

Langford Fields

M E N D I P

Naturally balanced

Welcome to Langford Fields, a place that blends the luxury of countryside living with the convenience of city connections.

There is a well-established community spirit in Langford and the stunning development at Langford Fields complements this perfectly. It's the ideal environment for new residents to get to know each other, with a vibrant village green where neighbours can socialise and families can gather.

For those that want to venture further afield, the development is brilliantly connected by road, rail and air. There are picturesque walkways and cycle paths that lead to the wider area and Bristol is just a short drive away. So whatever pace of life you are looking for, you are sure to find it here.

There are a variety of facilities on the doorstep,
ensuring everything you need is within easy reach.

A traditional village

The centre of Langford is less than a mile
away and boasts an array of amenities,
including a 24-hour supermarket offering
everyday essentials, and a cosy pub that
serves a wide selection of traditional fare.

Nearby Churchill also has a selection of pubs,
a post office that is open seven days a week
and a leisure centre where you can take part
in an exercise class and test your fitness in the
state-of-the-art gym or swimming pool.





Education for Everyone



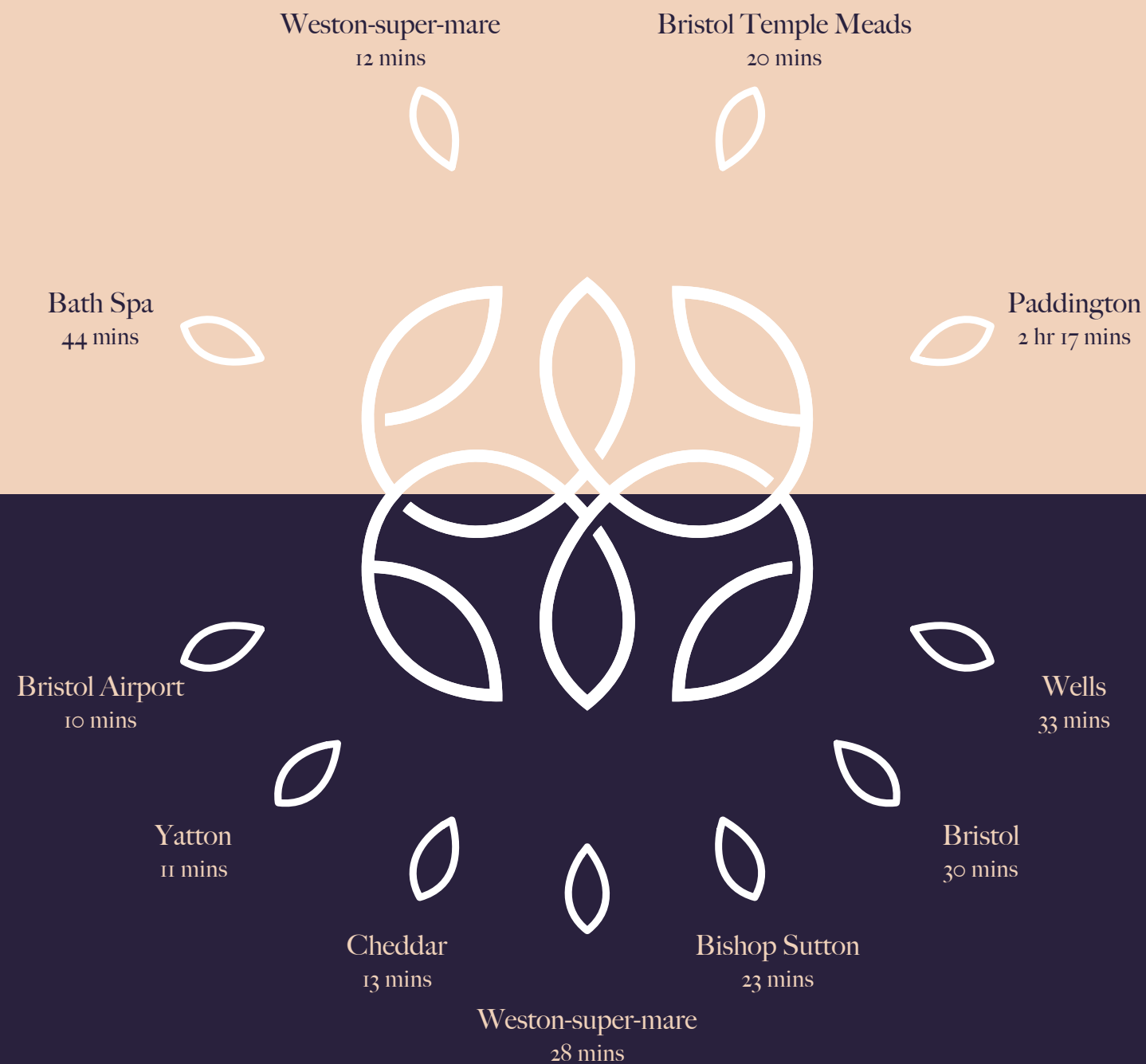
This area is known for its excellent schooling, making Langford Fields a great destination for families of all ages.



A short walk from Langford Fields is Langford Day Nursery and Preschool, while nearby Churchill has a number of educational establishments to choose from. The Churchill C of E Primary School

has a 'Good' Ofsted rating, while Churchill Academy and Sixth Form, educating children aged 11-18, has been rated 'Outstanding' by Ofsted and is one of the most desirable schools in the area.

From Yatton by Train



By Car

Langford Fields is well connected to both the countryside and the city so it is perfect for a multitude of lifestyles.

Well connected

Located just off the A38, with convenient bus stops nearby, travelling to and from Bristol could not be easier. The stunning Mendip Hills are also just a short drive away. If you prefer to travel by train, both Bristol Temple

Meads and Yatton station are within easy reach. And for those times when you are in search of sunnier climes, Bristol Airport is approximately six miles away and offers routes to an array of international destinations.

Natural Beauty



With the Mendip Hills Area of Outstanding Natural beauty just moments from your front door, there are so many opportunities to grab a breath of fresh air.


Cheddar Gorge is approximately a fifteen-minute drive away and is one of the most inspiring landscapes in the UK, with its intricate network of caves, dramatic cliffs and wild green open space that hints to our prehistoric ancestry. There are plenty of other sights to admire in the county including:


Glastonbury and its famous Tor, Wells and its medieval cathedral, Blagdon and its fishing lake and Weston-super-Mare's glorious coastline and picturesque nature reserves. Of course, Somerset is also renowned for the tourist hotspots of Bristol and Bath, both of which are within easy reach.



Development Plan


Three Bedroom Houses


 The Elsenham
Plots 2, 3, 4, 5, 7, 8, 22, 23, 27, 28,
109, 110, 126, 127, 135, 136, 139 & 140


 The Hartley
Plots 124, 130, 132, 137 & 138

Four Bedroom Houses


 The Caldwick
Plots 30 & 104


 The Calder
Plots 105 & 133

 The Walberswick
Plots 21, 25 & 123

 The Welwyn
Plots 1, 6, 9, 10, 24, 26, 29, 106,
111, 112, 125, 128, 129, 131, 134 & 141

Five Bedroom Houses

 The Trent
Plot 103

 Affordable Housing



Enjoy a low-maintenance lifestyle.

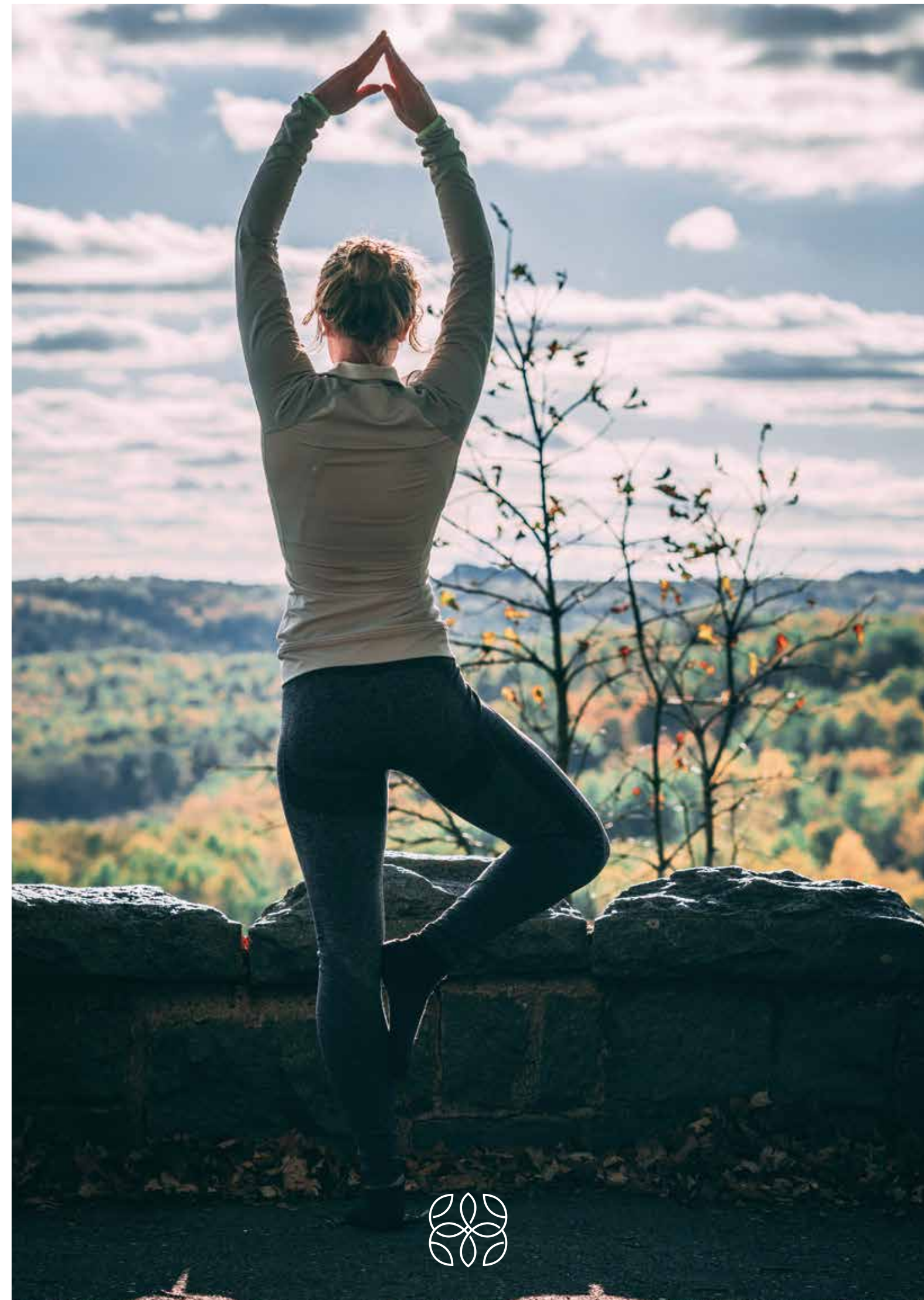
Perfect harmony

Each home boasts a spacious layout and pristine interiors, which have been designed to not only look impressive, but to support your lifestyle and help everyday life run more smoothly.

The brand new fixtures and fittings ensure you live a low-maintenance lifestyle with very little DIY requirements, and you'll

discover a host of other modern features throughout the home, such as stylish built-in appliances* in the kitchen, so you can spend less time on household chores and more time doing the things you love. What's more, each room has been finished with a neutral décor, providing you with a blank canvas that you can get creative with and make your own.

*Plot specific, please speak to a Sales Advisor for more information.



Balanced living

This new community has been designed with sustainability in mind. Every detail has been carefully considered to ensure environmental impact is kept to a minimum and you can enjoy a more healthy and happy way of life.



Every home has been crafted to blend in seamlessly with the traditional village and its surroundings and each one comes with an array of sustainable features including A-rated appliances and insulated walls. The focus on sustainability extends into the community to ensure this is a wonderful place to call home.

Thoughtful landscaping and new tree planting will create an attractive environment for all who live here and improve biodiversity, while the walking and cycling routes that run through the site will promote health and well-being, encouraging sustainable modes of transport and less reliance on cars.

Specification



Kitchen & utility room

- Moores Definitive range with linear doors and complimenting worktop and upstand
- Soft close doors and drawers
- Bosch electric oven with four-ring gas or ceramic hob
- Integrated fridge freezer and washing machine
- Extractor fan with three speeds or feature chimney hood
- Low energy LED lighting to underside of wall units
- Leisure Rangemaster stainless steel sink and Hansgrohe mono block mixer tap
- Pull out recycling bins

Bathroom, en suite and cloakroom

- Contemporary white Roca Gap sanitaryware
- Roman shower enclosure with Hansgrohe thermostatic mixer tap where applicable
- Hansgrohe taps
- Full height Porcelanosa tiling to shower enclosure and full height to three sides of the bath plus where there are appliances
- Vogue Focus chrome towel rail to bathroom and en suite

Security and peace of mind

- High standard of wall and loft insulation
- Mains operated smoke, heat and carbon monoxide detectors

Heating

- Energy efficient A-rated gas-fired condensing boiler system
- Myson Premier HE radiators with thermostatic radiator valves to all rooms excluding hall

Externals

- Rear gardens top soiled and rotovated
- External tap

Decoration

- Dulux Pure Brilliant White paint throughout
- Satin clear varnish to handrails
- White satin finish to internal door frames, skirting and architrave

Joinery & doors

- Vicaima solid core white door
- Chrome ironmongery and multipoint locking to front and rear door
- White PVCu windows
- White PVCu French doors with multipoint locking*
- Full height wardrobe with sliding doors in master bedroom*

Electrical

- 100% low energy lighting throughout with LED downlighters fitted to the kitchen, bathroom, en suite and cloakroom
- Low energy security light fitting with solar sensor to front and rear door*
- Syncbox media socket
- TV/Sky+ points to living room and master bedroom subject to customer subscription to Sky product
- Shaver socket to bathroom and en suite
- Power and lighting to garages only when inside plot boundary

Warranty & after-sales care

- Complete NHBC 10-year warranty against structural defects
- Thorough demonstration of your new home before it is handed over to you
- Advice provided on the best way to look after your home in the future
- Support from a dedicated customer care service for two years



Typical Crest Nicholson interiors

*Plot specific, please speak to a Sales Advisor for more information

The Seal of Excellence

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address.

New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels

of service and satisfaction. Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF
Customer Satisfaction Survey

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk



Tadpole Garden Village, Swindon

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