



# GATEWAY GROVE

WEST WICK • WESTON-SUPER-MARE



Fine living in a prime location



**STRONGVOX**  
HOMES



"West Wick is a fantastic location and we are really excited about this modern development on the edge of Weston-super-Mare. With a superb selection of carefully designed new homes and apartments I'm sure it will appeal to a wide range of people."

**Toby Ballard** Managing Director, Strongvox Homes



Sky View Weston



The Grand Pier, Weston-super-Mare



Cheddar Gorge

## Welcome to Gateway Grove

Gateway Grove, on the outskirts of Weston-super-Mare, in the village of West Wick, 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 homes displaying character and 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.









The Royal Crescent, Bath



Glastonbury Tor

## The best of Somerset

Situated in a prime location on the outskirts of Weston-super-Mare, West Wick is surrounded by many wonderful and iconic tourist destinations: the long sandy beach and Grand Pier at Weston-super-Mare; the natural wonder and adventure at Cheddar Gorge and Caves; the legendary Glastonbury Tor and majestic Wells Cathedral.

West Wick also offers great access to key road networks with the A370 and M5 a short drive and Worle Parkway Train Station within walking distance.

Living at Gateway Grove means easy access to Somerset's plentiful tourist destinations; world class shopping at the vibrant, cultural cities of Bristol, Bath and Exeter and travel further afield from Bristol airport which is a short drive away.

By car, West Wick to:

Weston-super-Mare	12 min
Bristol Airport	23 min
Cheddar Gorge	25 min
Bristol	35 min
Glastonbury	40 min
Wells	45 min
Bath	1 hour
Exeter	1 hour





BRISTOL

BRISTOL AIRPORT

BRISTOL CHANNEL

WESTON-SUPER-MARE

  
GATEWAY  
GROVE

CHEW VALLEY

MENDIP HILLS

CHEDDAR

WEDMORE

WELLS

GLASTONBURY

BRIDGWATER

M5

A38

A371

M5

6

1

4

2

3

5

7

8





1. Street scene at Gateway Grove



2. Weston-super-Mare promenade



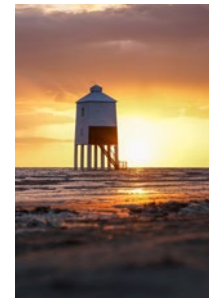
3. Winter Gardens Pavilion



4. St Anne's Church Academy



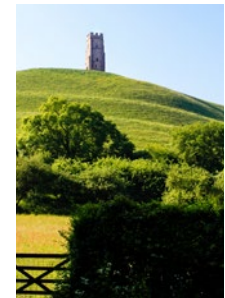
5. Sky View Weston



6. Burnham-On-Sea Lighthouse



7. Wells Cathedral



8. Glastonbury Tor

# Gateway Grove, Weston-super-Mare

Steeped with Victorian history, home to one of the UK's longest sandy beaches and bursting with attractions, Weston-super-Mare is a quintessential seaside town.

Well known for The Grand Pier, long stretching promenade, Sky View Weston and superb beach including beach huts, deckchairs, amusements and not forgetting the donkeys, it's no surprise Weston is a bustling town and sought-after destination. If you prefer a quieter pace and spectacular seaside views there's an abundance of nature reserves and National Trust sites within a couple of miles of the seafront to enjoy at Uphill Nature Reserve, Brean Down, Sand Point and Middle Hope.

Weston hosts a year-round programme of events and festivals and is home to numerous restaurants, shops, bars, clubs and societies to experience as well as good schools, golf clubs and leisure centres.

For families there's a good nursery and primary school within walking distance of Gateway Grove and the Ofsted outstanding Priory Community School is a little further. The local area also has a great selection of primary and secondary schools.

St Anne's Church Academy (walk)	6 min
St Anne's Church Academy (car)	1 min
Priory Community School (car)	4 min











# GATEWAY GROVE



## House Types

	Apartments (2 bed)		The Cricketer (3 bed)
	The Wimborne (2 bed)		The Dean (3 bed)
	The Helford (3 bed)		Affordable Housing











A lovely home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom and kitchen/breakfast room, then on to the rear aspect living/dining room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, sweep up and round to the first floor and master bedroom with en-suite, two further bedrooms, family bathroom and storage. Two parking spaces are provided.



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

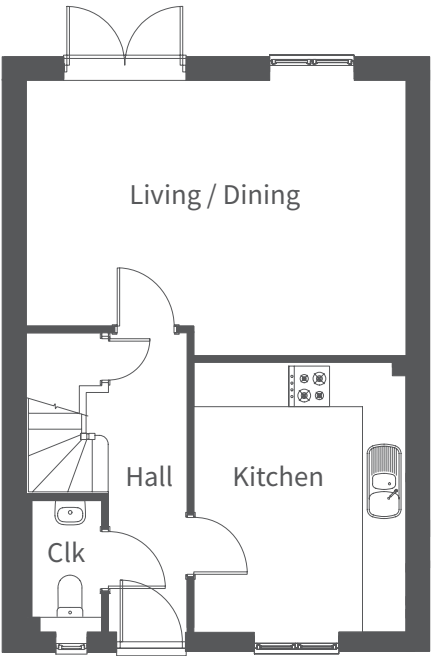
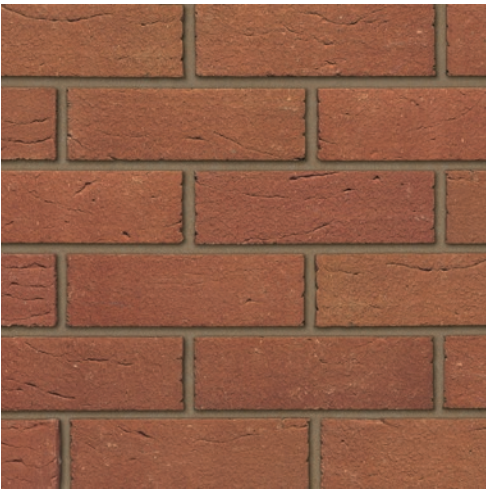
Coloured Render

Grey: Plot 36



Red Brick

Red Brick: Plots 41 and 42



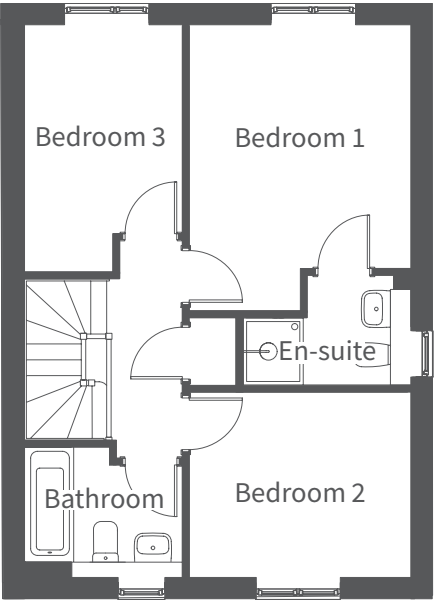
Ground Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	5625 x 4030	18' 5" x 13' 3"
Kitchen	3940 x 3125	12' 11" x 10' 3"

First Floor	Millimetres	Feet / inches
Bedroom 1	4180 x 3197	13' 9" x 10' 6"
En-suite	2410 x 1625	7' 11" x 5' 4"
Bedroom 2	3195 x 2690	10' 6" x 8' 10"
Bedroom 3	3590 x 2310	11' 9" x 7' 7"
Bathroom	2310 x 1880	7' 7" x 6' 2"

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 superb home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom and kitchen, then on to the rear aspect open plan living/dining room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, sweep up and round to the first floor and master bedroom with en-suite, one further bedroom, family bathroom and storage. Two parking spaces are provided.



The Wimborne is available in four exterior finishes with a slate roof:

Coloured Render

Grey: Plots 24, 25 and 26  
Sand: Plots 30, 31, 32, 38, 39 and 40



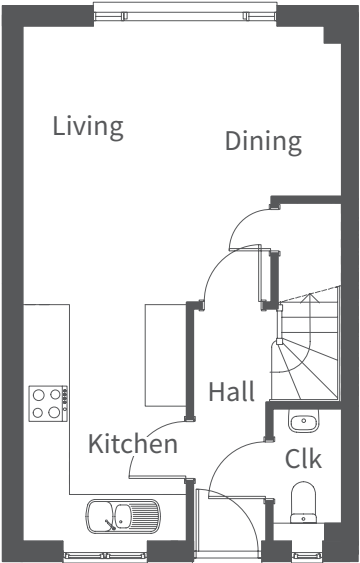
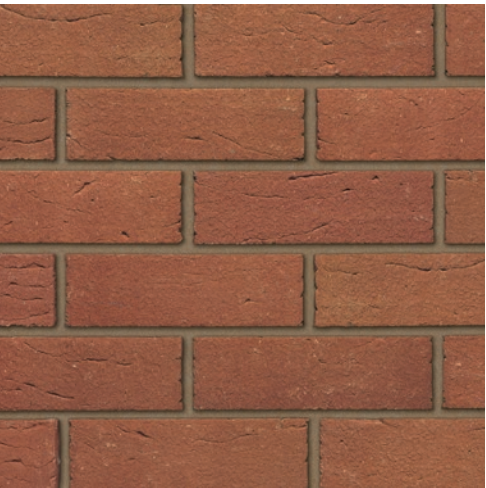
Buff Brick

Stone: Plots 27 and 28



Red Brick

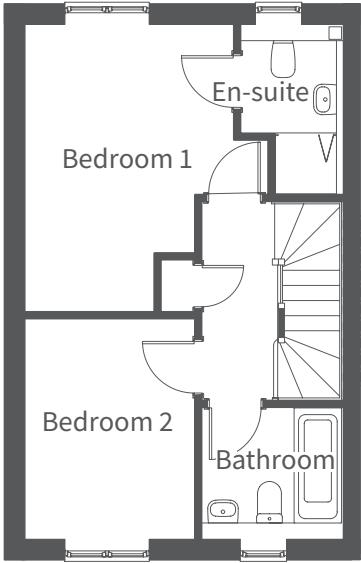
Brick: Plots 19, 20, 45 and 46



Ground Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	4635 x 4025	15' 2" x 13' 2"
Kitchen	3500 x 2365	11' 6" x 7' 9"
First Floor		
Bedroom 1	4195 x 3035	13' 9" x 9' 11"
En-suite	2460 x 1405	8' 1" x 4' 7"
Bedroom 2	3210 x 2460	10' 6" x 8' 1"
Bathroom	2055 x 1940	6' 9" x 6' 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.



First Floor





A superb 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 and living room. The living room has French doors opening to the enclosed rear garden, as well as bay window to the front. The stairs, with under stairs storage, lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. Two parking spaces are provided.



The Helford is available in three exterior finishes with a slate roof:

Coloured Render

Grey: Plots 16 and 37  
Rose: Plot 33



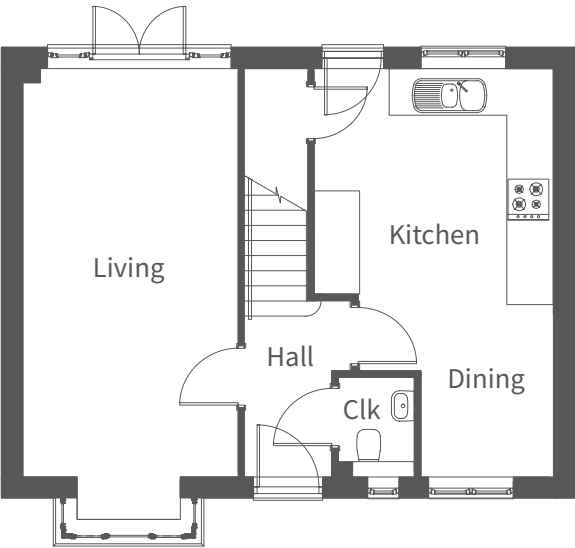
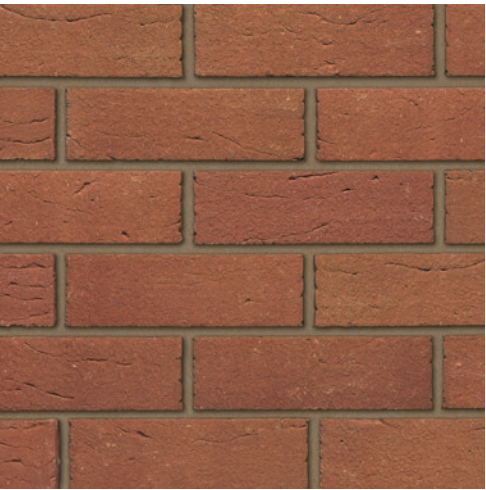
Buff Brick

Stone: Plot 21



Red Brick

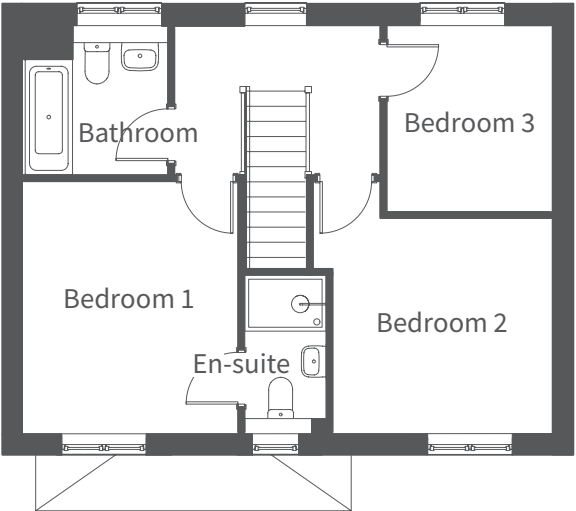
Brick: Plot 29



Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	5950 x 3110	19' 6" x 10' 2"
Kitchen / Dining	5950 x 3470	19' 6" x 11' 5"
First Floor		
Bedroom 1	3655 x 3130	11' 12" x 10' 3"
En-suite	2300 x 1180	7' 7" x 3' 10"
Bedroom 2	3200 x 3110	10' 6" x 10' 2"
Bedroom 3	2720 x 2384	8' 11" x 7' 10"
Bathroom	2175 x 2105	7' 2" x 6' 11"

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 stunning home benefiting from high specification and well-planned accommodation over three floors. On the ground floor the entrance hall leads to the cloakroom and kitchen, then on to the rear aspect open plan living/dining room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, sweep up and round to the first floor with two bedrooms, family bathroom and storage then the impressive master bedroom with en-suite is on the third floor and includes eaves storage. Two parking spaces are provided.



The Cricketer is available in three exterior finishes with a slate roof:

Coloured Render

Grey: Plots 43, 44, 47 and 49



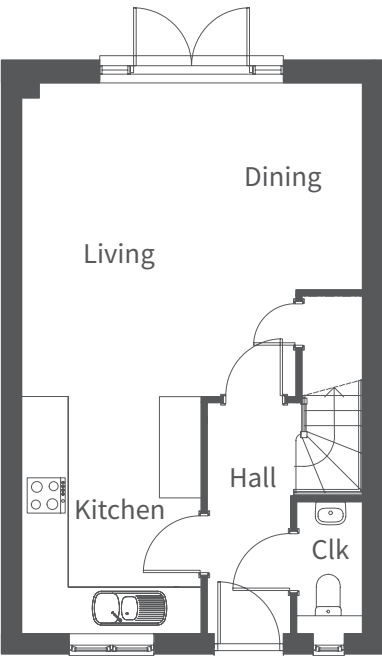
Coloured Render

Rose: Plots 17, 18, 22, 23 and 48

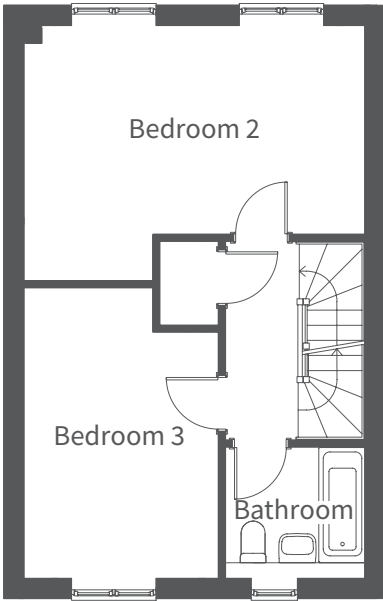


Buff Brick

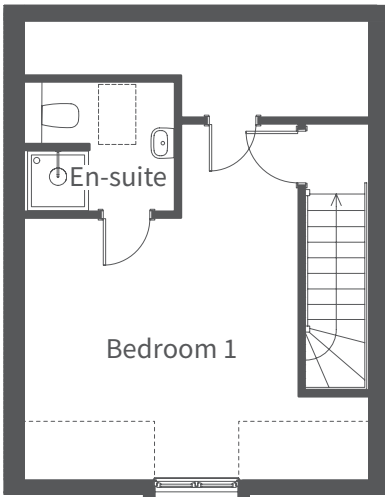
Brick: Plots 34 and 35



Ground Floor



First Floor



Second Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	5015 x 4615	16' 5" x 15' 2"
Kitchen	3475 x 2545	11' 5" x 8' 4"
First Floor		
Bedroom 2	5015 x 3720	16' 5" x 12' 2"
Bedroom 3	4245 x 2825	13' 11" x 9' 3"
Bathroom	2070 x 1890	6' 9" x 6' 2"
Second Floor		
Bedroom 1	4370 x 3995	14' 4" x 13' 1"
Under eaves	5015	16' 5"
En-suite	2170 x 1890	7' 1" x 6' 2"

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.



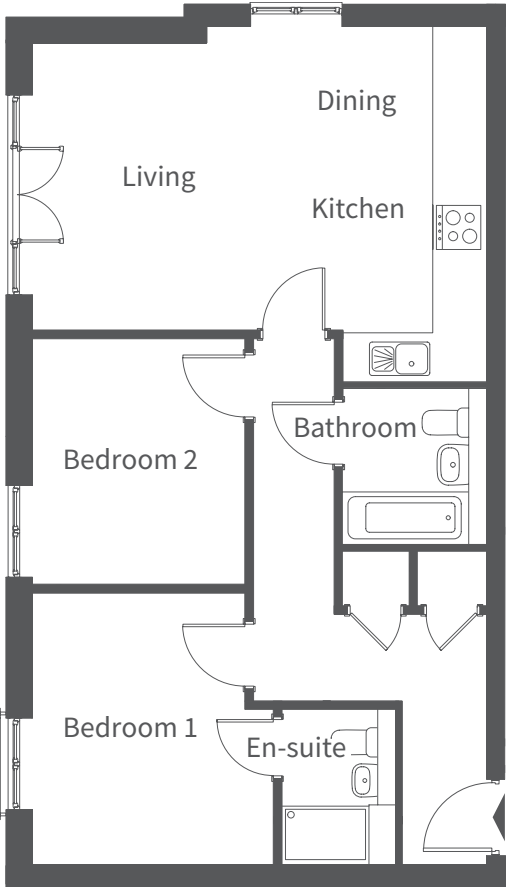


A contemporary home benefiting from high specification and well-planned accommodation over one floor. The spacious entrance hall with storage leads to two bedrooms, master with en-suite, family bathroom and an open plan kitchen and living space bathed in natural light through French doors. Two parking spaces are provided.



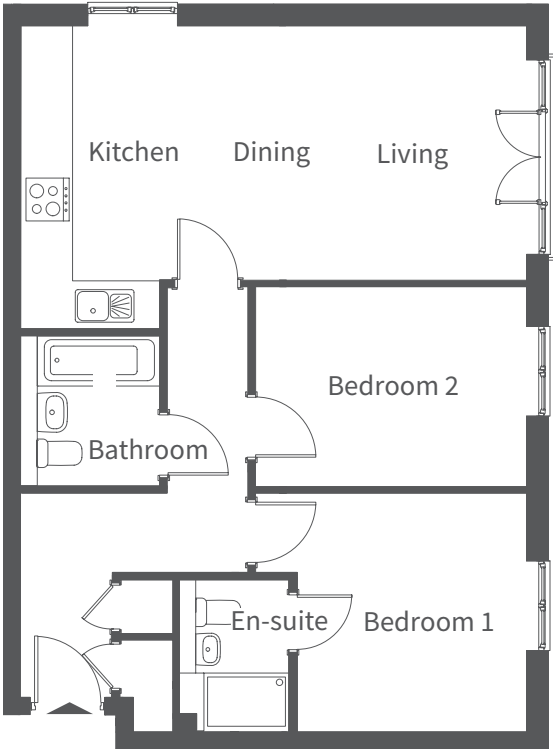
The Apartments have a mix of grey render, red brick and timber effect weather board cladding exterior finish with a slate roof:

Apartments 8, 11 and 14



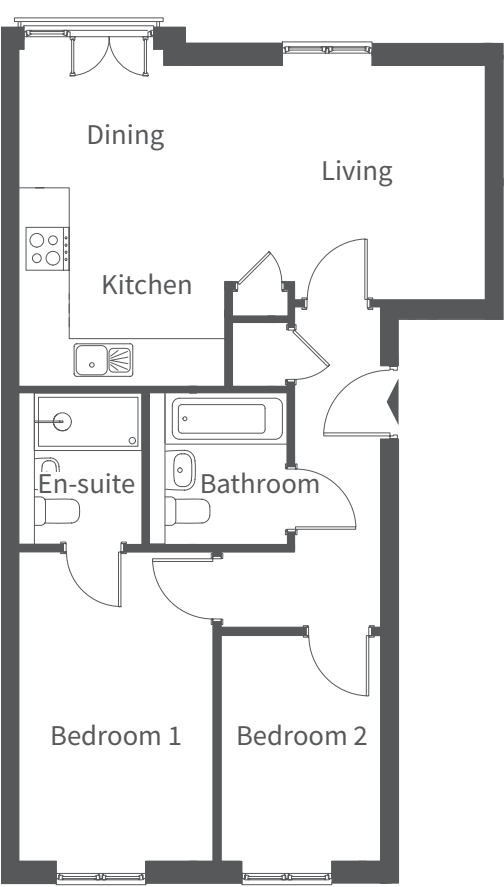
Apartments 8, 11 & 14	Millimetres	Feet / inches
Living	6035 x 3845	19' 10" x 12' 7"
Kitchen / Dining	4760	15' 7"
Bedroom 1	3660 x 3225	12' 0" x 10' 7"
En-suite	2095 x 1520	6' 10" x 4' 12"
Bedroom 2	3325 x 2841	10' 11" x 9' 4"
Bathroom	2085 x 1910	6' 10" x 6' 3"

Apartments 9, 12 and 15



Apartments 9, 12 & 15	Millimetres	Feet / inches
Living	6935 x 3490	22' 9" x 11' 5"
Kitchen / Dining	4160	13' 8"
Bedroom 1	3735 x 3325	12' 3" x 10' 11"
En-suite	2135 x 1505	7' 0" x 4' 11"
Bedroom 2	3735 x 2705	12' 3" x 8' 10"
Bathroom	2085 x 1910	6' 10" x 6' 3"

Apartments 7, 10 and 13



Apartments 7, 10 & 13	Millimetres	Feet / inches
Living	6470 x 3225	21' 3" x 10' 7"
Kitchen / Dining	4655	15' 3"
Bedroom 1	4265 x 2700	13' 12" x 8' 10"
En-suite	2085 x 1810	6' 10" x 5' 11"
Bedroom 2	3100 x 2185	10' 2" x 7' 2"
Bathroom	2085 x 1910	6' 10" x 6' 3"

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.



premier  
guarantee

ZANUSSI

VitrA®









## 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 a choice of wall tiling\*. Every detail has been considered, because we know how important the finishing touches are to making a home.

premier  
guarantee



Tileflair

### Kitchen

- Choice\* of fully fitted kitchen units with ample wall and floor cupboards
- Choice\* of profile worktops with matching up-stands
- Stainless steel single oven with 4 burner gas hob and hood extractor
- Glass splash back behind the hob
- Stainless steel sink with chrome monobloc mixer tap
- Integrated dishwasher plus space for fridge freezer and integrated washing machine (cupboard and door provided)

### Bathroom, En-suite and Cloakroom

- Vitra sanitary ware in white with stylish Vado taps (concealed cistern to Helford cloak only)
- Close coupled WC's generally with concealed pipework
- Tileflair 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 socket to 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
- TV points fitted to lounge and bedroom 1
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External wall light fitted to front

### Energy Efficiency, Heating and Insulation

- Gas fired central heating system with combination boiler and electric heating to flats with night storage
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer to houses
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home

### External Finishes

- Front gardens laid to either grass or shrubs
- Rear gardens fenced and either grassed or hard landscaped

### 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, high quality bathroom furniture and

brassware, chrome heated towel rails, airing cupboard shelving, to name but a few... We include grassed and hard landscaped 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



### 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 high 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

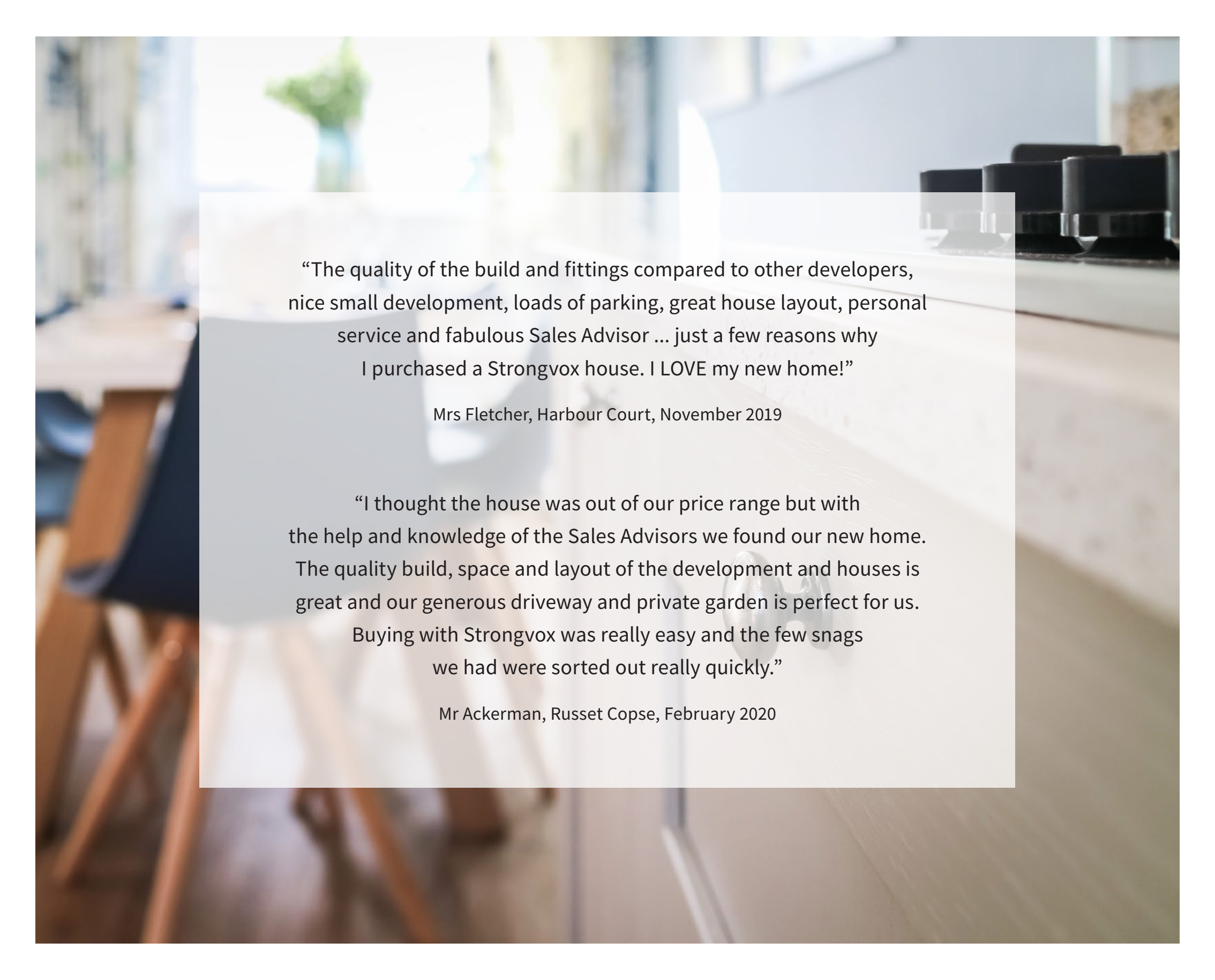
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You will be provided with details of who to contact if you believe we have not fulfilled our Charter commitments.

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.







“The quality of the build and fittings compared to other developers, nice small development, loads of parking, great house layout, personal service and fabulous Sales Advisor ... just a few reasons why I purchased a Strongvox house. I LOVE my new home!”

Mrs Fletcher, Harbour Court, November 2019

“I thought the house was out of our price range but with the help and knowledge of the Sales Advisors we found our new home. The quality build, space and layout of the development and houses is great and our generous driveway and private garden is perfect for us. Buying with Strongvox was really easy and the few snags we had were sorted out really quickly.”

Mr Ackerman, Russet Copse, February 2020





Recent development: Russet Copse, Sandford



## Location



### From Weston-super-Mare

Follow signs for M5 North onto the A370 and continue until you see Morrison's on your left at West Wick roundabout. Go straight over and continue along the dual carriageway, taking the right lane for M5 South/A370. Go right around the M5 roundabout to double back on the dual carriageway then follow the signs for Weston-super-Mare A370 and take the left lane for Worle on the B3440. Stay in the left lane up the hill then take the first left to West Wick, down to the roundabout and you'll reach Gateway Grove on the right.

### From M5, J21

Exit at junction 21 of the M5 then follow the signs for Weston-super-Mare A370 and take the left lane for Worle on the B3440. Stay in the left lane up the hill then take the first left to West Wick, down to the roundabout and you'll reach Gateway Grove on the right.

**For Sat Nav:** BS24 7GU

ENQUIRIES: 01823 444055



[gatewaygrove@strongvox.co.uk](mailto:gatewaygrove@strongvox.co.uk)

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

[ENQUIRIES@STRONGVOX.CO.UK](mailto:ENQUIRIES@STRONGVOX.CO.UK) [WWW.STRONGVOX.CO.UK](http://WWW.STRONGVOX.CO.UK)

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The information in these particulars does not constitute any part of a contract or warranty. Design and print production: Harvest Design, Somerset