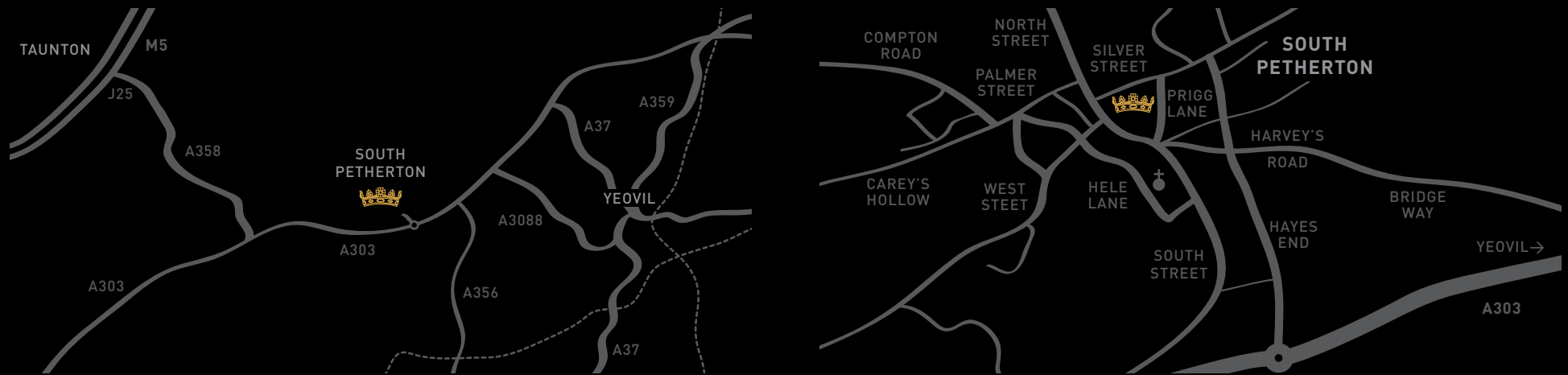


## How to find us



### From the M5, Taunton junction 25

Take the A358 exit to Ilminster/Yeovil. In 9 miles at the Southfields Roundabout, take the 1st exit onto A303 heading to Andover/London/Yeovil.

In 6½ miles at the Hayes End Roundabout, take the 1st exit onto Hayes End heading to South Petherton.

At the next roundabout, take the 1st exit onto Harvey's Rd then right into Prigg Lane.

### From Yeovil

Take the 3088 past Brympton 6 miles until the A303 then take the first exit heading towards M5/Exeter. In half a mile take the Hayes End roundabout, fourth exit towards South Petherton. At the next roundabout, take the 1st exit onto Harvey's Rd then right into Prigg Lane.

**For Sat Nav:** use TA13 5BX

ENQUIRIES: 0845 8610012

  
**STRONGVOX**  
HOMES

millbrookcourt@strongvox.co.uk

YORK HOUSE, BLACKBROOK PARK AVENUE, BLACKBROOK BUSINESS PARK, TAUNTON, SOMERSET, TA1 2PX

T 01823 444055 F 01823 444077 E ENQUIRIES@STRONGVOX.CO.UK WWW.STRONGVOX.CO.UK

These particulars have been prepared in good faith to give a fair overall view of the property and details may vary from time to time. It should not be assumed that any contents/furnishings/furniture etc photographed or illustrated including the Computer Generated Images in these particulars are included in the sale. Any distances referred to are given as a guide only and are not precise. The information in these particulars does not constitute any part of a contract or warranty.





# MILLBROOK COURT

SOUTH PETHERTON



An exclusive development of six luxury detached houses  
and three contemporary barn conversions.



**STRONGVOX**  
HOMES



# Location is everything and this location has everything

South Petherton has it all. Its picture postcard streets are filled with independent shops and traditional pubs. This picturesque small country town harnesses a wonderful blend of traditional service combined with contemporary offerings – all within easy walking (and cycling) distance. And if you decide to get in the car, you can embrace beautiful countryside, great sport and plenty of culture; with road and rail connecting you effortlessly to the rest of the world. Perfect.



*“There’s a real sense of a village community here, great for all ages, from young families to retirees - there’s something for everyone.”*

Karen Whitelam FLEURTATION



## Living life to the full

Whilst the location is essential, the spirit of a village is key. South Petherton embraces all its population and visitors with a warm welcome. Karen Whitelam, owner of Fleurttation, has lived close by since early childhood, Karen took over a dormant florist business 4 years ago, which is going well and now established into the community. She appreciates the importance of the personal touch, *“...meeting and serving the customer is essential, they like to see your face.”*





*“It has such a friendly atmosphere here  
and the village has everything you need...  
a butcher, bakers, fishmonger, deli...  
you never need to leave”*

**Ali Martin** BREWERS ARMS AND THE OLD BAKEHOUSE



## A place for life

South Petherton is a wonderful town. Big enough to support a vibrant commercial centre but small enough to remain a personal and caring community. Regardless of your stage of life the town has something for everyone. Great local traditions see hundreds of ducks racing through the town every year for charity; excellent local schools and childcare facilities for young families; renowned senior schools within easy reach and a real sense of belonging to a community that looks out for you when you need it most.





An aerial photograph of a rural village, South Petherton, showing a dense cluster of buildings and a network of roads. The surrounding area is dominated by large, green agricultural fields. A central callout box with a crown icon and a white circle below it points to a specific location in the village.

MILBROOK COURT  
SOUTH PETHERTON

← A3032 Taunton

A3032 Yeovil →



Millfield School



Clarks Village, Street



Glastonbury Tor



Somerset County Cricket Ground, Taunton



Ham Hill Country Park



Somerset County Museum, Taunton

## All within easy reach

Beautiful countryside, great schools, historic towns and easy access to fast road and rail networks; South Petherton has the best of many worlds. It nestles between the Somerset Levels and beautiful Dorset to the south and culture is all around. Taunton and the M5 are fifteen miles west - home to great shopping, county cricket and many more attractions. Nearby lies the historic town of Yeovil; drive south and before long you'll be fossil collecting in Lyme Regis. Within half an hour you can be at either Millfield School or Taunton School, with a host of other independent schools nearby. Great road and rail links also means it's never been easier to get away to London or an international airport. Perfectly placed to suit everyone, whatever your tastes and stage of life.

Taunton train station	30 mins
M5 Junction	25 mins
Bristol International Airport	1hr 15 mins
South Coast	45 mins
Yeovil	20 mins



## Get the most from modern living

Strongvox is where traditional values of quality, like location and style, meet modern methods of building and low maintenance specification.

And you can rest easy knowing that our small, highly experienced and passionate team takes personal pride in considering every house individually.

You don't have to compromise on character or charm to enjoy the very latest in energy efficient modern living.

You will benefit from lower upkeep and reduced fuel bills on your new home, spending less time, effort and money. Giving you a bit more money in your pocket and a bit more time to spend it... giving you a little **extraLIFE**.







PRIGG LANE

BROOK

- **The Arlington**  
Plots 4, 5, 7, 8, 9  
4/5 bedroom detached house
- **The Millbrook**  
Plot 6  
4 bedroom detached house
- **The Barns**  
Plots 1, 2, 3  
2 bedroom barn conversion

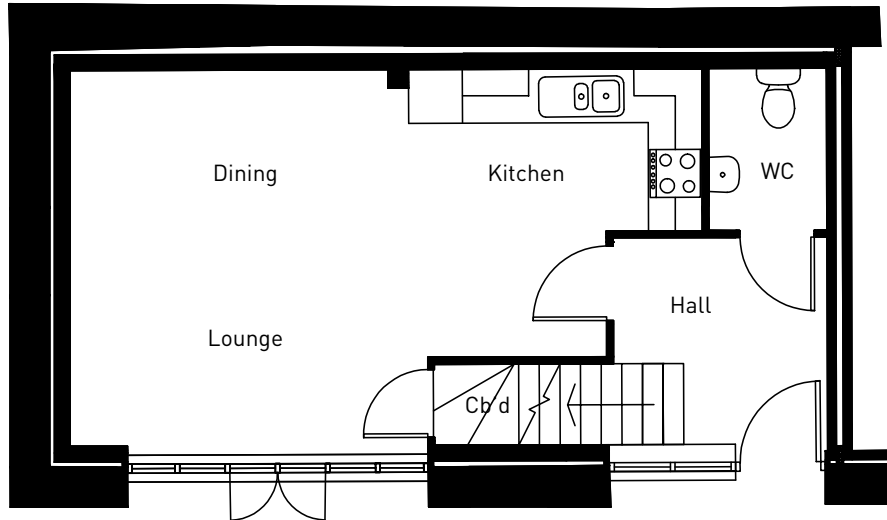
Possible future development

This site plan is indicative only of the development. It is for general guidance and may be subject to change.

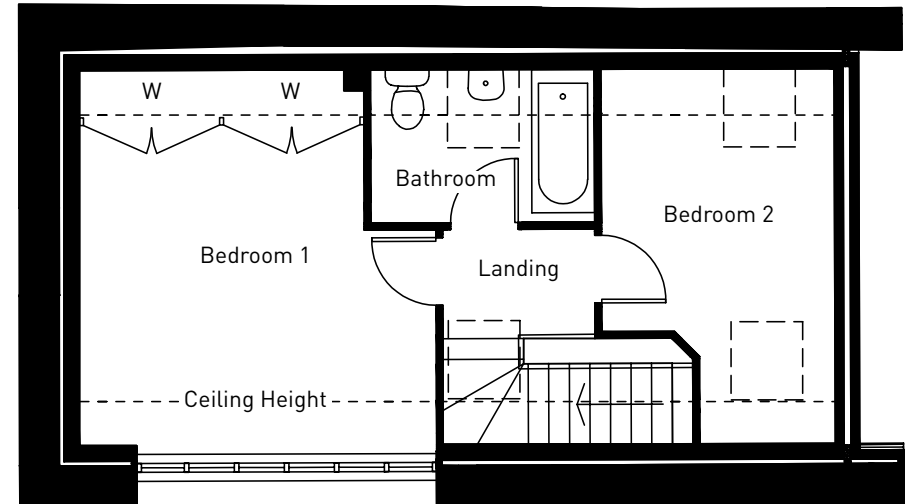




Ground Floor



First Floor



## The Barns

The Barns is a stunning conversion of the existing building into 3 two bedroom barn conversions with open plan kitchen-dining-living area featuring a floor to ceiling window looking onto the walled garden. On the first floor you will find two bedrooms and the family bathroom. The property benefits from a substantial garage, enough space for a car and storage.

### Barns (Plot 1)

Room Dimensions	Millimetres	Feet/inches
Lounge/Dining/Kitchen	7028 (min) x 4385 (min)	23' 1" x 14' 5"
Bedroom 1	3975 (min) x 3774*	13' 1" x 12' 4"
Bedroom 2	2577 (min) x 3774	8' 6" x 12' 4"

\* Excluding Wardrobes

### Barns (Plot 2)

Room Dimensions	Millimetres	Feet/inches
Lounge/Dining/Kitchen	6826 (min) x 4272 (min)	22' 5" x 14' 0"
Bedroom 1	3756 (min) x 3661*	12' 4" x 12' 0"
Bedroom 2	2531 (min) x 3661	8' 4" x 12' 0"

\* Excluding Wardrobes

### Barns (Plot 3)

Room Dimensions	Millimetres	Feet/inches
Lounge/Dining/Kitchen	6561 (min) x 3919 (min)	21' 6" x 12' 10"
Bedroom 1	3658 (min) x 3308*	12' 0" x 10' 10"
Bedroom 2	2529 (min) x 3308	8' 4" x 10' 10"

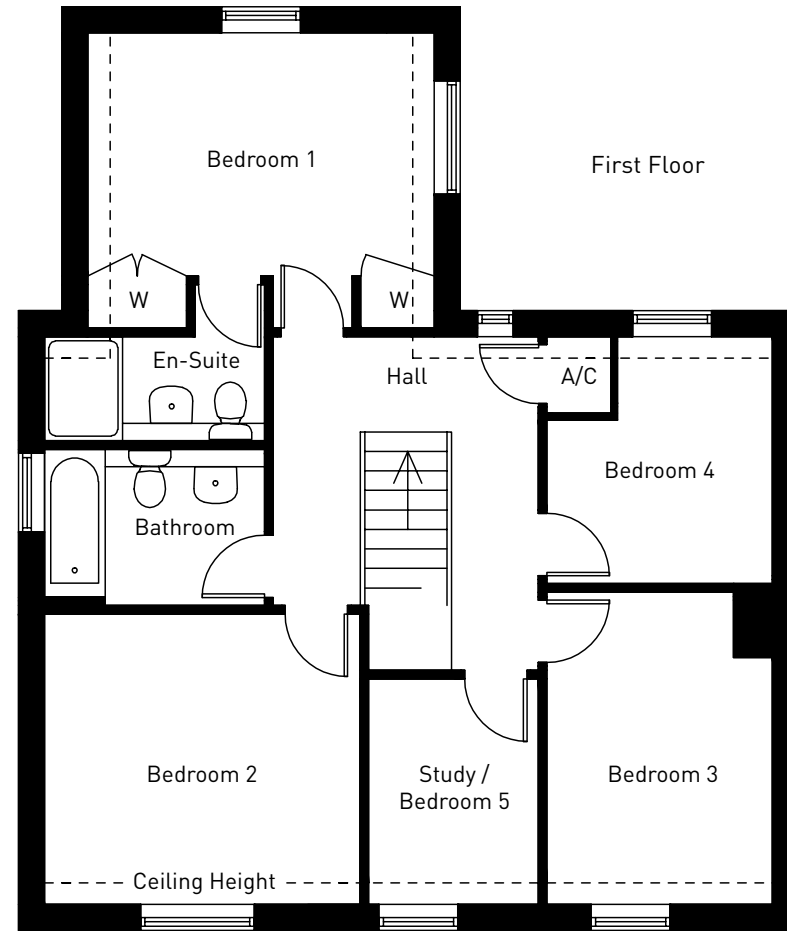
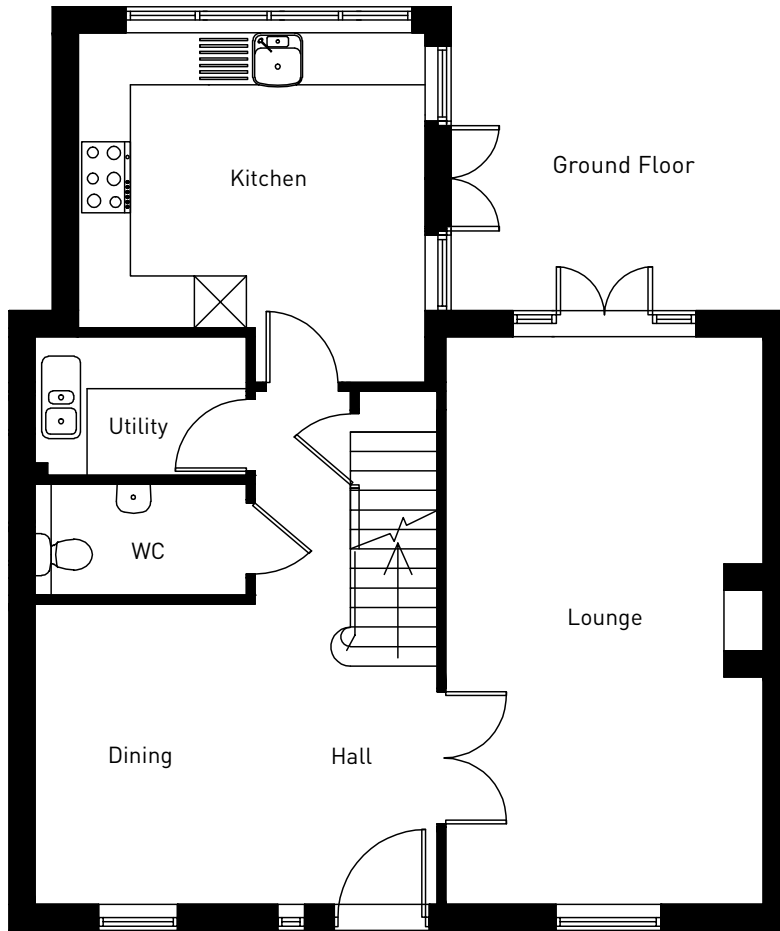
\* Excluding Wardrobes

Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.

External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Please ask if you require further details or clarification.







# The Arlington

The Arlington is a traditional 4/5 bedroom family home with spacious accommodation over two floors. On the ground floor you will find the open plan hallway/dining area, the kitchen/breakfast room, a utility room and WC. The ground floor also features a dual aspect living room with a wood burner and French doors leading to the enclosed rear garden. The first floor features 4 bedrooms, an en-suite bathroom, family bathroom and a 5th bedroom/study. The property benefits from a substantial garage, enough space for a car and storage.

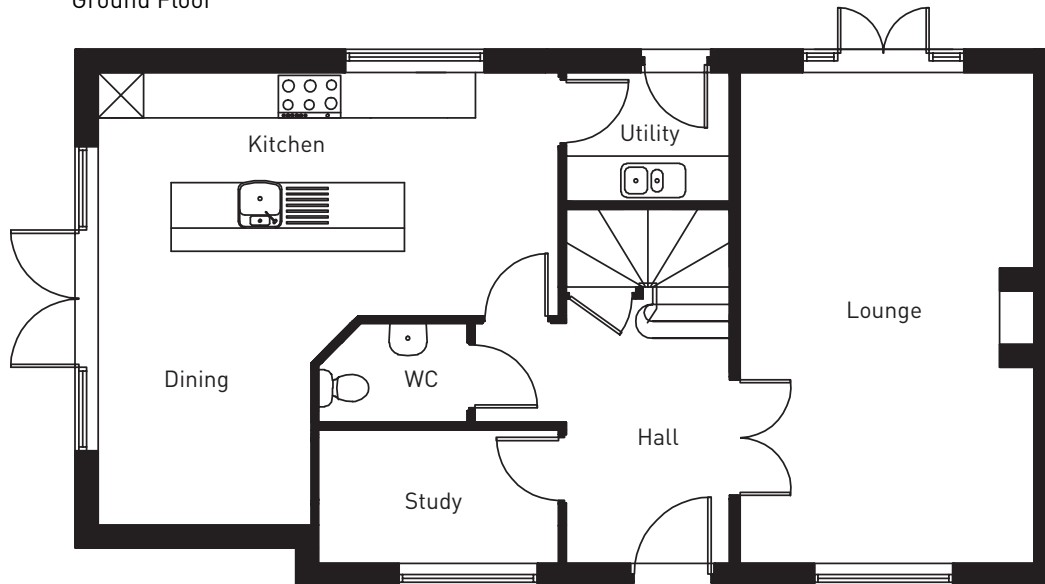
The Arlington Room Dimensions	Millimetres	Feet/inches
Lounge	3620 x 6500	11' 11" x 21' 4"
Dining/Hall	4601 x 3441	15' 1" x 11' 3"
Kitchen/B'fast	3950 x 3383 (min)	12' 0" x 11' 1"
Bedroom 1	3950 x 2773*	12' 0" x 9' 1"
Bedroom 2	2909 x 3285	9' 7" x 10' 10"
Bedroom 3	2614 (max) x 3610	8' 7" x 11' 10"
Bedroom 4	2614 (max) x 2810 (max)	8' 7" x 9' 10"
Bedroom 5/Study	2058 x 2598	6' 9" x 8' 10"

\* Excluding Wardrobes

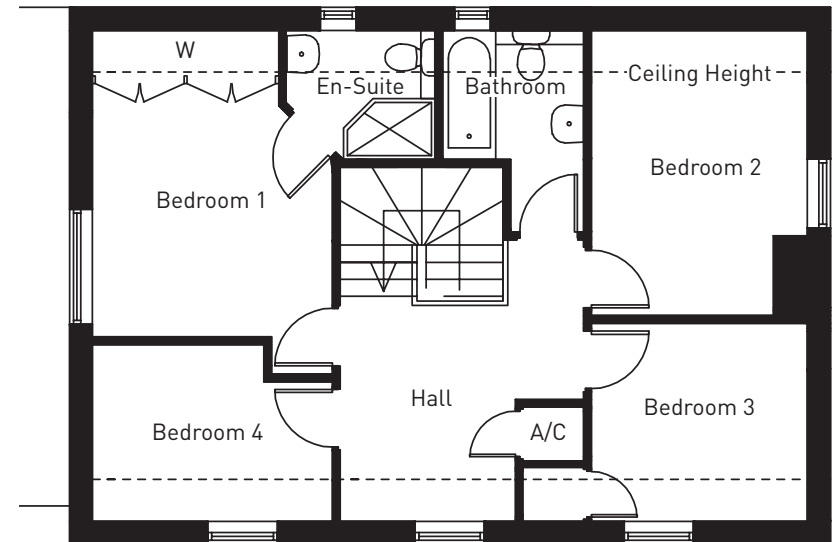
**Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.**  
 External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



Ground Floor



First Floor



# The Millbrook

The Millbrook is a spacious 4 bedroom home with an open plan kitchen breakfast room with French doors leading to the rear garden. In addition there is a study, WC and a dual aspect living room with a wood burner. The first floor features 4 bedrooms with an en-suite master bedroom and a family bathroom. The property benefits from a substantial garage, enough space for a car and storage.

The Millbrook Room Dimensions	Millimetres	Feet/inches
Lounge	3860 x 6400	12' 8" x 21' 0"
Kitchen/Dining	6016 (max) x 5900 (max)	19' 9" x 19' 4"
Study	3116 x 1723	10' 3" x 5' 8"
Bedroom 1	3154 (max) x 3353*	10' 4" x 11' 0"
Bedroom 2	2825 (max) x 3085	9' 3" x 10' 2"
Bedroom 3	2825 x 2585	9' 3" x 8' 6"
Bedroom 4	3154 (max) x 2318 (max)	10' 4" x 7' 7"

\* Excluding Wardrobes

Please note: other floor plans and elevations for each property are available.

As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.

External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Please ask if you require further details or clarification.





## Quality comes as standard

Every aspect of the final specification has been thought about with you in mind. From the security of electric gates to the comforting sense of quality you get from solid oak doors and granite work surfaces. With the glow of a wood burner to keep you warm and the sparkle of Duravit with Hans Grohe to complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.



## High Specification

### Kitchen

- A choice of fully fitted designer kitchen with ample wall and floor cupboards\* with soft close doors and drawers
- Choice of Granite work surfaces with matching up-stand\*
- Stainless steel Range Cooker with 5 burner hob (Houses only)
- Stainless steel single oven and 4 burner gas hob (Barn Conversions only)
- A stainless steel splashback is provided to the area behind the range cooker/hob
- Belfast under-mounted sink in the kitchen and a stainless steel single bowl sink in the utility room (where applicable)
- Fully integrated fridge/freezer and dishwasher (Houses only)

### Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit Starck 3 sanitary ware in white with Hans Grohe taps
- The shower within the en-suites includes a clear glass screen with low profile tray, full height tiling in the shower cubical and a recessed thermostatic shower valve
- The bathroom includes a thermostatic shower and clear glass shower screen (Barn Conversions only)
- Half height tiling by Porcelanosa to the bathroom over the bath basin and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Chrome heated towel rail
- Recessed low voltage down lighters to the bathrooms and en-suites

### Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- The internal doors are finished in oak
- All homes feature a solid oak front door with multi point locking system
- Feature timber staircase with oak strings, handrails and balustrade
- Fitted wardrobes to master bedroom

\*subject to stage of construction

### Electrical Installation

- BT points are fitted to the lounge, bed 1 and study (where applicable)
- A mains operated smoke alarm with battery backup is fitted to the hallway
- TV points are fitted to the lounge, kitchen and bed 1 with cable for communal satellite system wired for Sky+
- Recessed low voltage down lighters to kitchen, hallway and lounge
- Wiring for wall lights in lounge will be provided
- Wiring will be provided to the front and rear of the property for an external light
- Electric point and BT point in understairs cupboard for wireless router
- Intercom and key fob to operate the electric entrance gate
- Power and lighting to the garages (Houses only)

### Energy Efficiency, Heating and Insulation

- Gas fired central heating system with underfloor heating to the houses
- Gas fired combi boiler with thermostatically controlled radiators to the barns
- Mains pressure hot water system with electronic programmer
- Wood burner to lounge (Houses only)
- Double glazed timber windows provided throughout
- Cavity wall and loft insulation installed to NHBC standards
- Energy performance certificates are provided for each home

### External Finishes

- An external tap will be provided
- Front gardens will be landscaped with the rear gardens being turfed
- Patios and paths will be constructed using Indian Sandstone slabs

### NHBC

- Each of our homes is independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property

## Upgrade Specification

- A choice of Silestone worktops in kitchen and utility (where applicable)
- Fully fitted alarm system (incl wiring)
- Fitted sliding or hinged wardrobes
- Choice of fireplaces (Houses only)
- Interior design options package
- Real wood flooring
- Electric garage doors (Houses only)





## Take the stress out of buying your new home

We understand buying a new home is an important yet often stressful time, we have therefore created two practical and burden-free schemes for you. They are designed to help make the process of buying and selling your new home hassle-free.

We will be with you throughout the whole process, offering expert advice when required, ensuring you can move into your new home as soon as possible.

### AssistedMove

**Assist** you with agents fees

**Assist** you with legal costs

**Assist** you with removal fees

**Assist** you through the whole process

### HomeExchange

**Reserve** and secure your new house

**No** estate agents **fees to pay**

**We will buy** your existing house

**Advice** throughout the whole process