



WEDMORE

WEDMORE GRANGE SOMERSET



Updated October 2021 - Now includes Phase III Homes and Plans

Exclusive living in a charming village setting



STRONGVOX
HOMES



"We are very excited to building such an elegant development in Wedmore, one of Somerset's premier locations. The design and specification of our homes are perfectly suited to the area."

Toby Ballard Managing Director, Strongvox Homes



St Mary's Church, Wedmore



Welcome to Wedmore and Mendip Hills



Wedmore Pharmacy

Welcome to Wedmore Grange

Wedmore Grange in the picturesque village of Wedmore near Cheddar is our latest beautifully thought out Strongvox development.

Founded in 2004, we've worked hard to create our reputation for delivering exceptional, beautifully designed homes in wonderful West Country locations. We build an average of 200 homes a year, which means we can keep an eye on the detail for every house we build (across just over 30 sites to date) – and that's important to us. Considerate of local architecture and design influences, our sites are sympathetic to their surroundings with every house displaying individuality. We pay great attention to detail and our appreciation of traditional design and materials echoes throughout our new homes, setting us apart from bigger developers. We don't just build the same houses everywhere.



cabot
circus





Pulteney Bridge and Weir, Bath



Queen Square, Bristol

The best of Somerset

Situated in an elevated position on the Somerset Levels, Wedmore has spectacular views of the glorious landscape backed by the Mendip Hills. The famous Cheddar Gorge and Caves can be seen to the North; Glastonbury Tor steeped in history and legend is to the East; along with Wells England's smallest city and home to the most poetic of English Cathedrals.

Set in beautiful Somerset countryside Wedmore offers good access to key road networks with the A371 and A38 a 10 minute drive North and the A39 15 minutes South, leading on to the M5. Living at Wedmore Grange also means easy access to the seaside at Weston-super-Mare; world class shopping at the vibrant, cultural cities of Bristol and Bath; and travel further afield from Bristol airport which is a short drive from Wedmore.

Wedmore to Cheddar (car)	15 min
Wedmore to Glastonbury (car)	20 min
Wedmore to Wells (car)	25 min
Wedmore to Weston-super-Mare (car)	30 min
Wedmore to Bristol (car)	50 min
Wedmore to Bath (car)	1 hour
Wedmore to Bristol Airport (car)	30 min

BRISTOL

BRISTOL CHANNEL

BRISTOL AIRPORT

8 WESTON-SUPER-MARE

CHEW VALLEY

M5

MENDIP HILLS

7

CHEDDAR

A38

A371

1

5

3

4

WEDMORE

6

WELLS


WEDMORE
GRANGE

M5

BRIDGWATER

GLASTONBURY

2



1. Street scene at Wedmore Grange



2. Glastonbury Tor



3. The Borough Mall, Wedmore



4. Wedmore Village Store



5. Wedmore First School Academy



6. Wells Cathedral



7. Cheddar Gorge



8. The Grand Pier, Weston-super-Mare

Wedmore Grange, Wedmore

Once known as the Isle of Wedmore, the village sits on raised ground in the Somerset Levels which is home to a fantastic range of wildlife and peaceful country roads.

Well known for its wonderful architecture, bustling pubs, niche clothing, jewellery and food shops it's a truly charming village. Wedmore has a very active community with plentiful groups, events and festivals to enjoy as well as excellent playing fields and a golf club.

Nature, wildlife, history and adventure are all on Wedmore's doorstep; Cheddar Gorge and Caves; Cheddar Reservoir; the historic city of Wells; Glastonbury Tor; the Mendip Hills and Avalon Marshes.

There are good schools for children of all ages in the village with Wedmore First School Academy and Nursery and Hugh Sexey Church of England Middle School. The local area also has a great selection of sought after state and independent schools.

Wedmore First School (walk)	1 min
Hugh Sexey Middle School (walk)	3 min
Cheddar Gorge (car)	15 min
Cheddar Reservoir (car)	15 min
Avalon Marshes (car)	10 min



WEDMORE GRANGE III



House Types

- The Wimborne (2 bed)
- The Devoran (3 bed)
- The Helford (3 bed)
- The Rowan (3 bed)
- The Camden (4 bed)
- The Knowle (4 bed)
- The Thornton (4 bed)
- Affordable Housing





Wedmore Grange II Street Scene

The Wimborne

Two bedroom home



The Wimborne is a wonderful two bed bedroom home with great open plan living space, a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units. Also on the ground floor is a WC/cloakroom. On the first floor you will find the master bedroom which boasts an en-suite, one further bedroom and a family bathroom. Two parking spaces are provided.

The Wimborne is available in two exterior finishes with a plain tiled roof:

Coloured Render

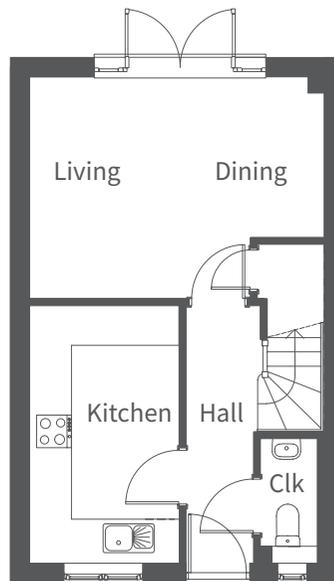
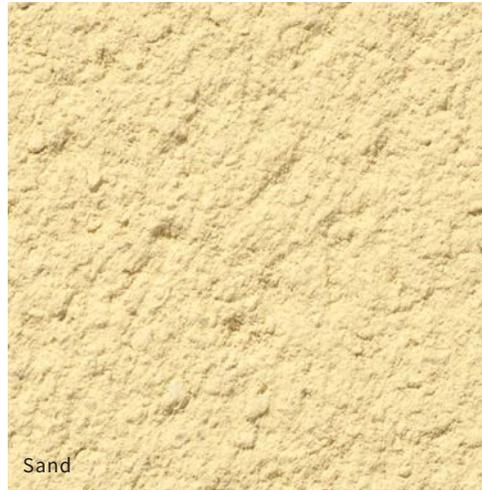
Beige: Plots 80 and 81

As shown overleaf



Coloured Render

Sand: Plots 67 and 68



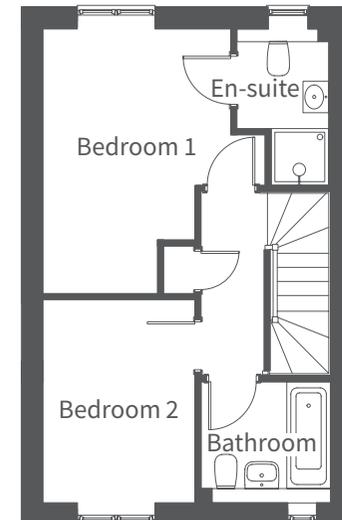
Ground Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	3420* x 4600	11' 3" x 15' 1"
Kitchen	3927 x 2350	12' 11" x 7' 9"

First Floor	Millimetres	Feet / inches
Bedroom 1	3000* x 4205	9' 10" x 13' 10"
En-suite	1450 x 2480	4' 9" x 8' 2"
Bedroom 2	3195 x 2425	10' 6" x 7' 11"
Bathroom	1910 x 2075	6' 3" x 6' 10"

*Maximum size

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, windows (inclusion, positions and colours) 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.



First Floor

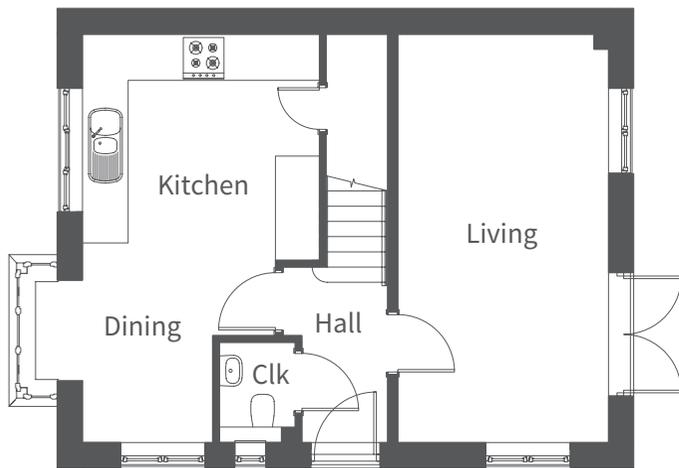


A beautiful home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, kitchen/dining room with bay window to the side, and spacious living room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. A garage and driveway parking are provided.

The Devoran is available in one exterior finish with a slate tiled roof:

Coloured Render

Beige: Plot 63

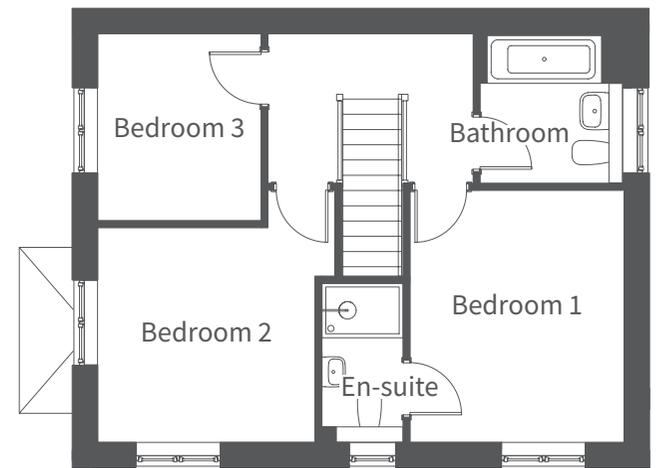


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	3090 x 5925	10'1" x 19'4"
Kitchen / Dining	3475 x 5925	11'4" x 19'4"

First Floor	Millimetres	Feet / inches
Bedroom 1	3140 x 3660	10'3" x 12'0"
En-suite	1200 x 2305	3'9" x 7'5"
Bedroom 2	3115 x 3185	10'2" x 10'4"
Bedroom 3	2390 x 2710	7'8" x 8'8"
Bathroom	2105 x 2165	6'9" x 7'1"

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 and colours 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.



First Floor



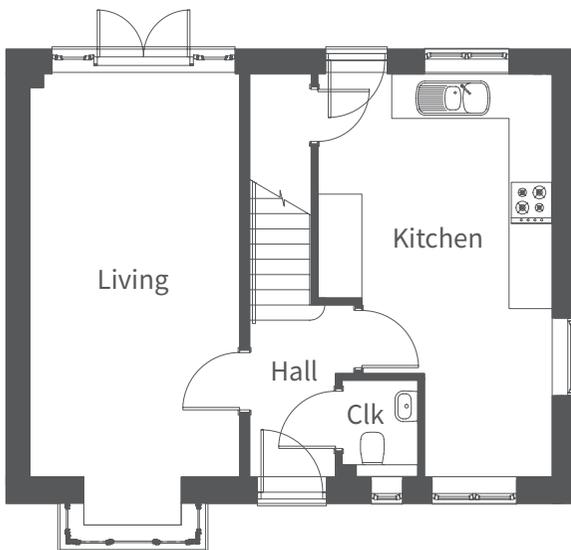
A lovely home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the living room, kitchen and cloakroom. The living room has French doors opening to the enclosed rear garden, as well as a bay window to the front. On the first floor there's an en-suite to the master bedroom, two further bedrooms and a family bathroom. A garage and driveway parking are provided.

The Helford is available in one exterior finish with a slate tiled roof:

White Lias Stone

Stone plus Sand Render: Plot 74

Stone to front and side, sand render to side and rear elevation

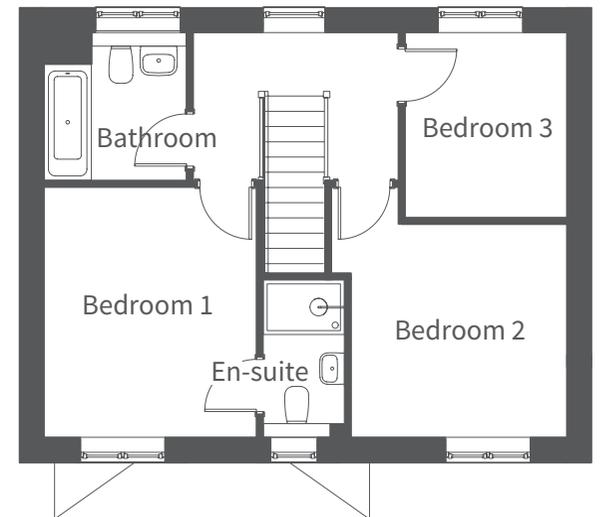


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	3090 x 5925	10'1" x 19'4"
Kitchen / Dining	3475 x 5925	11'4" x 19'4"

First Floor	Millimetres	Feet / inches
Bedroom 1	3140 x 3660	10'3" x 12'0"
En-suite	1200 x 2305	3'9" x 7'5"
Bedroom 2	3185 x 3115	10'4" x 10'2"
Bedroom 3	2390 x 2710	7'8" x 8'8"
Bathroom	2105 x 2165	6'9" x 7'1"

NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. 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 and colours 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.



First Floor

The Rowan

Three bedroom bungalow



A splendid detached bungalow with high specification and delightful accommodation. The generous entrance hall leads to the kitchen/breakfast room, storage and through double doors to the living room with bi-fold doors opening to the enclosed rear garden. The hall sweeps round to the bathroom, master bedroom with en-suite and two further bedrooms. A double garage and driveway parking are provided.

The Rowan is available in two exterior finishes with a slate tiled roof:

Coloured Render

Beige render: Plot 52

With White Lias stone to Porch



Coloured Render

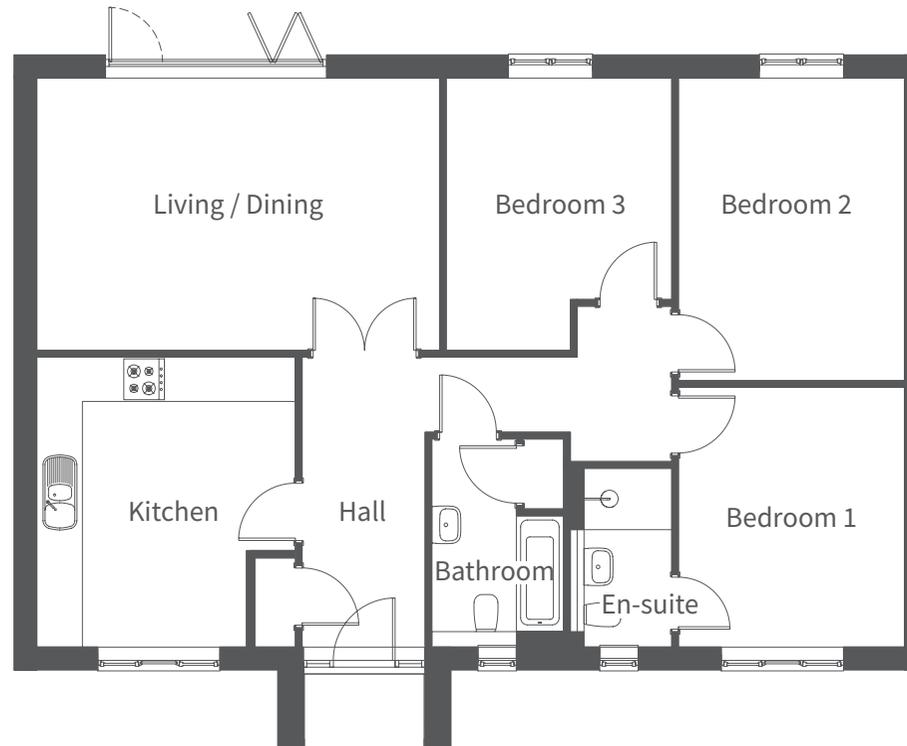
Sand: Plot 59

With White Lias stone to Porch



Ground Floor	Millimetres	Feet / inches
Kitchen / Breakfast	3800 x 4225	12'4" x 13'8"
Living / Dining	3965 x 5935	13'0" x 19'4"
Bedroom 1	3320 x 3780	10'8" x 12'4"
En-suite	1500 x 2595	4'9" x 8'5"
Bedroom 2	3320 x 4410	10'8" x 14'4"
Bedroom 3	3335 x 3965	10'9" x 13'0"
Bathroom	1950 x 3025	6'3" x 9'9"

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 and colours 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.





A wonderful detached home benefiting from high specification and generous accommodation over two floors. On the ground floor the entrance hall leads to the living room, study, cloakroom, kitchen/dining room and under stairs storage. The living room has double doors through to the impressive kitchen/dining room which has bi-fold doors opening to the enclosed rear garden, as well as access to the utility room and side door. On the first floor there's an en-suite to the master bedroom, three further bedrooms, a family bathroom and an airing cupboard. Available with a double or single garage and two driveway parking spaces.

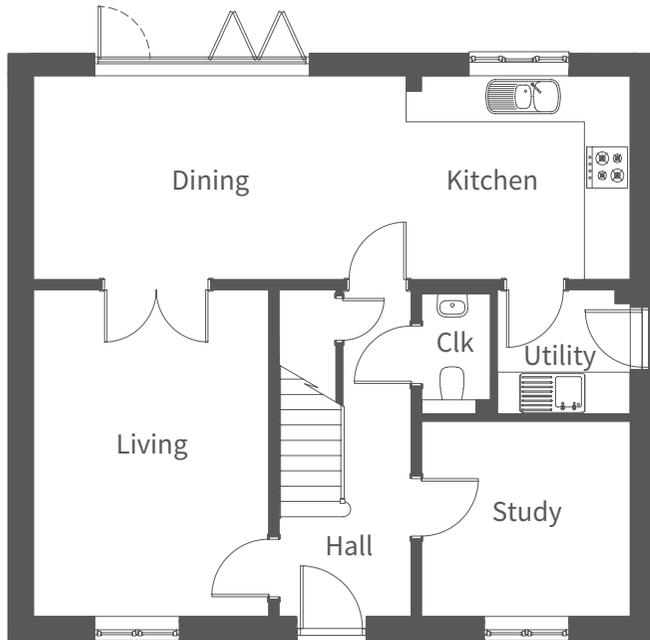
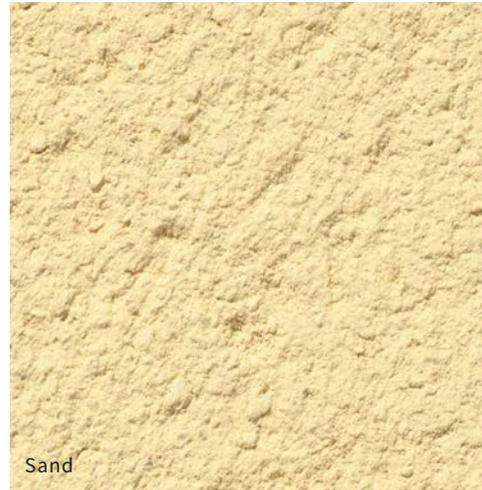
The Camden is available in two exterior finishes with a slate or plain tiled roof:

Coloured Render

Beige: Plots 64 and 78

Coloured Render

Sand: Plots 58, 62, 72 and 79

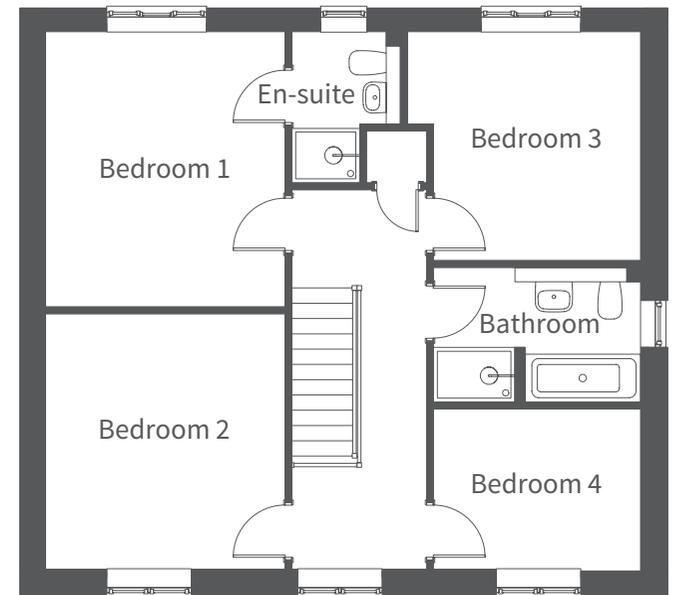


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	3440 x 4740	11'2" x 15'5"
Kitchen / Dining	2950 x 8740	9'6" x 28'6"
Utility	1815 x 1935	5'9" x 6'3"
Study	2825 x 3050	9'2" x 10'0"

First Floor	Millimetres	Feet / inches
Bedroom 1	3505 x 4010	11'4" x 13'1"
En-suite	1600 x 2200	5'2" x 7'2"
Bedroom 2	3505 x 3730	11'4" x 12'1"
Bedroom 3	3335 x 3435	10'9" x 11'2"
Bedroom 4	2340 x 3050	7'6" x 10'0"
Bathroom	1965 x 3050	6'4" x 10'0"

NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. 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 and colours 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.



First Floor

The Thornton

Four bedroom home



A lovely detached home with high specification and generous, well-planned accommodation split over two floors. On the ground floor the entrance hall leads to the living room, kitchen/dining room and cloakroom. Bi-fold doors open on to the rear garden from the spacious living room and the kitchen/dining room has access to the enclosed rear garden, via the utility room. On the first floor there's an en-suite to the master bedroom, three further bedrooms, family bathroom, airing and storage cupboards. A single or double garage and driveway parking are provided.

The Thornton is available in two exterior finishes with a slate tiled roof:

White Lias Stone

Stone* plus Beige Render: Plot 69

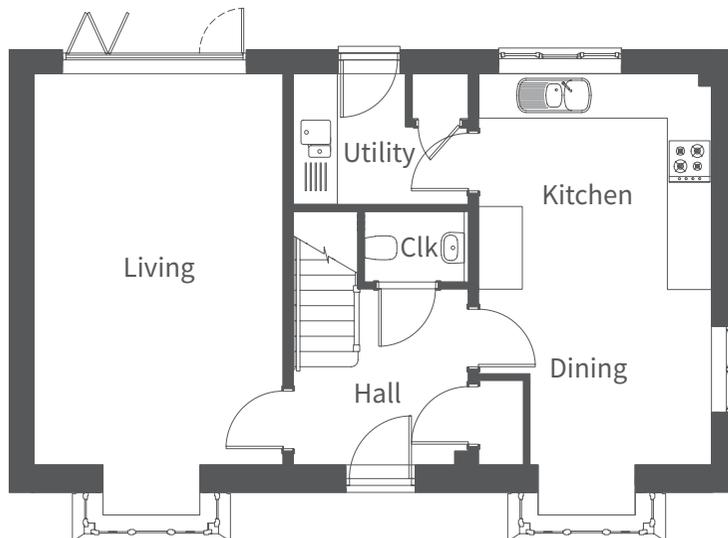
Stone to front, beige render to side and rear elevation as shown overleaf



White Lias Stone

Stone plus Sand Render: Plot 77

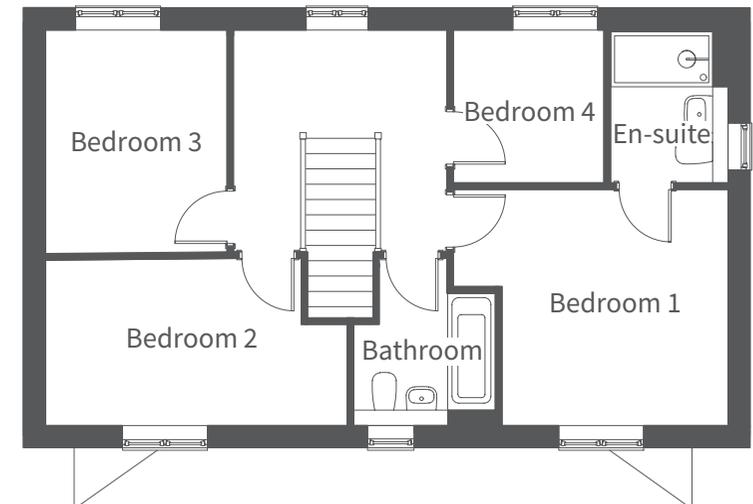
Stone to front, sand render to side and rear elevation



Ground Floor	Millimetres	Feet / inches
Living	3670 x 5705	12'0" x 18'7"
Kitchen / Dining	3430 x 5705	11'2" x 18'7"
Utility	1910 x 2580	6'2" x 8'4"

First Floor	Millimetres	Feet / inches
Bedroom 1	3410 x 4010	11'1" x 13'1"
En-suite	1700 x 2195	5'5" x 7'2"
Bedroom 2	2380 x 4405	7'8" x 14'4"
Bedroom 3	2640 x 3230	8'6" x 10'5"
Bedroom 4	2200 x 2200	7'2" x 7'2"
Bathroom	1900 x 2080	6'2" x 6'8"

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 and colours 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 Knowle

Four bedroom home



A stunning detached home benefiting from high specification and generous accommodation over two floors. On the ground floor the entrance hall leads to the living room, study, cloakroom, kitchen/dining room and under stairs storage. The living room has bi-fold doors to the enclosed rear garden and double doors leading to the impressive kitchen/dining room, also with bi-fold doors opening to the garden and access to the utility room with side door. On the first floor there's en-suites to the master and second bedrooms, two further bedrooms, a family bathroom and an airing cupboard. A double garage and driveway parking are provided.

The Knowle is available in three exterior finishes with a slate, or plain tiled roof:

Coloured Render

Beige: Plots 60, 61, 73, 75 and 76



White Lias Stone

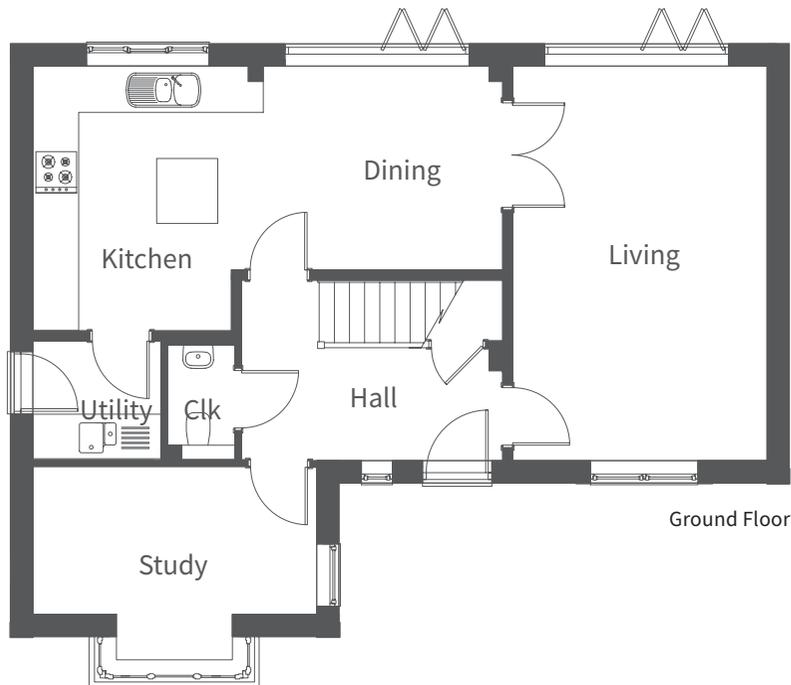
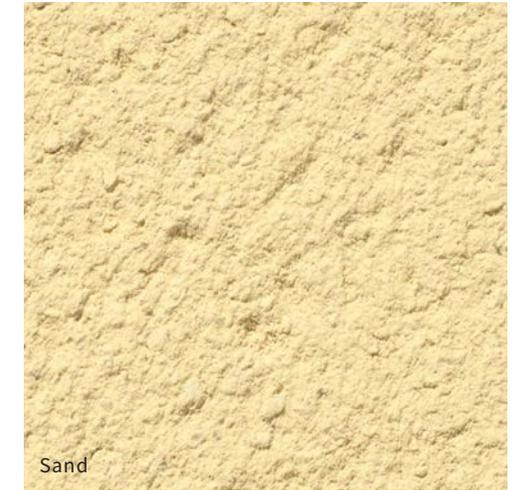
Stone* plus Beige Render: Plot 70

To front and side elevation



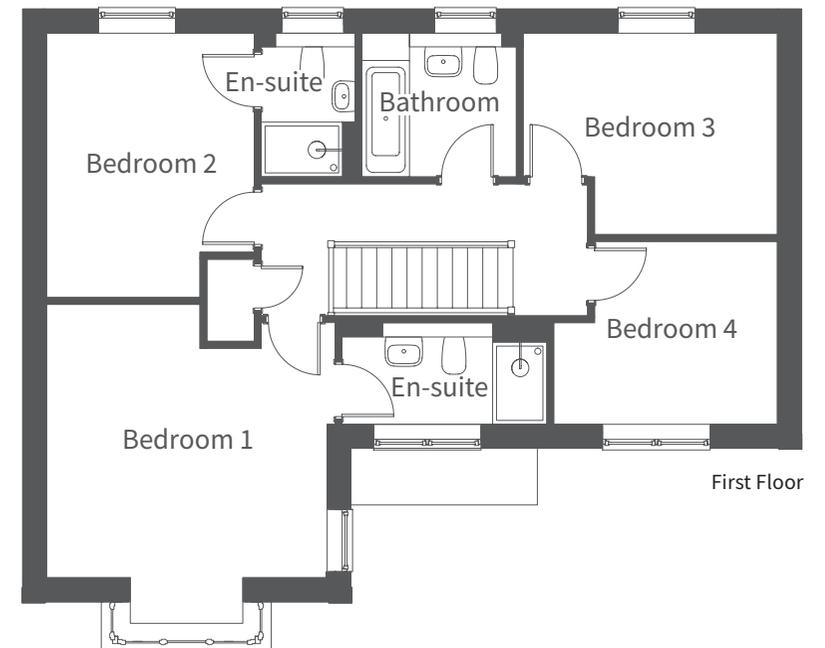
Coloured Render

Sand: Plot 71



	Millimetres	Feet / inches
Ground Floor		
Living	3720 x 5705	12'2" x 18'7"
Kitchen / Dining	3835 x 6895	12'5" x 22'6"
Study	2140 x 4130	7'0" x 13'7"
Utility	1860 x 1720	6'1" x 5'8"
First Floor		
Bedroom 1	4123 x 3950	13'5" x 12'13"
En-suite	3014 x 1475	9'11" x 4'10"
Bedroom 2	3060 x 3855	10'0" x 12'6"
En-suite	1385 x 2095	4'5" x 6'8"
Bedroom 3	2935 x 3745	9'6" x 12'2"
Bedroom 4	3290 x 2660	10'10" x 8'9"
Bathroom	2098 x 2275	6'8" x 7'4"

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 and colours 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.







Elegant living. Outstanding quality.

Strongvox has carefully considered every aspect of your new home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.



THE KITCHEN
COMPANY







High specification

Every aspect of the final specification has been thought about with you in mind, from the traditional design, to the practical benefits of modern living. Vado taps complete the stylish sanitary ware which is complemented by Porcelanosa wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.

premier
guarantee



PORCELANOSA

Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Eye level stainless steel single oven (3 beds)/ double oven (4 beds) with 4 burner gas hob and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel 1½ bowl sink with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher

Utility (4 beds only)

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer
- Recessed down lights

Bathroom, En-suite and Cloakroom

- Duravit sanitary ware in white with stylish Vado taps
- Concealed cisterns together with wall hung toilet
- Porcelanosa tiling:
 - Full height to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray
 - Full height around bath, plus shower and bath screen
 - Half height to basin (semi-pedestal) and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)
- Shaver sockets to bathroom and en-suite
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom

Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

Electrical Installation

- BT points fitted to:
 - Cupboard in hall or understairs for broadband router
 - Hall (plus study in Camden)
- Power sockets with USB points fitted to lounge, kitchen and bedroom 1 (plus study in Camden))
- TV points fitted to lounge and bedrooms 1 and 2
- Communal Sky Q TV/Digital TV system
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External recessed down light or coach light fitted to front and rear

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard (4 beds)/ combination boiler (3 beds)
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home

External Finishes

- External tap provided
- Front lawns either laid to turf or shrubs (dependent on planning)
- Rear gardens grassed and fenced
- Patios and paths laid in Natural Bronte slab (in line with planning)
- Personnel door to some garages (please enquire)

Premier Guarantee

- Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon structural completion of the property

*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable.

The Key to Fine Living

At Strongvox Homes, we are building a reputation for our beautifully crafted West Country homes. With scrupulous attention to detail – from site planning and individual house design, through to quality craftsmanship and superior finished décor – our houses are places you'll be proud to call home.

We are a small and highly experienced team who take pride in constructing beautifully designed homes that we each know personally. Founded in Taunton in 2004, we have created just over 30 developments to date and we build about 200 new homes each year. We are small enough to keep our eyes on every aspect of our work and local enough to know and understand each of the communities in which we build. From conception to completion, our approach sets us apart:

Every Strongvox Homes development is sympathetic to its surroundings and considerate to the local architecture and the community.

Every Strongvox home displays individuality in its styling and is constructed using carefully selected naturally weathering materials. You'll love our variety of exterior finishes that make our homes different and set them apart.

Inside every Strongvox home, to make your buying decision more straightforward, you'll discover a whole range of features which, unlike the bigger developers, we include as standard: superior fully fitted kitchens with soft close doors and integrated appliances, recessed ceiling down lights, upmarket cottage style doors, media panels including communal TV/satellite,

high quality bathroom furniture and brassware, concealed cisterns and wall-hung sanitary ware, chrome heated towel rails, airing cupboard shelving, to name but a few... We include grassed rear garden and quality fencing.

In short, we provide you with a beautiful home whilst making the whole buying process as simple as we can.

There are three further incentives available to make buying a Strongvox home easier



Backed by
HM Government

Help To Buy

The government-backed **Help To Buy** equity loan scheme is available with only a 5% deposit to first time buyers and homeowners looking to move to a newly built home up to the value of £600,000.



Strongvox Part Exchange

If you've seen your perfect home but haven't sold your existing property, **Part Exchange** could allow you to reserve and secure it, with no Estate Agent fees to pay and we'll buy your current house so you can get moving.*



Strongvox Assisted Move

Let us do the work! With **Assisted Move** we take away the pressures of moving home. We'll help you choose a new home that's right for you and then we handle all aspects of selling your current home.*

*Subject to terms and conditions



Inspirations

FROM STRONGVOX



Be inspired by our range of extras on offer to personalise your dream home...

Style your home your way with beautiful fixtures and fittings from our *Inspirations* range.

For the full list of *Inspirations* relevant to your home, please speak to your Sales Advisor early in the buying process. All extras are subject to build stage.



Our Customer Charter

At Strongvox we are committed to delivering a quality service and our Customer Charter demonstrates how our customers are at the heart of our business.

Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible

•

We are available to answer any questions and here to help you personalise your new home with selections from our Standard Choices and Inspirations ranges

•

You will be kept fully informed about the progress of your purchase

•

You will be provided with health and safety advice to minimise the risk of danger during construction of your new home

All aspects of your new home will be fully demonstrated to you before you move in

•

Your new home is covered by a 10 year Premier Guarantee warranty and we will provide you with information about the cover

•

You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

•

You will be provided with details of who to contact if you believe we have not fulfilled our Charter commitments.

We want you to enjoy your journey and love living in a Strongvox home for many years to come. From the moment you get the keys to your new home, we're on hand to help with any issues you encounter.



“We have been telling all our friends about Strongvox!
Our experience has been very, very good. All the staff from Head Office
to Sales and Site are friendly, helpful and seem to go the extra mile.
We love the space and low density, quality of finish, attractiveness
of the buildings and our walled garden!”

Mr & Mrs Edwards, Lockyer's Field
March 2019





Recent development: Russet Copse, Sandford

Location



Directions, heading West from M5 J22

Take the third exit at the roundabout for Bristol A38 and a short drive on take the right turn to Mark B3139 (by The Fox & Goose pub). Continue on this road to the Stop sign at Mark Causeway and turn left on the B3139. Stay on this road through Mark and in just over 3 miles you'll reach Wedmore First School Academy and Nursery and shortly after Wedmore Grange.

Directions, heading East from Wells. Somerset

Take the A371 West to Weston-super-Mare and bear left onto the B3139 to Wedmore, continue on this road for almost 7 miles and just past The New Inn turn left at the end of the road. Continue on the B3139 uphill and at the mini roundabout take the second exit to Burnham, downhill to the Church, turn left and in just over half a mile you'll reach Wedmore Grange.

For Sat Nav: BS28 4BS

ENQUIRIES: 01823 444055



wedmoregrange@strongvox.co.uk

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

ENQUIRIES@STRONGVOX.CO.UK WWW.STRONGVOX.CO.UK

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