone's taste buds.



“There are so many great places to source local food, drinks and treats... you will be spoilt for choice”



“Oh! Who can ever
be tired of Bath”

Jane Austen



Just moments from Bath city centre...



Bursting with heritage and character, Bath has plenty for everyone to soak in. Being a UNSECO World Heritage Site the Roman Baths are a must see and when the weather is good, there is no better place to enjoy the sunshine than Royal Victoria Park.

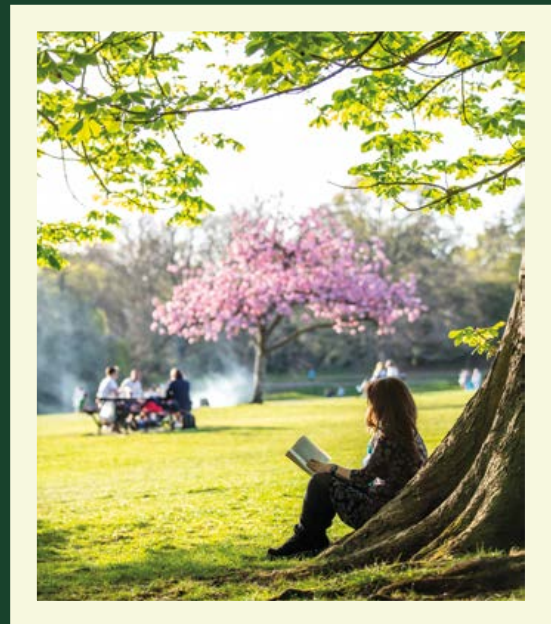
Packed with retailers, Bath has long been notorious for its rich selection of both high street favourites and independent boutiques. With something for everyone, Bath is the ideal location for a spot of retail therapy with its iconic architecture providing the perfect backdrop.



The Roman Baths



L'Occitane en Provence beauty store



Royal Victoria Park

“A place is only as good
as the people in it.”

Pittacus Lore



Site plan



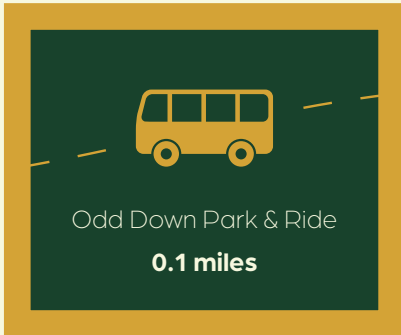
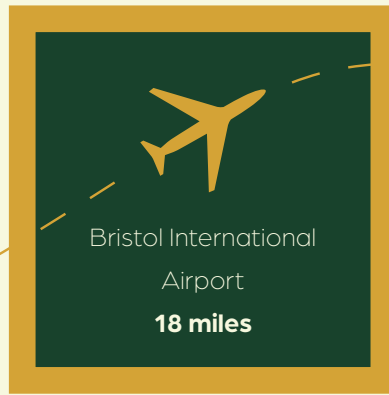
EXISTING RESIDENTIAL DEVELOPMENT



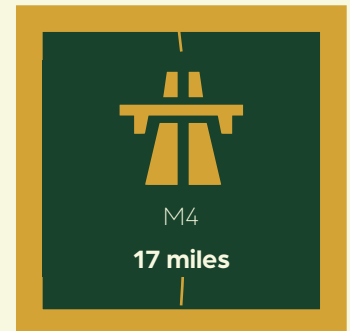
- The Cole** 2 bedroom apartment
Plots 1-8
- The Linley** 2 bedroom apartment over garage
Plots 87, 144
- The Langley** 2 bedroom apartment over garage
Plots 107-111, 146-147, 149
- The Heywood** 2 bedroom apartment + study
Plots 106, 145, 148, 162
- The Sydney** 2 bedroom home
Plots 19-23, 38, 40, 41
- The Pulteney** 3 bedroom home
Plots 54, 62, 70, 75, 78, 83, 113, 137, 152, 163
- The Beckford** 3 bedroom home
Plot 59 SHOWHOME
- The Gilbert** 3 bedroom home
Plot 39
- The Fairfield** 3 bedroom home
Plots 36, 37, 42, 43, 90-91
- The Paragon** 3 bedroom home
Plots 55, 60, 61, 69, 76, 77, 84, 112, 136, 153, 164
- The Jocelin** 4 bedroom home
Plots 71, 72, 126-129
- The Gainsborough** 4 bedroom home
Plots 92-95, 130-135, 154, 155, 156, 157
- The Allen** 4 bedroom home
Plots 98, 99, 104, 105, 118, 119, 124, 125
- The Bennett** 5 bedroom home
Plots 100-103, 120-123, 158-161
- The Wansdyke** 5 bedroom home
Plots 73, 74, 96, 97

- P** Pumping station
- S** Substation
- B** Bat barn
- V** Visitors parking
- G** Garage
- CP** Car port
- *** Affordable

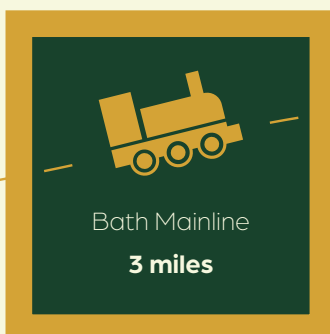
The site plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained is correct, it is designed specifically as a guide and Countryside reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Terms and Conditions apply.



Excellent transport links



Travel from Sulis Down is convenient and simple thanks to a mainline railway in Bath making locations such as Bristol and London easily accessible. Bristol International Airport also lies just 40 minutes away allowing easy travel to a selection of worldwide destinations.



Discovering Bath



*Direct distances from Sulis Down taken from Google Maps.

Welcome to Sulis Down

Get to know the area and explore your new home
with this helpful map.



1. Odd Down Park & Ride
2. The Wheatsheaf Pub
3. Millennium Viewpoint
4. Bath Abbey
5. Royal Victoria Park
6. Bristol Airport
7. The Roman Baths
8. Tucking Mill Reservoir
9. Combe Down Surgery
10. Combe Down Primary School
11. Monkton Prep School
12. Bath Golf Club
13. Sainsbury's
14. Culverhay Leisure Centre
15. Saint Gregory's Catholic College
16. Royal United Hospital
17. Castle Farm, Midford
18. The Packhorse, South Stoke



16

Weston Ln

5

A36

12

6

River Avon

7

4

Bath

A36

Rush Hill

14

A367

A3062

Combe Down

9

10

11

13

15

17

8

1



3

18

A367

Combe Hay Ln

South Stoke

2

B3110

Twinhoe

“I have not once regretted making Bath my home. It’s a small city that punches well above it’s weight...”“

Sarah Moolla, Editor of Bath Life



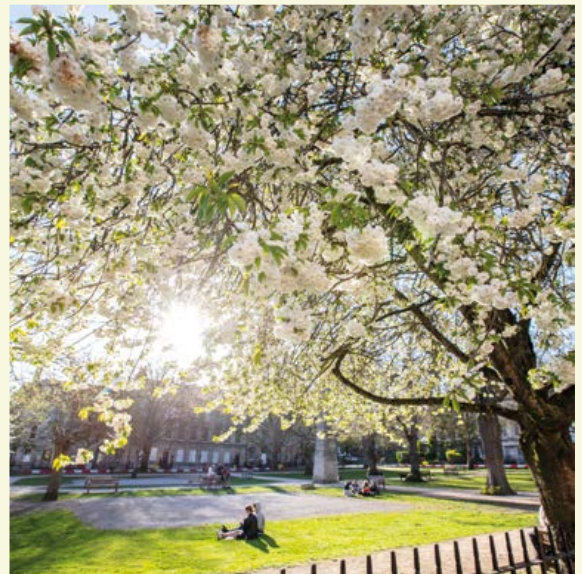
Sustainability

A Countryside home is so much more than a property. Our homes contribute towards a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

At Countryside we understand that creating new homes is not just about building property but is about building a better future, creating a

We are committed to delivering forever homes that excel in quality and craftsmanship whilst also being sustainable and eco-friendly and in the best locations. Our continued commitment to all of these things means we offer an outstanding range of homes perfectly designed for modern living, whilst offering lower environmental impact, lower running costs and reduced maintenance.

Each and every home we build is done so to the highest specification, carrying our signature style of character and quality. It's our commitment to quality and outstanding customer service which has led us to win a number of awards for many of our new home developments across the UK.





COUNTRYSIDE

Places People Love

Creating Places People Love

Countryside is a leading UK house builder and urban regeneration partner. Our journey started in the South East over 60 years ago with a simple mission – to create homes where people love to live, with sustainable communities built to last. We believe that where we live matters and we are passionate about creating places people aspire to live and where they feel a true sense of belonging.

Since our beginning in 1958, Countryside Properties has been responsible for creating thousands of homes across the UK, spanning 17 regions. As our experience and skills increased as did our innovation, we now not only focus on the quality of the homes we create but the methods of construction and the sustainability of our business and the communities we create. We strive to be leaders in our approach to social responsibility and this is reflected in the execution of our developments, our working practices and the value we bring to our communities.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments. It is all of this and more that enables us to create **places people love.**



Committed to our customers

At Countryside our purpose is simple: we wish to create homes where people love to live and with communities built to last.

Ensuring our customers are cared for and happy is what the whole team at Countryside strives for, and is why we have created a Customer Charter which we work to.

Our customers need not stress nor worry – our experienced team is on hand to offer help and advice with any query and deliver the very best customer service. Prior to completion we will invite you to a walk through of your home, giving you a thorough demonstration of all it has to offer. The support doesn't stop once you receive your keys either, we will continue to visit on several occasions to ensure you are settling in well and provide our Customer Service Warranty for two years after purchase, entitling our customers to 24-hour emergency cover.

10-year NHBC
Warranty and
Insurance Policy

2 year customer
service warranty

As part of our commitment to our customers to create excellent homes, we ensure each and every one of our homes is completed to the highest of standards and is thoroughly quality checked and commissioned before being handed over. There is also the added assurance of all Countryside properties being covered by the NHBC Warranty and Insurance Policy - protecting new homes against structural defects for a 10 year period from completion.

As registered house builders of the NHBC, we commit to following the Consumer Code meaning all of our new home owners will be treated fairly with full transparency from us ensuring our customers are fully informed on everything before purchasing their home.



Raising Standards. Protecting Homeowners



Why buy new?



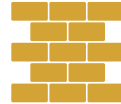
Old home vs New home

Redecorating to your personal taste can require removal of wallpaper and replastering.



Ready to move into. Freshly painted walls and woodwork - ready for you to make it your own.

Organising a **survey** can often highlight structural issues, not to mention be a lengthy and stressful process.



Rest easy knowing your home is of the **highest build quality** and our NHBC guarantee means there'll be no hidden costs.

Being held up in a home **owner chain** can cause delays.



No waiting - you can move into your new Countryside home as soon as it is complete!

Older homes often include outdated **fittings and appliances.**



Our **unrivalled specification** includes a fully fitted kitchen featuring a range of contemporary integrated appliances, plus many more Countryside features and fittings.

The average cost to modernise a bathroom, kitchen, flooring and appliances is **£30,000** - it all adds up!



Built with efficient, modern heating systems and a brand new boiler that will save you **money and energy!**



10

1773
THE ROYAL CRESCENT
HOTEL & SPA

1773
THE ROYAL CRESCENT
HOTEL & SPA



Sulis Down, Combe Hay Lane, Bath BA2 8PA

01225 685785 | www.countrysidepartnerships.com/sulisdown

Every care has been taken in the preparation of this brochure. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. All computer generated images and plans are indicative at this stage and may be subject to change. Variations to the external design and landscaping may occur. Please speak to our Sales Consultants for details of specific plots. APRIL 2022





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