



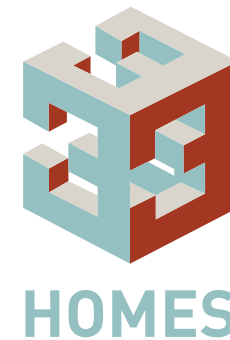
333 HOMES

Welcome to Grenville Court

Fields extend as far as the eye can see, the Mendip hills rise in the distance, while the iconic Glastonbury Tor hovers on the horizon, just a few miles away. It's a picture of English rural perfection and home to the beautiful village within a village of Grenville Court.

Named after local philanthropists and landowners, these homes draw on the area's history and look to the future. Each one has been carefully designed to retain the character of a Somerset village, using local materials such as Keinton and Doulting Stone, slate roofing, bespoke carpentry and traditional architectural features.

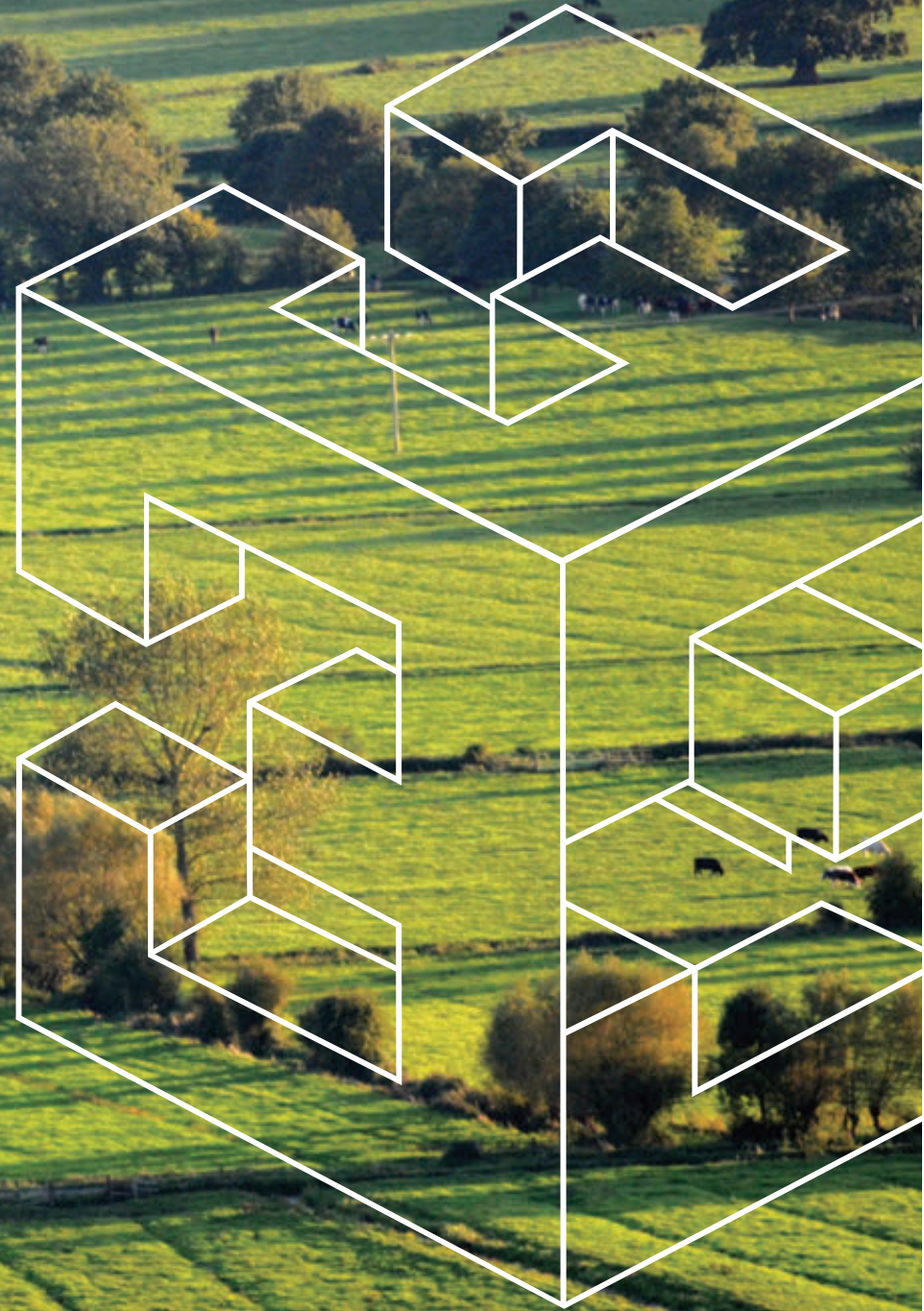
Yet, these homes also share all the modern features you could possibly desire: double garages, open plan living areas, underfloor heating and a high specification finish.



"Throughout Grenville Court, we've wanted to create a real community, whether it's in the orientation of the homes or the 'village green' at the centre of the development. At 333 Homes, we've made the leap from the bustle of the big city to the peace and quiet of Somerset, so we know that these little touches can make a big difference."

James Dunning, Founder, 333 Homes Ltd.

The journey to
your front door



“At 333 Homes, we believe you can give your children the best of both worlds: an outstanding independent school education and a loving, locally-based family home.”

As parents ourselves, we understand what people want from their family home. In fact, by working together with the schools themselves, we’re able to fine-tune our developments to tick every conceivable box: effortless maintenance, easy connections, a sense of community, and the support you need for you and your child to focus on things that matter in life.



We're driven by three core goals:

Create thriving communities

Where like-minded people can raise families, build friendships and savour the finer things in life.

Make living easy

With our 333 Concierge service we can take care of everything from help with domestic chores to extra academic tutoring for your children.

Give something back

We work in partnership with independent schools, developing homes principally for parents and teachers and offering sponsorship, bursaries and scholarships for the next generation.



HOMES

What's in a name?

It's simple really, our name expresses what we do. We focus on three-acre sites that are within three miles or three minutes of the country's leading independent schools.



SOMERSET

Few areas of the UK can rival Somerset for history, culture, and the breathtaking diversity of its natural landscapes. From Grenville Court you are within an hour of dramatic gorges and unspoilt forests, beautiful beaches and historic market towns. And, with Bristol Airport under 26 miles away, the rest of Europe is within easy reach.

A panoramic view of a lush green valley with rolling hills, fields, and a small village under a cloudy sky. The foreground shows vibrant green fields and a stone wall. The middle ground features a small white house and more green fields. The background shows rolling hills and a distant town under a cloudy sky.

This green and
pleasant land



An area of style and substance

Independent Schools

You'll also be minutes away from many of the area's leading independent schools including Millfield, Wells Cathedral School, Downside, All Hallows, Hazelgrove and the Bruton Schools.

Wells

You're just 10 miles from Wells and its magnificent Cathedral, stunning medieval Bishop's Palace, independent shops and cosy pubs.



Glastonbury

You're under 5 minutes by car from this captivating Somerset town, renowned for its music, mystery and fascinating history.



Kilver Court and Clarks Village

Two of the South West's most popular designer destinations are moments away. Kilver Court, established by Mulberry's founder, Roger Saul, is an emporium of designer brands. The Clarks Village at Street offers yet more outstanding shopping, with over 90 stores selling big brands at discount prices.



Bath

You're within 40 minutes' drive of the UNESCO World Heritage City of Bath with its golden Georgian architecture, ancient Roman Baths and fashionable boutiques.

Batts Combe Quarry

The Jurassic Coast

Wells

Somerton

Bath

Glastonbury Town

Cheddar Gorge

Black Rock Gate



Exmoor National Park

Bruton





Cheddar Gorge

Almost 400 feet deep and three miles long, this is England's largest gorge and a spectacular natural sight. As well as steep cliffs, you'll find deep caves and, of course, plenty of the town's world-famous Cheddar cheese.



The Jurassic Coast

An hour's drive south of Grenville Court brings you to the magnificent Jurassic Coast, famed for its fossils, towering cliffs and quaint fishing villages.



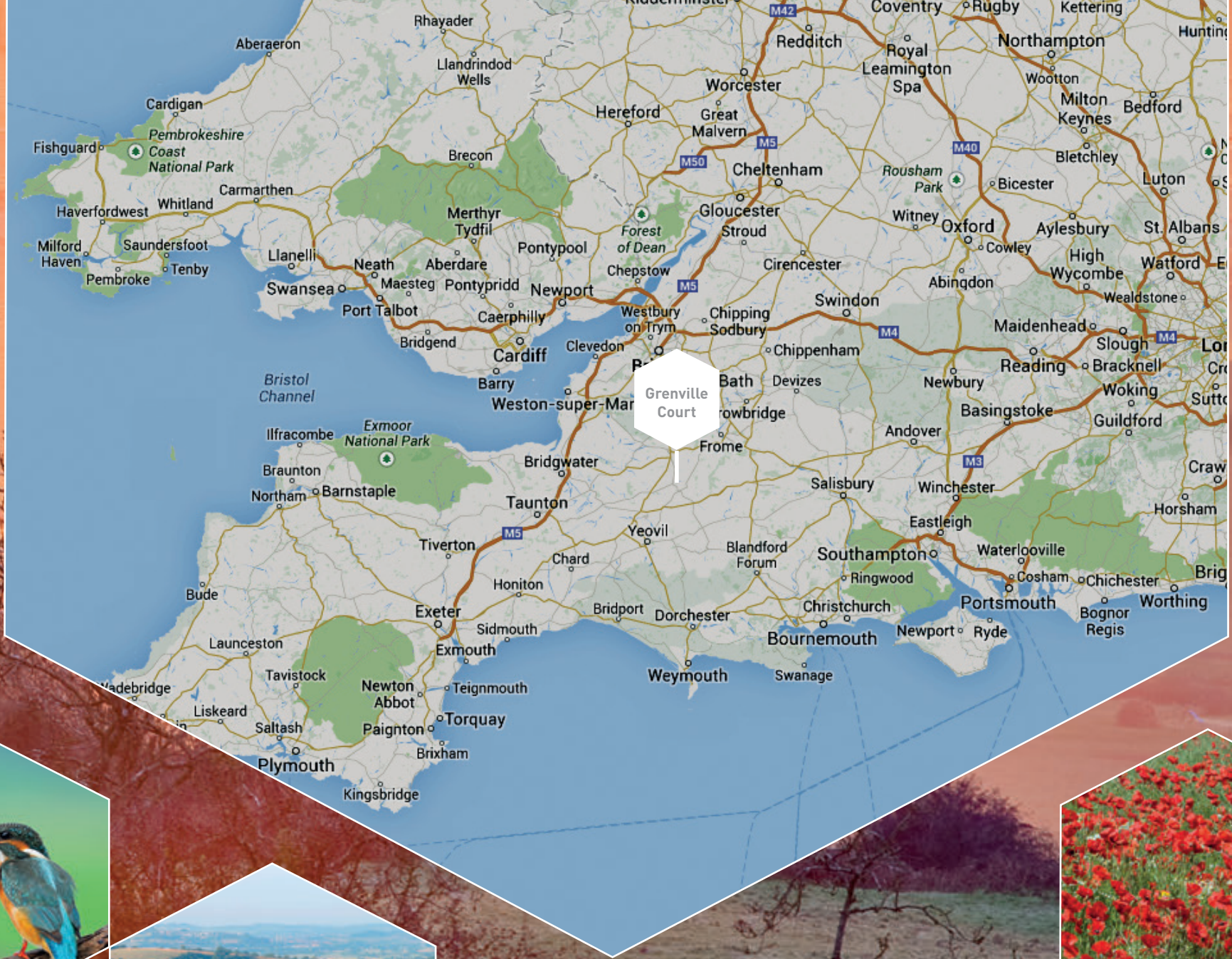
The village of Butleigh

Butleigh is the quintessential Somerset village with picture-perfect thatched cottages, a 14th century church and a long, proud history. It's a thriving, sociable place with a local shop, rugby and cricket clubs and an incredibly popular gastro pub: the Rose and Portcullis.

It may be a historic little village, but Butleigh is well connected to the rest of the UK. The railway station at Castle Cary has direct connections to London Paddington and both the A303 and M5 are easily accessible.

"A short drive to school, an easy stroll to the playing fields, shop and village pub... Family time is precious, so why lose hours in traffic jams, departure lounges and railway stations?"







“The real ale festival in May is a real highlight. For two days the Rose & Portcullis is awash with some of Somerset’s finest ales.”



“Cider apple orchards and cedar avenues, meadowland and the striking Admiral Hood Monument... there are fantastic country walks on your doorstep.”

Word of mouth



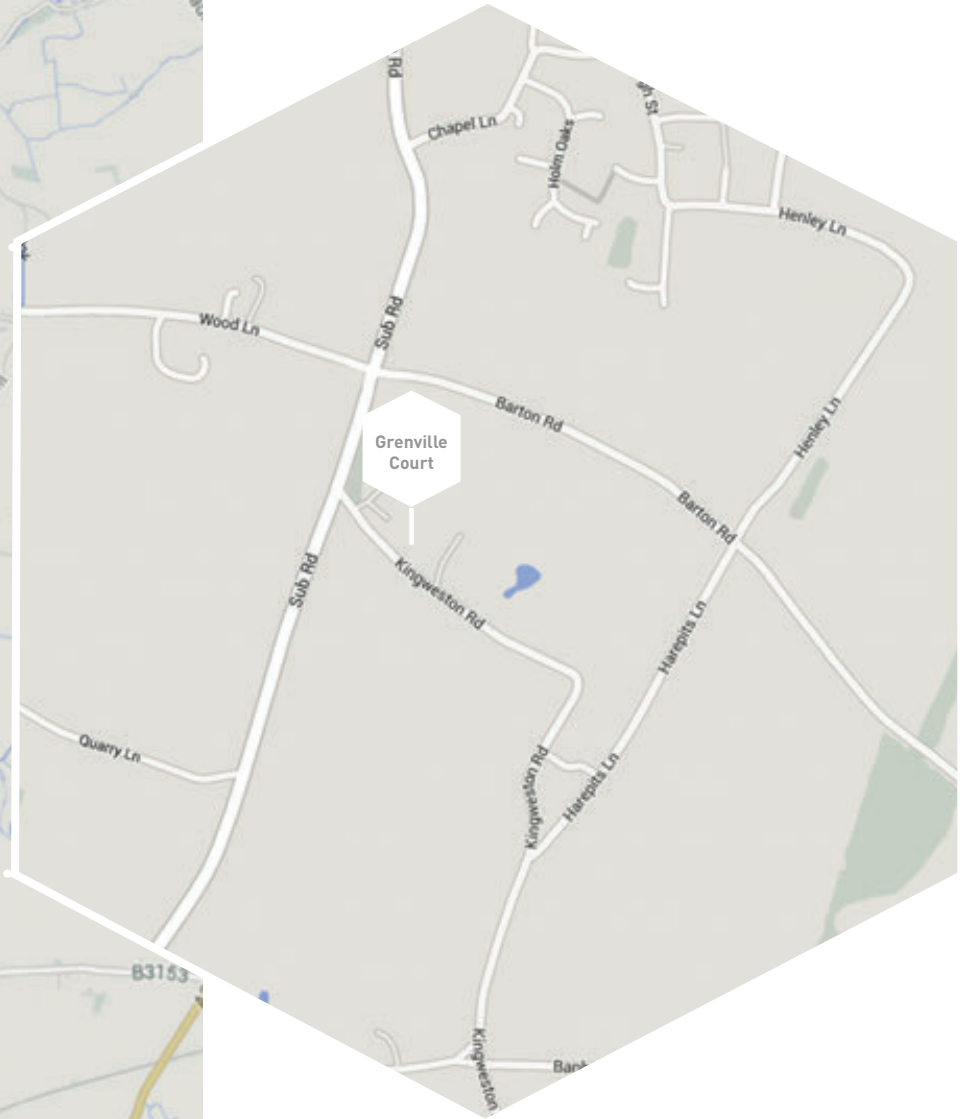
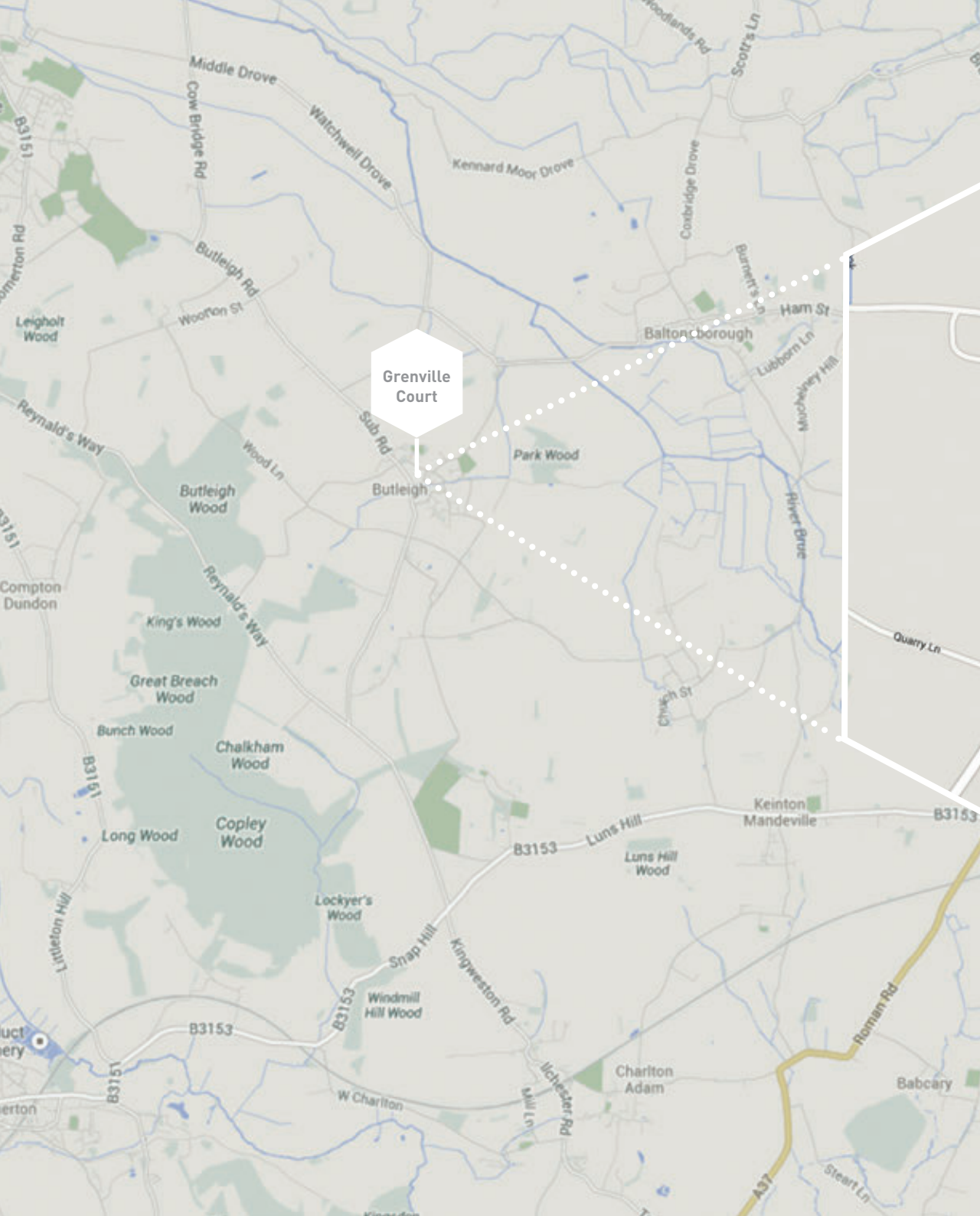
“Beautiful Butleigh Court creates a dramatic first impression as you enter the village. You know you have arrived.”



“As the sun falls, the pub fills with diners tucking in to great local produce.”



Life with Style



Connected to everything

Surrounded by open farmland, Grenville Court is an easy stroll from the village shop, pub and primary school. Butleigh itself is at the tip of a triangle of three vibrant market towns: Glastonbury, Street and Somerton.

Grenville Court

Phase 1

Phase 2

Phase 3

This sensitively designed village within a village is made up of 15 homes of three to six bedrooms ranging in size from 1,400sq ft to 2,700 sq ft, excluding garages. All of these homes sit within beautifully landscaped grounds, bordered by hedgerows, and many are dotted around a small village green.





Grenville Court

Village within a village





HOMES



From the stone facades to the bespoke carpentry, every home at Grenville Court is designed to have its own, individual character. We offer a standard interior finish or can provide a full interior design service to create a sumptuous, boutique finish that reflects your style and preferences.



New beginnings





Show Home

Interior design by
Terrie Wixon Gibbs

“Ultimately, we think your home should be a reflection of you and your family: your shared likes, loves and lifestyle. So we’ve worked together with renowned interior designer Terrie Wixon Gibbs to give you the option to individually tailor your property from day one.”

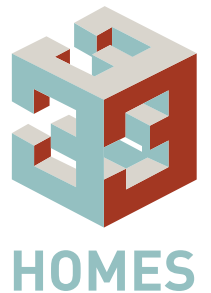
With over a decade of design experience, Wixon Gibbs always aims to capture both the character of a space and the personality of the clients. The results range from the radical to the subtle, from the classic to the contemporary. As Terrie says, “Regardless of place and scale, every project ignites the creative spark of the design process.”



Built to last

Construction by Bridgeman Ltd.

Grenville Court homes were expertly built by Pat Bridgeman and his team of skilled craftsmen. The little touches, such as the elegant joinery, lighting and stonework, reflect the care and attention to detail. These are homes built to the highest possible standard.









Beauty in every detail











Terrie is known for her layered, atmospheric interiors that intrigue and inspire. The show home at Grenville Court illustrates just what's possible: rich fabrics, textured materials, original artworks and photography from this stunning area.

Throughout the space, Terrie has used exceptional products from her favourite suppliers including Abott & Boyd, JAB Anstoetz London, Cole & Sons, Arrital UK Ltd, Porta Romana and many others. The result is far more than just a standard “show home”, it’s a genuine “show-off home”.



Most of all, we want to create spaces that enliven your senses and complement the way you live. At our show home we’ve explored just some of the many options to create a space that’s bold, intimate – and anything but boring.

Plot

1

Plot

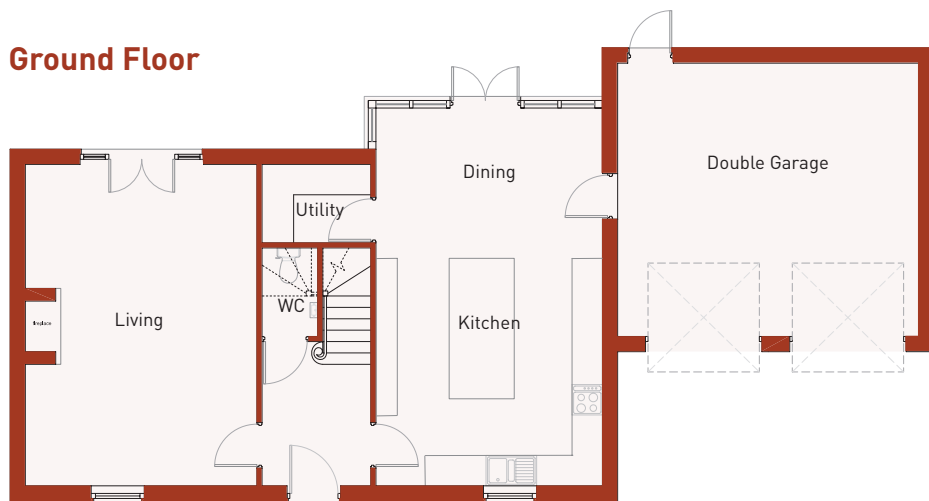
5



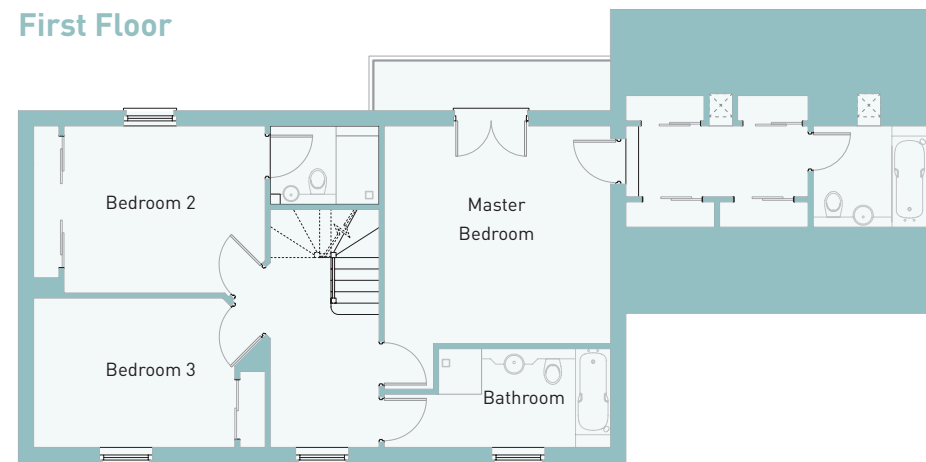
These five double-bedroom homes are perfect for family life. Each one is arranged across three floors, with a separate living room, open plan kitchen and dining area, and private garden. Each room has been thoughtfully designed to create a light, airy and flexible space. And we've included thoughtful details such as a sunny balcony, an en suite bathroom and shower room, family bathroom and cloakroom. All properties have their own double garage with power and lighting.

Total floor area: 209 square metres.

Ground Floor



First Floor



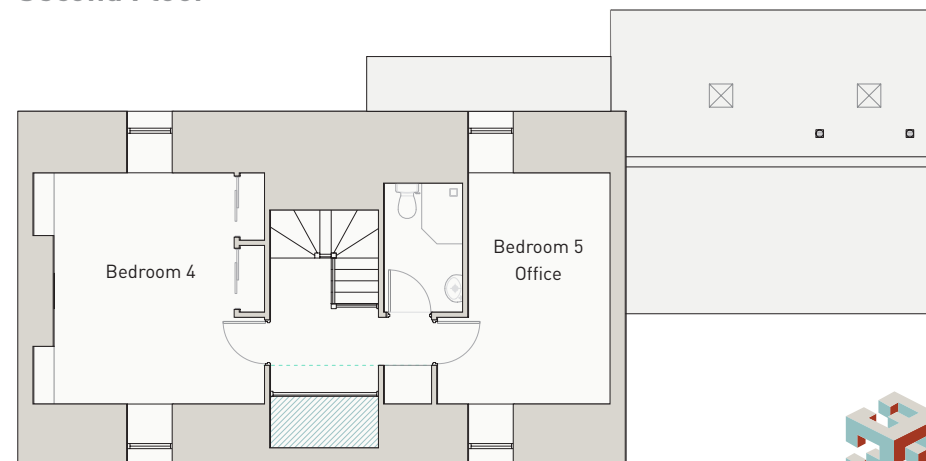
Principle Room Sizes



Room	Width (m)	Length (m)
Kitchen/Dining	7.46	4.47
Living	6.35	4.57
Master Bedroom	3.95	4.47
Bedroom 2	3.97	3.40
Bedroom 3	2.95	3.97
Bedroom 4	4.57	4.62
Bedroom 5/Office	2.81	4.62

Total Gross Internal Area: 209 Square m

Second Floor



Please note: All measurements shown are approximate and subject to change. Floor plans shown are for illustrative purposes only.

Plot
4

Plot
12

Plot
14



These five double-bedroom homes are a mirror of Plots 1 and 5. They are similarly arranged across three floors, with a separate living room, open plan kitchen and dining area, and private garden. All properties have their own double garage with power and lighting.

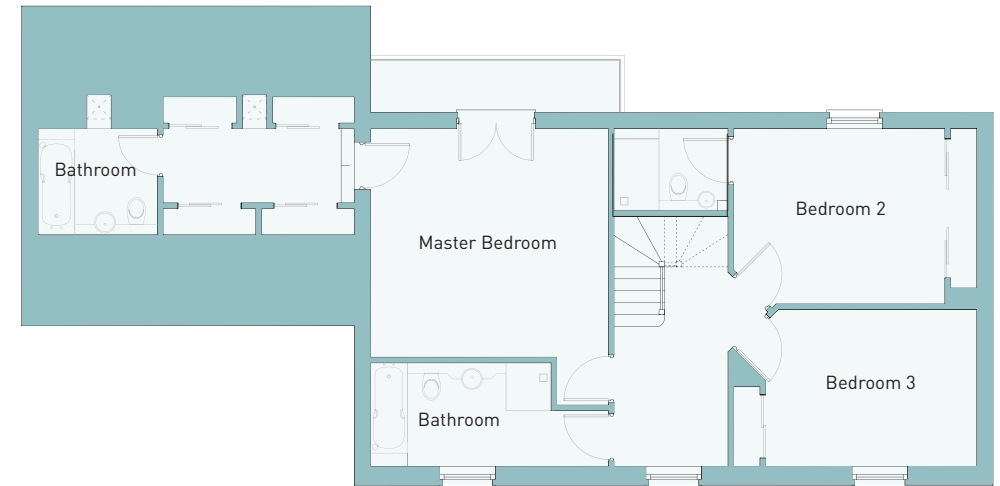
Total floor area: 209 square metres.



Ground Floor



First Floor



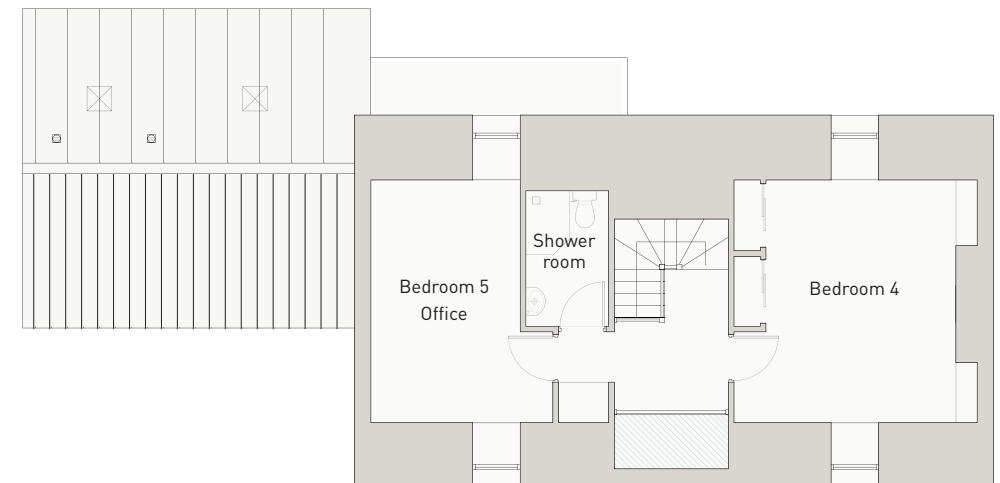
Principle Room Sizes



Room	Width (m)	Length (m)
Kitchen/Dining	7.46	4.47
Living	6.35	4.57
Master Bedroom	3.95	4.47
Bedroom 2	3.97	3.40
Bedroom 3	2.95	3.97
Bedroom 4	4.57	4.62
Bedroom 5/Office	2.81	4.62

Total Gross Internal Area: 209 Square m

Second Floor



Please note: All measurements shown are approximate and subject to change. Floor plans shown are for illustrative purposes only.



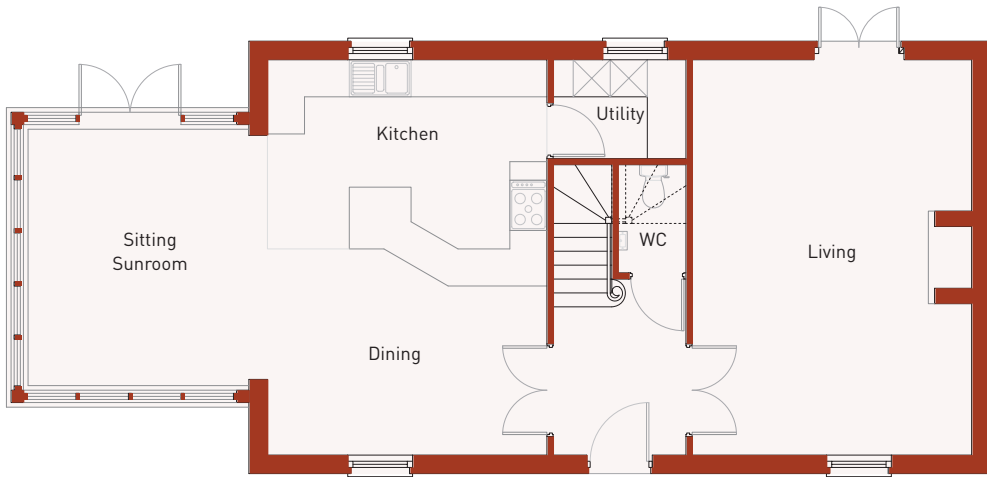
These five double-bedroom homes also feature all the essentials needed for family life: a separate living room, open plan kitchen and dining area, and private garden. In addition, these homes have a spacious balcony with plenty of room for sunny breakfasts or an al fresco evening meal. The master bedroom also benefits from a private dressing room with a separate en suite bathroom.

As with our other five bedroom homes, these plots include an en suite bathroom and shower room, family bathroom and cloakroom, plus a double garage with power and lighting.

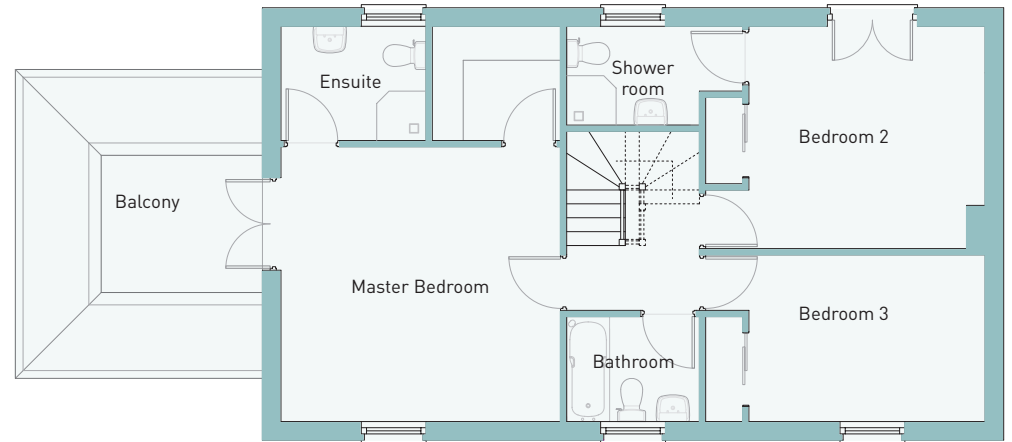
Total floor area: 210 square metres.



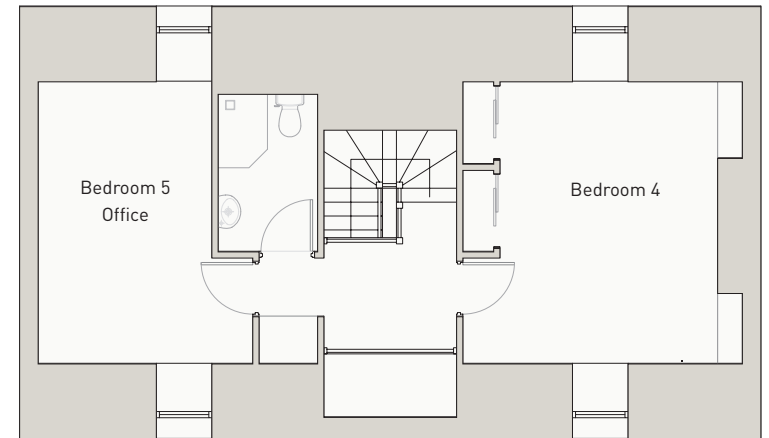
Ground Floor



First Floor



Second Floor



Principle Room Sizes



Room	Width (m)	Length (m)
Kitchen/Dining	6.40	4.52
Sitting/Sunroom	4.30	3.65
Living	6.40	4.52
Master Bedroom	4.45	4.52
Bedroom 2	3.60	3.82
Bedroom 3	4.52	2.70
Bedroom 4	4.57	4.12
Bed 5/Office	4.57	2.81

Total Gross Internal Area: 210 Square m

Please note: All measurements shown are approximate and subject to change. Floor plans shown are for illustrative purposes only.





Plot
3

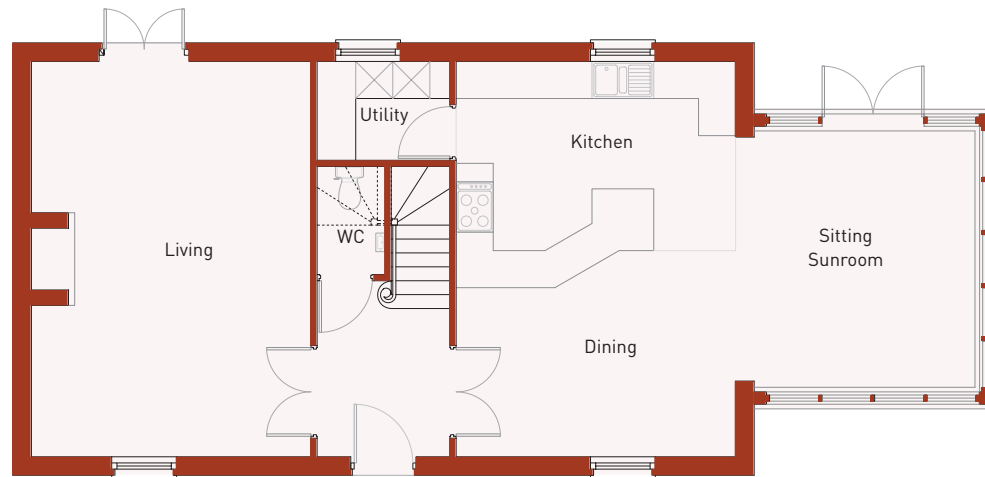
This five double-bedroom home is again a mirror of the houses on Plots 2 and 11. It features the same separate living room, open plan kitchen and dining area, and private garden. The master bedroom has a similar private dressing room with a separate en suite bathroom.

As with our other five bedroom homes, this plot includes an en suite bathroom and shower room, family bathroom and cloakroom, plus a double garage with power and lighting.

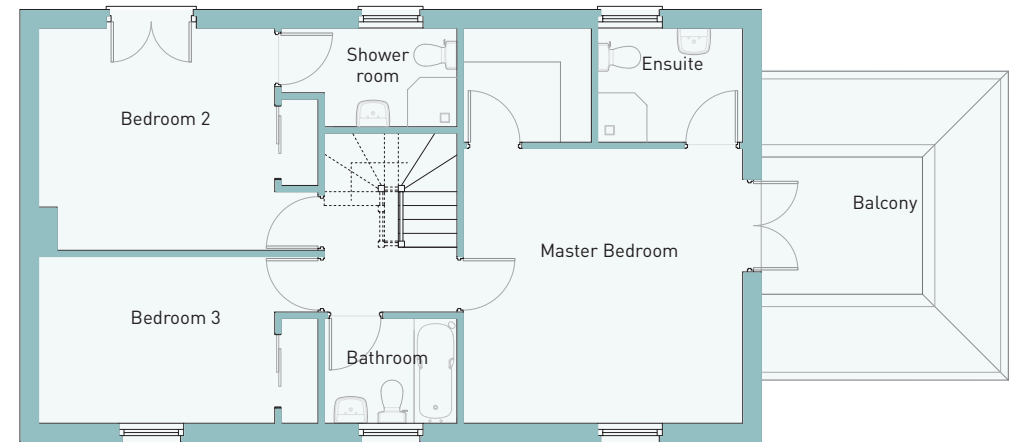
Total floor area: 210 square metres.



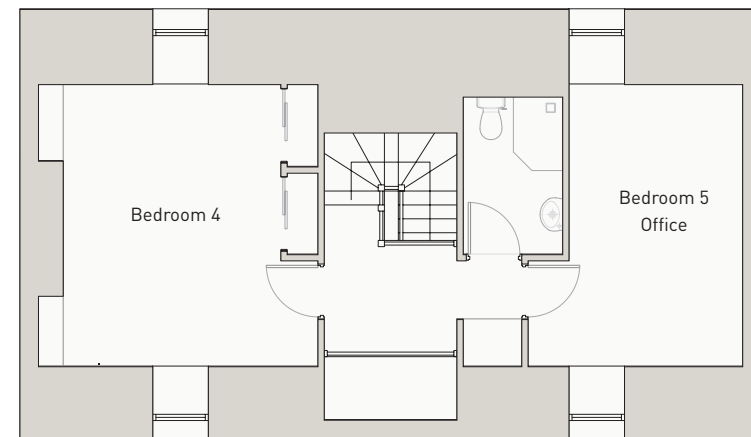
Ground Floor



First Floor



Second Floor



Principle Room Sizes

Plot 3		Room	Width (m)	Length (m)
		Kitchen/Dining	6.40	4.52
		Sitting/Sunroom	4.30	3.65
		Living	6.40	4.52
		Master Bedroom	4.45	4.52
		Bedroom 2	3.60	3.82
		Bedroom 3	4.52	2.70
		Bedroom 4	4.57	4.12
		Bedroom 5/Office	4.57	2.81
Total Gross Internal Area:			210	Square m

Please note: All measurements shown are approximate and subject to change. Floor plans shown are for illustrative purposes only.

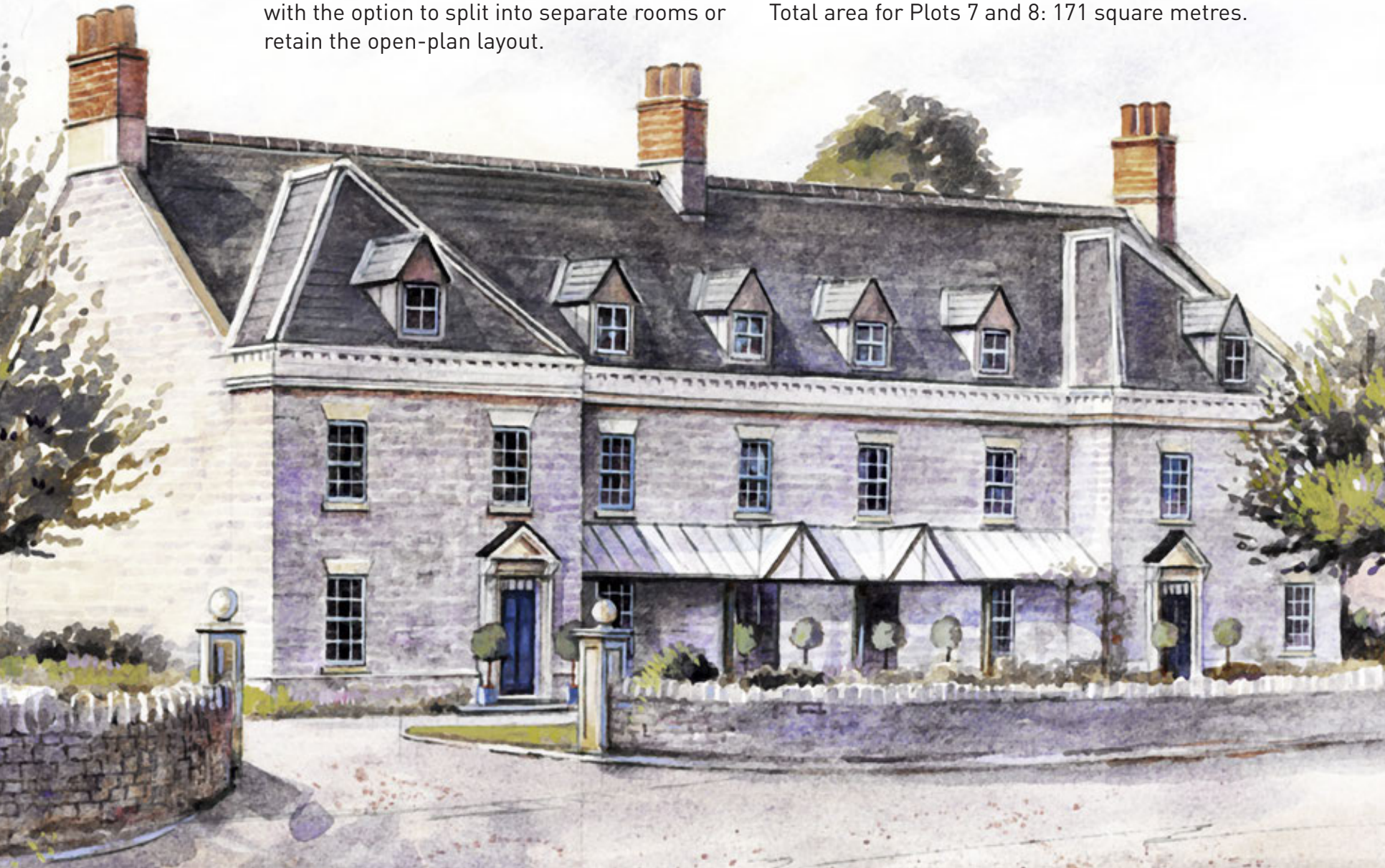
Plot
6-9

These delightful four double-bedroom homes blend classic touches with a flexible, contemporary layout. Arranged over three floors, each home features a master bedroom with private balcony overlooking the garden, as well as a spacious ground floor living area, with the option to split into separate rooms or retain the open-plan layout.

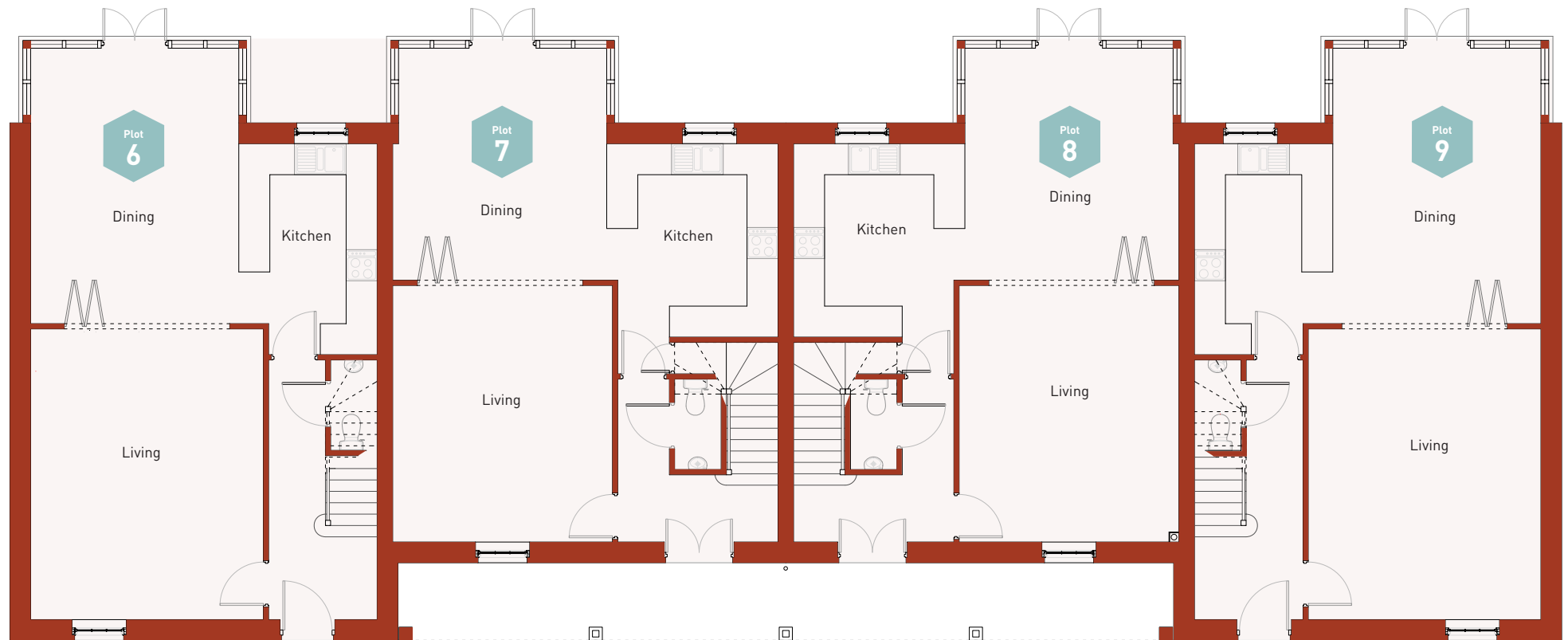
All four homes benefit from individual covered parking, while plots 7 and 8 include a beautiful covered porch area.

Total area for Plots 6 and 9: 178 square metres.

Total area for Plots 7 and 8: 171 square metres.



Ground Floor



Principle Room Sizes

Plot	Room	Width (m)	Length (m)
6&9	Kitchen/Dining	6.70	5.32
	Living	5.62	4.50

Total Gross Internal Area: 178 Square m

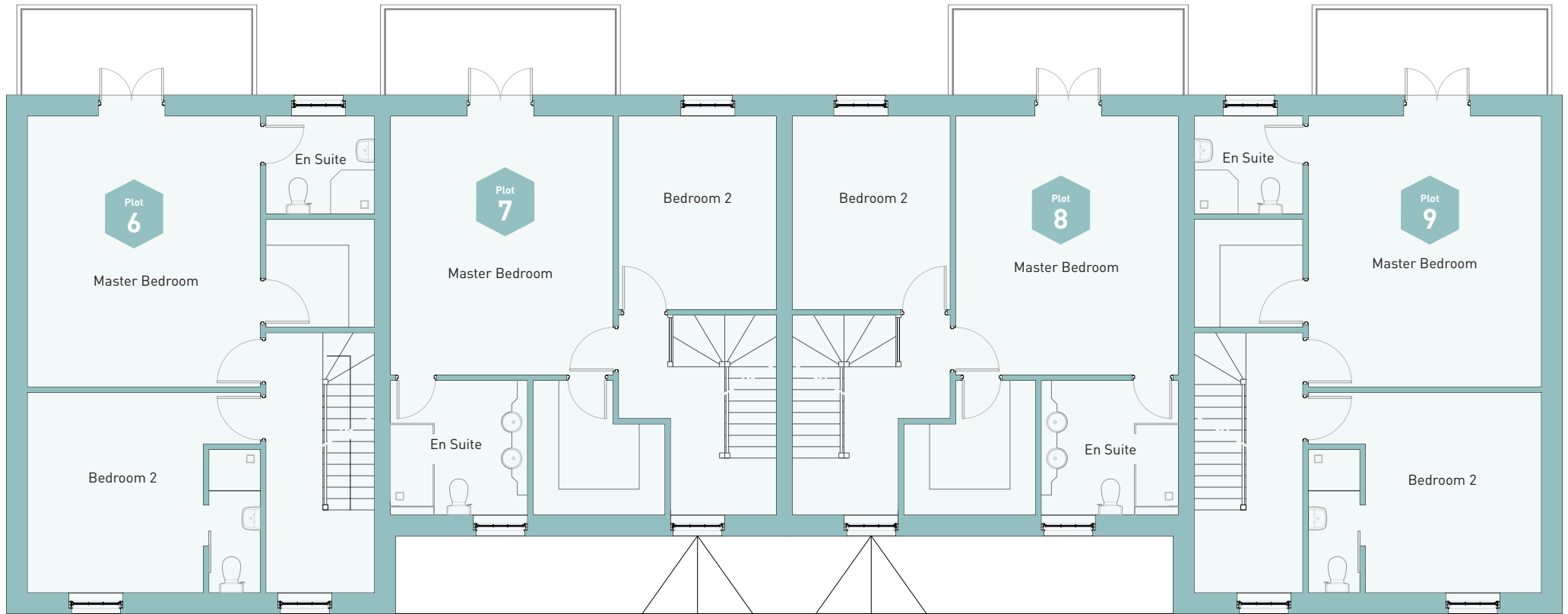
Principle Room Sizes

Plot	Room	Width (m)	Length (m)
7&8	Kitchen/Dining	4.48	7.35
	Living	4.96	4.25

Total Gross Internal Area: 171 Square m

Please note: All measurements shown are approximate and subject to change. Floor plans shown are for illustrative purposes only.

First Floor



Principle Room Sizes

Plot	Room	Width (m)	Length (m)
6&9	Master Bedroom	5.23	4.50
	Bedroom 2	3.87	3.40

Total Gross Internal Area: 178 Square m

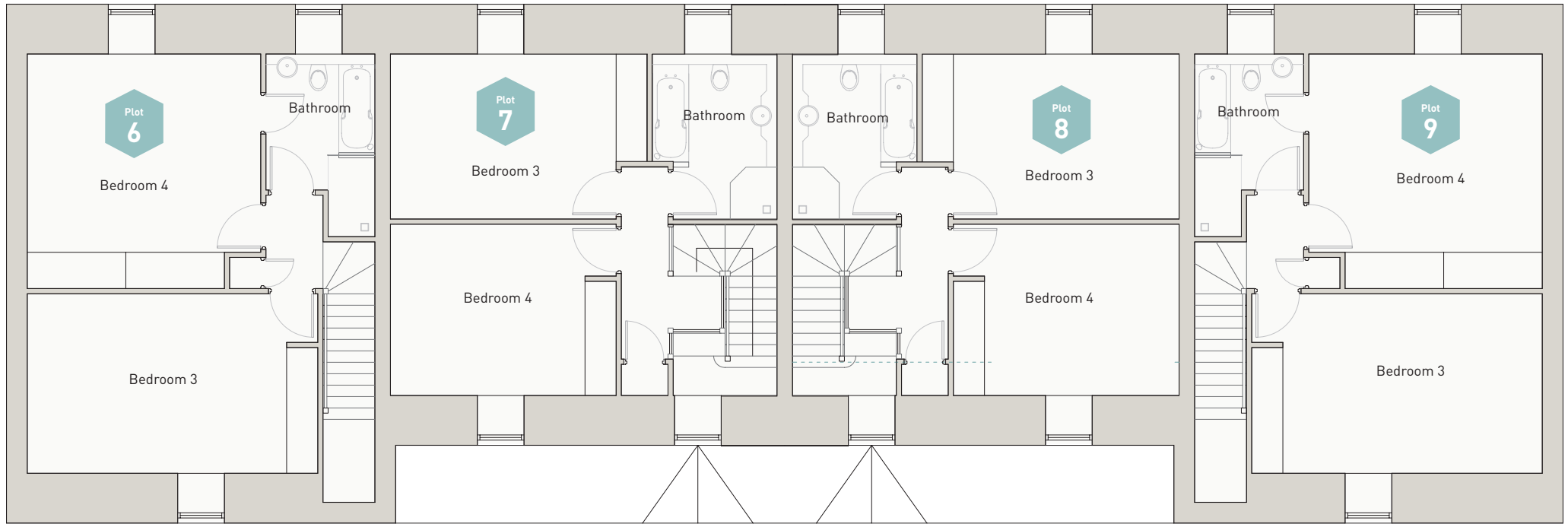
Principle Room Sizes

Plot	Room	Width (m)	Length (m)
7&8	Master Bedroom	5.00	4.30
	Bedroom 2	3.74	3.05

Total Gross Internal Area: 171 Square m

Please note: All measurements shown are approximate and subject to change. Floor plans shown are for illustrative purposes only.

Second Floor



Principle Room Sizes

Plot	Room	Width (m)	Length (m)
6&9	Bedroom 3	4.87	4.50
	Bedroom 4	5.00	3.11

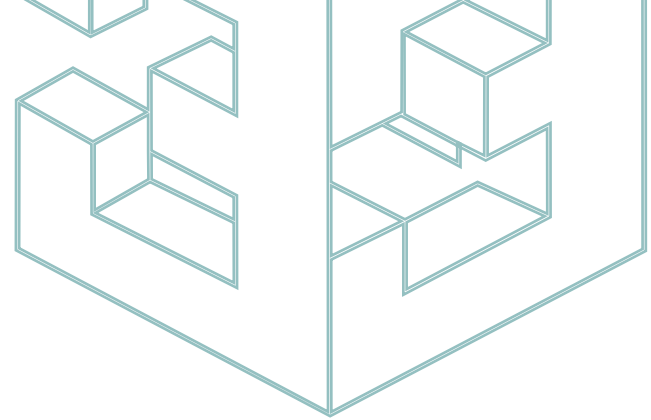
Total Gross Internal Area: 178 Square m

Principle Room Sizes

Plot	Room	Width (m)	Length (m)
7&8	Bedroom 3	3.75	3.30
	Bedroom 4	4.35	3.18

Total Gross Internal Area: 171 Square m

Please note: All measurements shown are approximate and subject to change. Floor plans shown are for illustrative purposes only.



Plot
10



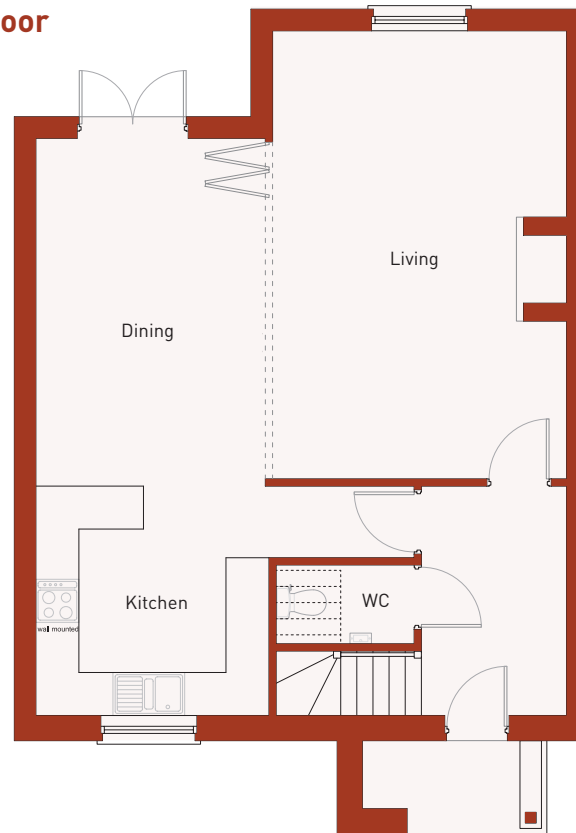
This wonderful three double-bedroom detached property is arranged over two floors. The master bedroom has its own en suite, while bedrooms one and two share a spacious family bathroom. The ground floor can be configured as you choose with either separate rooms or a modern, open-plan layout. You will also benefit from your own detached garage at the foot of the garden.

Total area: 109 square metres.

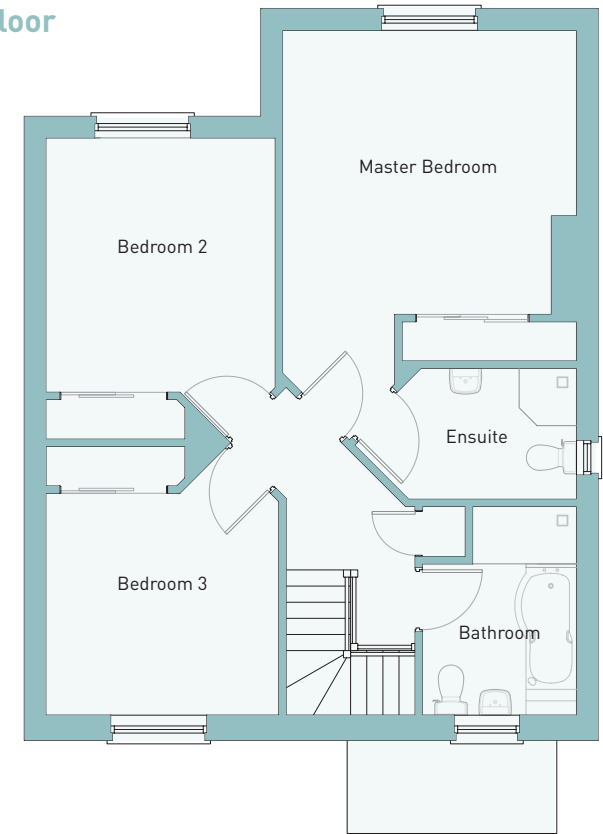




Ground Floor



First Floor



Principle Room Sizes



Room	Width (m)	Length (m)
Kitchen/Dining	8.05	3.25
Living	6.25	4.10
Master Bedroom	4.10	3.96
Bedroom 2	3.54	3.20
Bedroom 3	3.09	3.25

Total Gross Internal Area: 109 Square m

Please note: All measurements shown are approximate and subject to change. Floor plans shown are for illustrative purposes only.



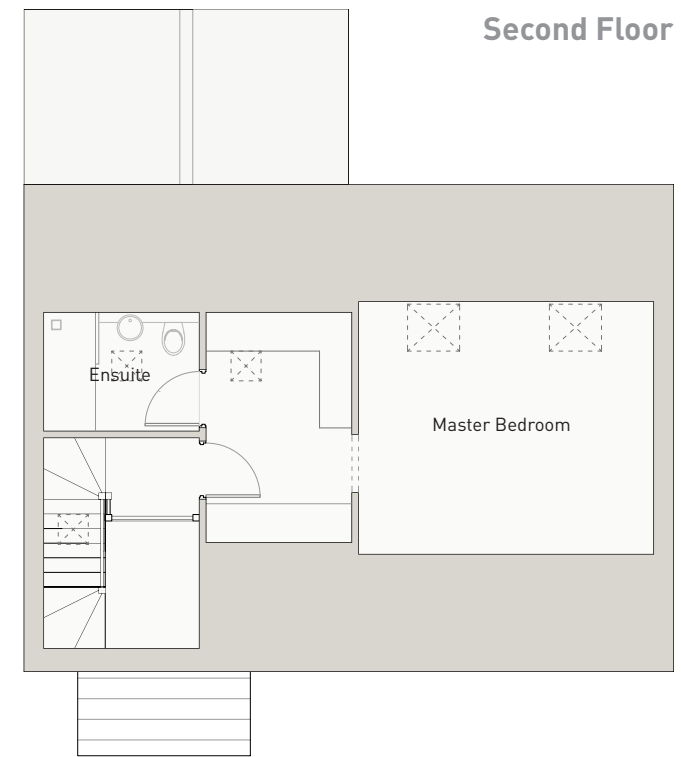
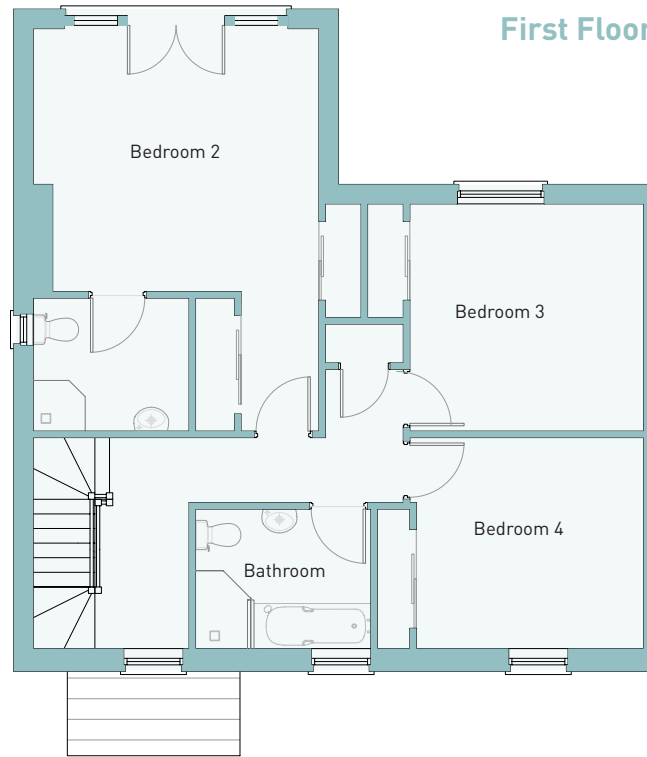
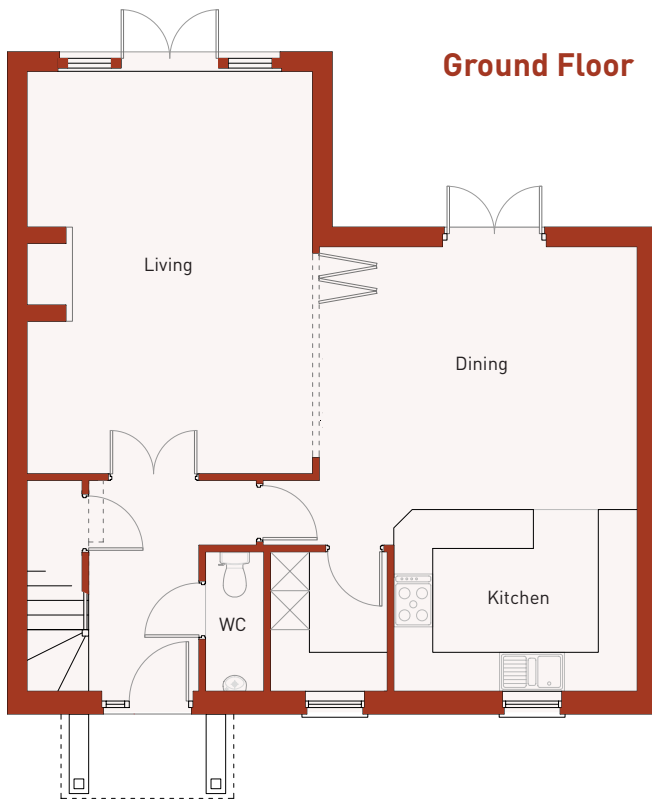
Plot
15



This grand four double-bedroom detached property is arranged over three floors with an entrance porch and detached garage. The master bedroom creates a striking first impression with its own dressing room and en suite bathroom. The second bedroom also features an en suite and a Juliet balcony, while bedrooms three and four share a spacious family bathroom.

The ground floor can be configured as you choose with either separate rooms or a modern, open-plan layout.

Total floor area: 175 square metres.



Principle Room Sizes



Room	Width (m)	Length (m)
Kitchen/Dining	6.85	4.90
Living	6.20	4.40
Master Bedroom	4.37	3.98
Bedroom 2	3.59	3.44
Bedroom 3	3.44	3.20
Bedroom 4	4.55	3.98

Total Gross Internal Area: 175 Square m

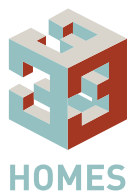
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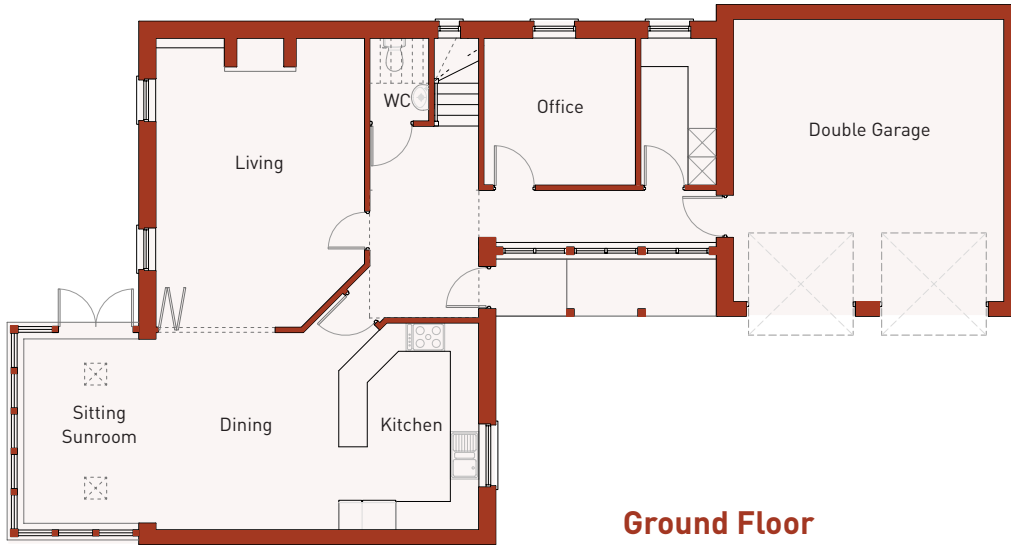
Plot
16

The largest home in Grenville Court, this stately six double-bedroom property offers space and style in abundance. Spread over three floors, you'll enjoy an elegant porch, light, open-plan kitchen and dining area, dedicated office which could also make an attractive sitting room, playroom or snug.

The kitchen and dining area opens out into a gorgeous, sunny day room with direct access to the garden. Upstairs, the master bedroom features a private dressing room and en suite bathroom, while bedroom two has a walk-in wardrobe and en suite bathroom.

Total floor area: 239 square metres.





Ground Floor



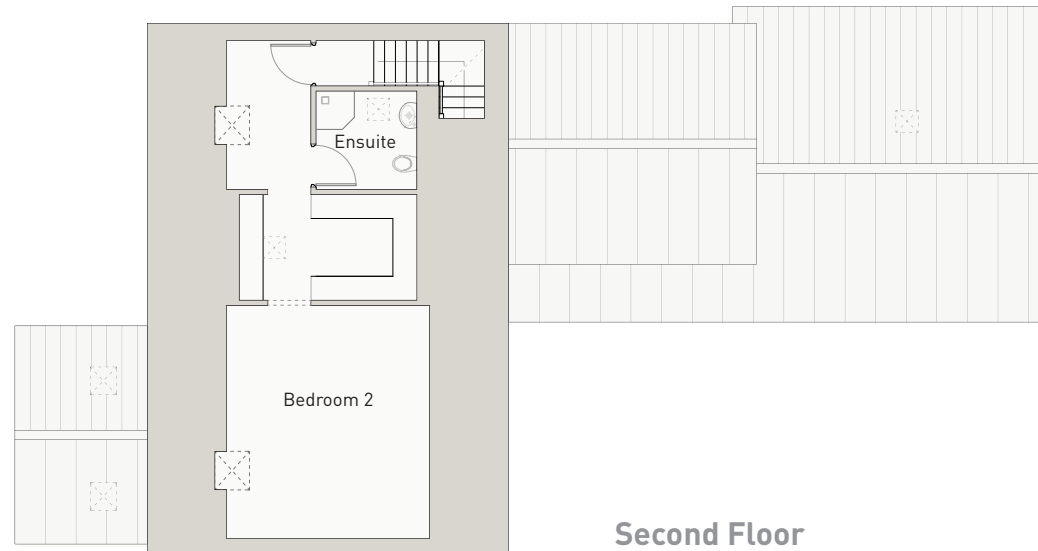
First Floor

Principle Room Sizes



Room	Width (m)	Length (m)
Kitchen/Dining	6.80	4.16
Sitting/Sunroom	3.88	2.42
Living	6.09	4.40
Master Bedroom	4.89	4.26
Bedroom 2	4.75	4.22
Bedroom 3	3.66	3.51
Bedroom 4	3.66	3.21
Bed 5/Office	3.21	3.00

Total Gross Internal Area: 239 Square m



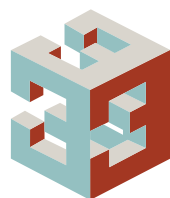
Second Floor

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Grenville Court, Butleigh Standard Specification

External

Windows	High performance hardwood, multipoint locking
Doors	High performance hardwood, multipoint locking
Glazing	All windows double glazed
Terraces	Natural stone paving
Gardens	Planted
Lawns	Turf or seeded according to season
Garages	Power points + lighting
Outside tap	1 external water tap



HOMES

Internal

Wall finishes	Painted throughout (to purchaser's colour specification if not yet completed)	
Kitchen units	Sheraton wall and floor units	
Worktop	Granite, wood or Corian	
Kitchen tap	Quooker range	
Kitchen sink	Stainless steel double bowl	
Fitted appliances included	Induction Hob Double Oven Microwave Oven Coffee Machine	Large Freezer Large Larder Fridge Canopy Hood/Extractor Wine Cooler
Utility	Sheraton units. Plumbing for washer & dryer (appliances not supplied)	
Baths	Bette or Kaldewei steel baths, white	
Sanitary ware	Laufen and Pura, white	
Taps and Showers	Vado/Maki/Hans Grohe	
Boiler	Worcester Bosch gas condensing boiler	
Hot water	Pressurised hot water system using gas boiler as above	
Heating	Underfloor heating in downstairs areas, with room thermostats Radiators with thermostats to 1st and 2nd floor Dual fuel heated towel rail in bathrooms	

Floors	Hall/Kitchen/Utility ceramic tiles Engineered oak flooring to hallway and living room Carpets to 1st and 2nd floor are not included
Tiling	Kitchen tiles – 6 square metres included Tiled splash-backs over all bathroom sinks Showers fully tiled, floor to ceiling
Fireplace	Hand-cut Doulting stone fire surround
Coving	Plaster coving ground floor area
Doors	1 hour fire rated timber doors, painted or stained
Skirtings	6"/7" moulded, Ogee
Wardrobes	Fitted wardrobes as shown on plans
Door handles	Chrome/nickel
TV	Prewired for Sky+ TV
Phone	Prewired with BT connections
Fire	Smoke alarms fitted to all floors
Alarm	Intruder alarm fitted
Guarantee	LABC Warranty – 2 years defects insurance, 8 years structural

Make your home your own with these bespoke options

Wallpaper

Silestone worktop

Alternative baths, basins, WCs

Additional lighting

Floor to ceiling tiles in bathrooms

Additional kitchen tiles

Carpets

Wood burning stove in fireplace

Washing machine

Tumble dryer

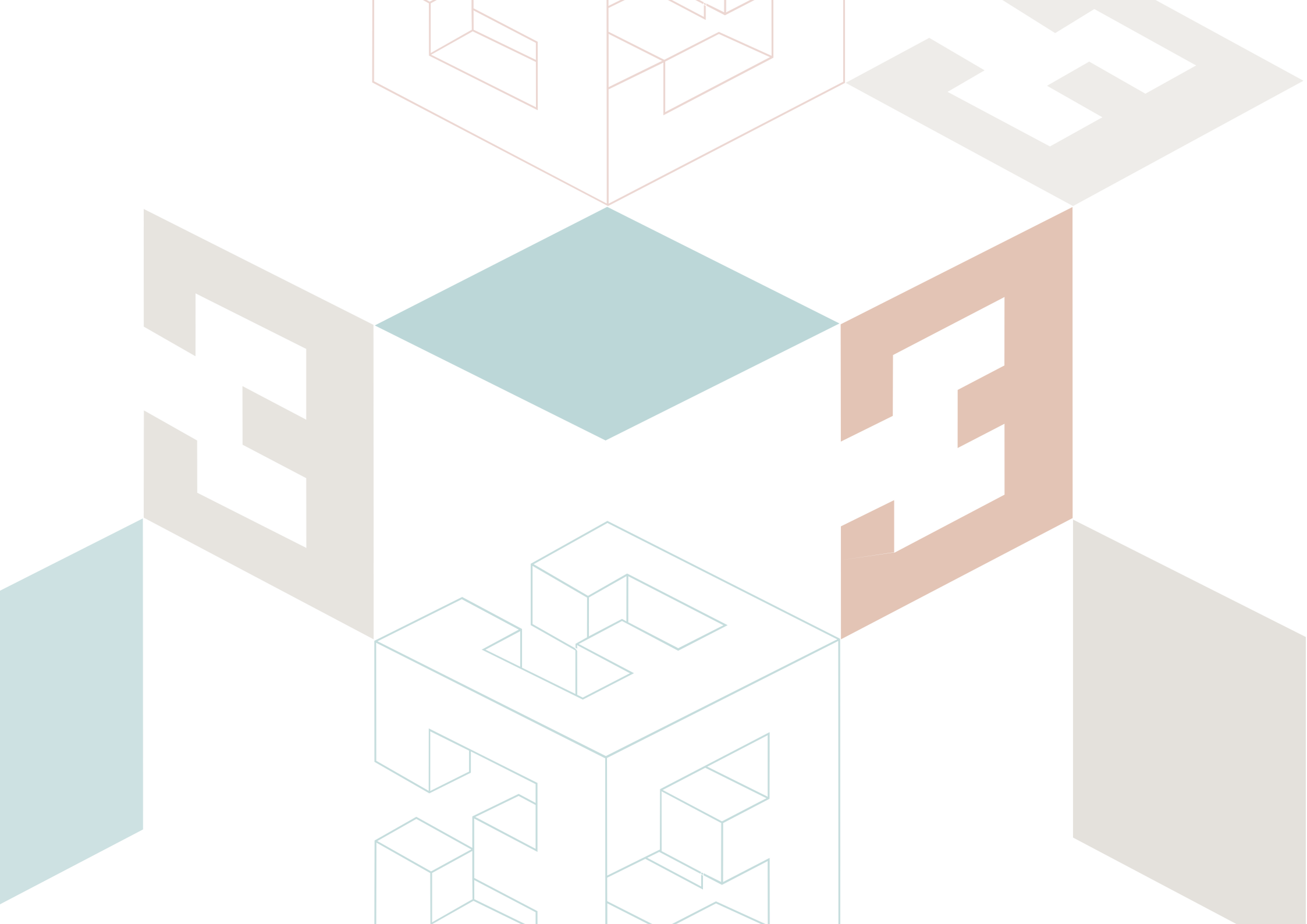
Designer Italian built kitchen

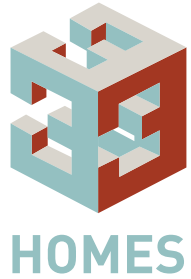
Additional garden landscaping

Electric garage doors

Storage cabinets in garage

333 Homes is continually reviewing specifications on all house types and therefore reserves the right to change specification details. For full details regarding current specifications and finishes for the plot you are interested in please consult us. The photographs shown in this brochure are for guidance only and are not necessarily the exact specification.





The 333 Concierge Making life easy

We know how it is – so much to do, so little time. Many of our residents live busy lives, balancing family demands and the pressures of business, so our 333 Concierge helps take the weight off their shoulders. Designed for 333 Homes clients this service encompasses three essential areas of life:

Home

Cleaning, laundry, dry cleaning, gardening, travel, maintenance... The list of household chores is long and time consuming; so let our experienced team take care of those tedious tasks and free yourself to focus on the things that really matter.

School

With sports matches, field trips, music classes, health appointments and out-of-hours school clubs to juggle, it can seem that even your children need a PA. And that's where we step in. 333 Concierge will take care of all those urgent, and seemingly impossible, requests that children make.

Study

Last, but not least, we can provide all-important support with the academic side of school life including additional tutoring, advice on exams and interview techniques – all provided by skilled local tutors.

To join 333 Concierge you'll pay an annual membership fee, then individual fees for services as and when they are requested. Once you've signed-up, you'll be given a dedicated number for your personal concierge, available anytime day or night. **To find out more call 0333 1014 333.**



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