



LAUREL HILL

CRIBBS CAUSEWAY • BRISTOL



Modern living in an urban village



STRONGVOX
HOMES



*"We are very excited about our second development in Bristol.
Laurel Hill is a fantastic location and we are very proud
of the design and the specification our homes offer."*

Toby Ballard Managing Director, Strongvox Homes



The Mall, Cribbs Causeway



The Circus, Bath



Bristol University

Welcome to Laurel Hill

Laurel Hill in Cribbs Causeway, Bristol 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.





Pulteney Bridge and Weir, Bath



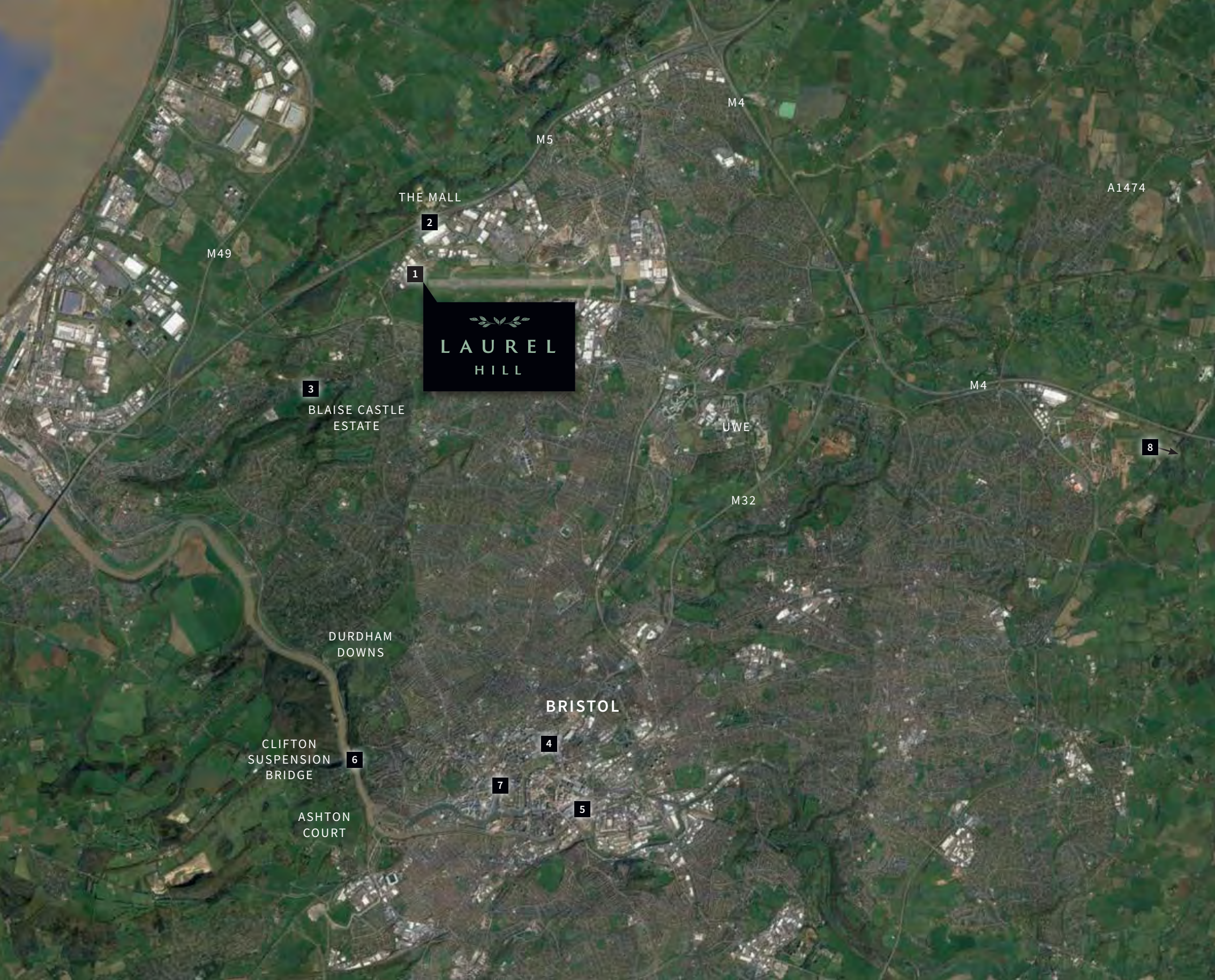
Queen Square, Bristol

Explore Bath, Bristol and South Gloucestershire

The Cribbs Causeway area really is a gateway to the South West and beyond. Excellent road links using the M4 and M5 motorways make visits to the vibrant cultural cities of Bristol and Bath a short drive away. Further afield on the M5, Devon and Cornwall are within easy reach, whilst a visit to London by road on the M4 or rail via Bristol Parkway makes for endless possibilities. A new train station is planned at the YTL Arena complex being developed close by which will make connections to Bristol, Bath and beyond even quicker.

A home at Laurel Hill makes for easy living with access to an abundance of opportunities for work, leisure, education, entertainment and relaxation in an area which is in an exciting phase of development.

Bristol Parkway to London (by train)	2 hour 12 mins
Cribbs Causeway to London (by car)	2 hours 30 mins
Cribbs Causeway to Birmingham (by car)	1 hour 30 mins
Cribbs Causeway to Cardiff (by car)	47 mins
Cribbs Causeway to Swindon (by car)	45 mins
Cribbs Causeway to Cheltenham (by car)	44 mins



1

2

3

8

6

7

4

5

LAUREL
HILL

BRISTOL

THE MALL

BLAISE CASTLE
ESTATE

DURDHAM
DOWNS

CLIFTON
SUSPENSION
BRIDGE

ASHTON
COURT

M4

M5

M49

A1474

M4

UWE

M32



1. Computer generated development scene Laurel Hill



2. The Mall, Cribbs Causeway



3. Blaise Castle



4. Cabot Circus



5. Temple Meads Station



6. Clifton Suspension Bridge



7. Bristol Harbourside



8. The Roman Baths, Bath

Laurel Hill, Cribbs Causeway, Bristol

Laurel Hill is a contemporary development of 1 and 2 bedroom apartments, 2, 3 and 4 bedroom houses on the edge of Cribbs Causeway. This thriving area of north Bristol benefits from a huge range of local amenities and offers modern living on the horizon of city life.

Close to the employment hub of Filton and with easy access to the huge indoor shopping area 'The Mall' and an array of leisure facilities there is also the opportunity to get away from it all and visit the nearby Blaise Castle Estate offering 650 acres of parkland open to the public. There is an array of schools to choose from and the University of the West of England is also close by.

The new YTL Arena complex in development not far away will bring further exciting opportunities to locals and beyond offering a place to drink, work and play.

M4/M5 junction	5 mins (car)
Blaise Castle	8 mins (car)
Bristol Parkway Train Station	15 mins (car)
Bristol City Centre	23 mins (car)
Bristol International Airport	30 mins (car)
Bath City Centre	40 mins (car)

LAUREL HILL

STRONGVOX
HOMES



House Types

- Apartments (1 or 2 bed)
- The Carrick (2 bed)
- The Minster (2 bed)
- The Wimborne (2 bed)
- The Canford (3 bed)
- The Cricketer (3 bed)
- The Devoran (3 bed)
- Townhouses (4 bed)
- Affordable Housing
- The Helford (3 bed)



This site plan is indicative only of the development. It is for general guidance and may be subject to change. External levels may vary to reduce or eliminate steps and railings where possible.



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.

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 (4 beds) and 1 bowl (2/3 beds) sink with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher

Utility (4 beds only)

- Cupboard space and plumbing for washing machine, plus space for tumble dryer

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
- Contemporary ladder style moulded internal doors
- Front door with multi point locking system

Electrical Installation

- BT points fitted to:
 - Cupboard in hall or understairs for broadband router
- Power sockets with USB points fitted to lounge, kitchen and bedroom 1
- TV points fitted to lounge and bedrooms 1 and 2
- 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 combination boiler
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- 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 Chaucer Charcoal slab (in line with planning)
- Personnel door to some garages (please enquire)

NHBC

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

*Subject to build stage. **Terms and conditions apply.
PLEASE NOTE: Specification is subject to change if product becomes unavailable.



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. A parking space is provided.

The Apartments have a mix of exterior finishes with a slate tiled roof:

Surrey Orange Brick

Orange Brick: All floors, all elevations



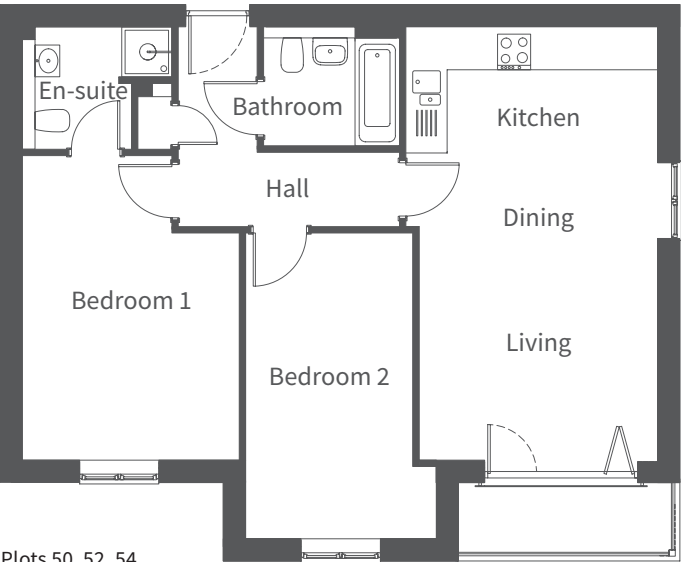
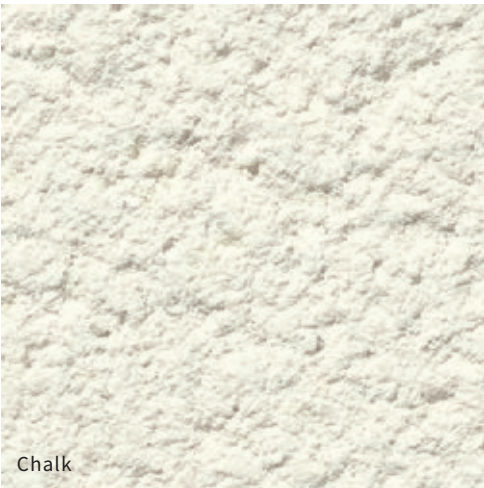
Brunswick Buff Brick

Buff Brick: Pattern on a feature brick elevation



Coloured Render

Chalk: Some elevations

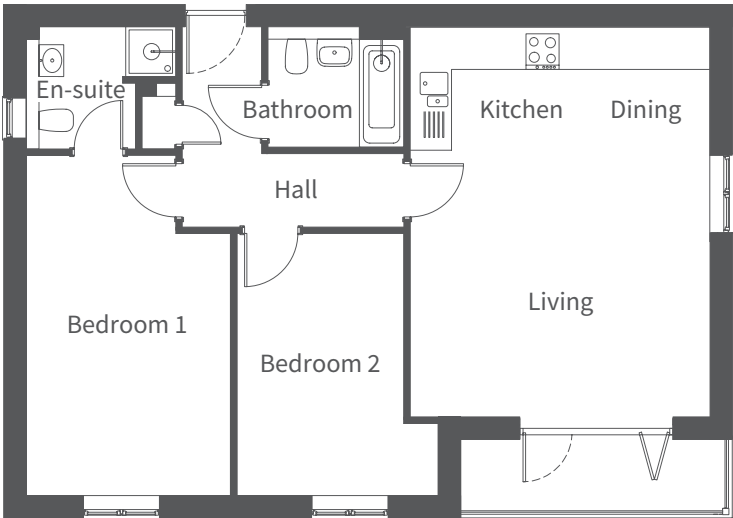


Plots 50, 52, 54

Plots 50, 52, 54	Millimetres	Feet / inches
Living / Dining Kitchen	3960* x 6795	12' 12" x 22' 4"
Bedroom 1 En-suite	4795 x 3415	15' 9" x 11' 2"
	1925 x 2355	6' 4" x 7' 9"
Bedroom 2	4815 x 2995*	15' 10" x 9' 10"
Bathroom	1900 x 2140	6' 3" x 7' 0"
*Maximum size		

Plots 51, 53, 55	Millimetres	Feet / inches
Living / Dining Kitchen	4175 x 6120	13' 8" x 20' 1"
Bedroom 1 En-suite	5355 x 3215	17' 7" x 10' 7"
	1925 x 2355	6' 4" x 7' 9"
Bedroom 2	4125 x 3170*	13' 6" x 10' 5"
Bathroom	1900 x 2140	6' 3" x 7' 0"
*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.



Plots 51, 53, 55

The Carrick (plots 26 & 27)

Two bedroom coach home

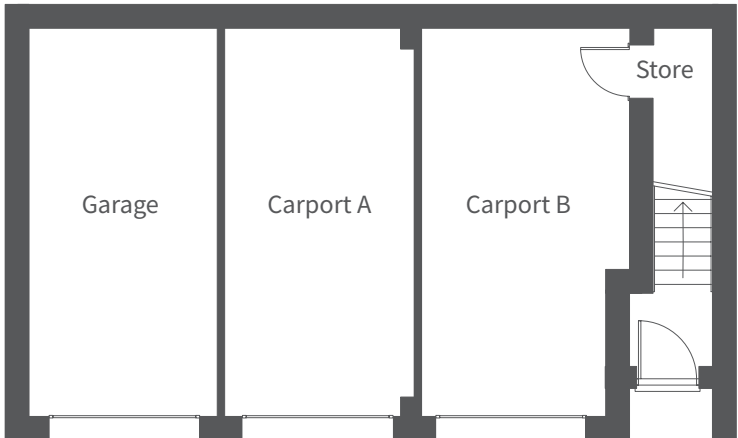
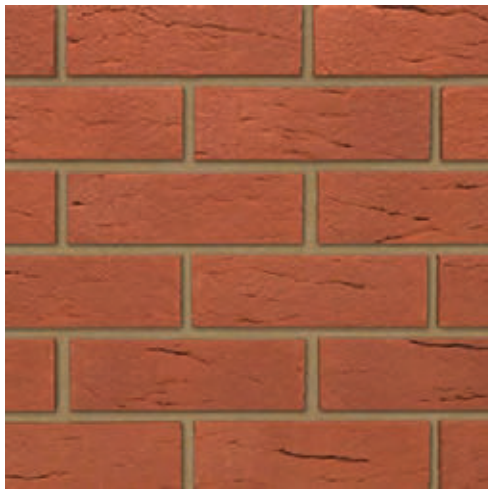


The Carrick is a wonderful two bedroom coach house with great open plan living space featuring a large balcony accessed from the living room. The modern kitchen is fitted with high quality stainless steel appliances and a number of base and wall units. A connecting hallway leads to the master bedroom, second bedroom and a bathroom. The single garage features additional storage and driveway parking is also provided. NOTE: This CGI does not accurately represent Plots 26 & 27.

The Carrick (plots 26 and 27) are available in one exterior finish with a slate tiled roof:

Surrey Orange Brick

Orange Brick: Plots 26 and 27

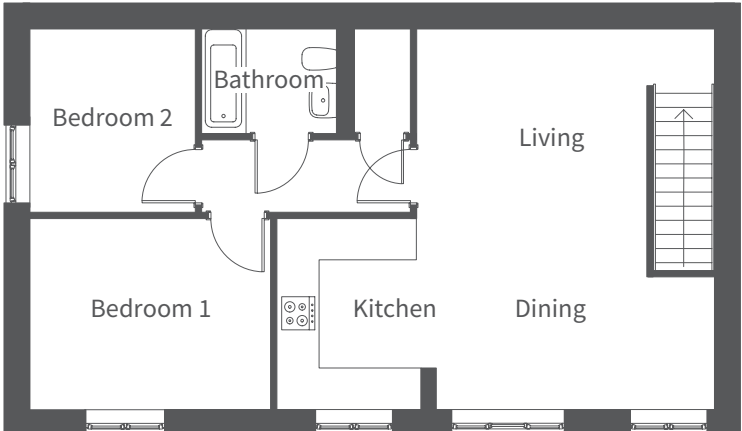


Ground Floor

Ground Floor	Millimetres	Feet / inches
Store	2000 x 950	6'7" x 3'1"
Garage	6090 x 3100	19'12" x 10'2"
Carport A	6090 x 3000	19'12" x 9'10"
Carport B	6090 x 3176	19'12" x 10'5"

First Floor	Millimetres	Feet / inches
Living / Dining Kitchen	6875 x 6040	22'7" x 19'10"
Bedroom 1	3790 x 3300	12'5" x 10'10"
Bedroom 2	2940 x 2600	9'8" x 8'6"
Bathroom	2320 x 1700	7'7" x 5'7"

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 Carrick (plot 34)

Two bedroom coach home

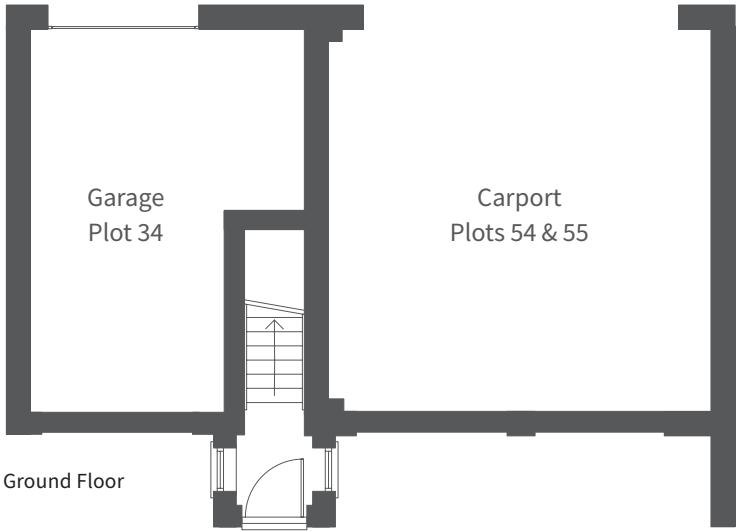


The Carrick is a wonderful two bedroom coach house with great open plan living space featuring a large balcony accessed from the living room. The modern kitchen is fitted with high quality stainless steel appliances and a number of base and wall units. A connecting hallway leads to the master bedroom, second bedroom and a bathroom. The single garage features additional storage and driveway parking is also provided.

The Carrick (plot 34) is available in one exterior finish with a slate tiled roof:

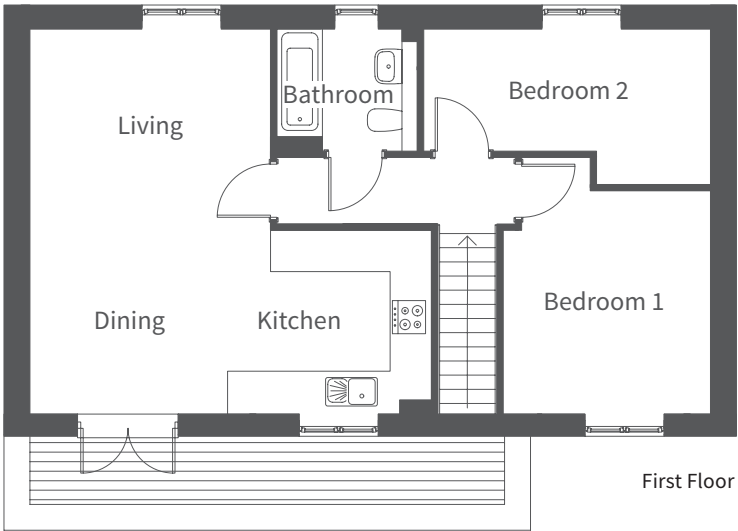
Brunswick Buff Brick

Buff Brick: Plot 34



Ground Floor	Millimetres	Feet / inches
Garage	6090 x 4390	19'12" x 14'5"
First Floor		
Living / Dining Kitchen	6335 x 6040	20'9" x 19'10"
Bedroom 1	3490 x 3300	11'5" x 10'10"
Bedroom 2	4570 x 2450	14'12" x 8'0"
Bathroom	2195 x 1925	7'2" x 6'4"

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.





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 slate tiled roof:

Surrey Orange Brick

Orange Brick: Plots 1* and 2**

*Features contrasting brick detail as shown overleaf (left end terrace)

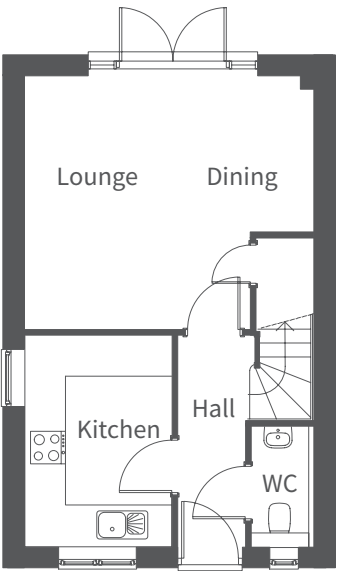
**Shown overleaf (mid terrace)



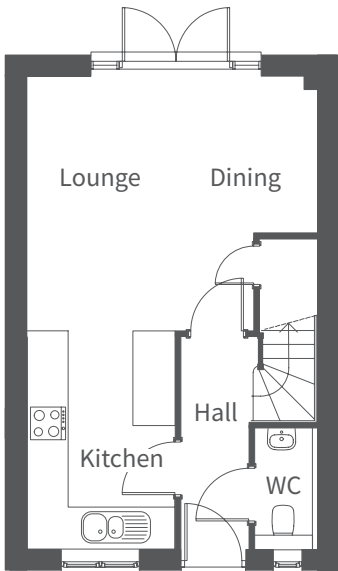
Brunswick Buff Brick

Buff Brick: Plot 3***

***Shown overleaf (right end terrace)



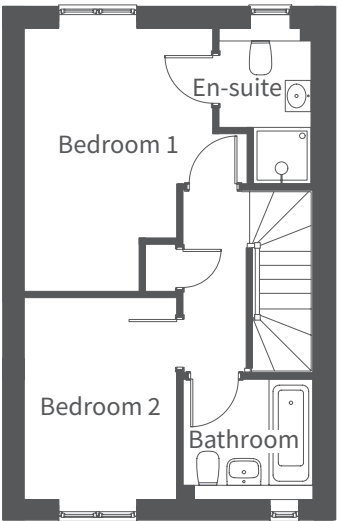
Plot 1 Ground Floor



Plots 2 & 3 Ground Floor

Ground Floor		
Plot 1	Millimetres	Feet / inches
Living / Dining	4040* x 4600	13' 3" x 15' 1"
Kitchen	3360 x 2350	11' 0" x 7' 9"
Plots 2 & 3		
Living / Dining	7503* x 4600	24' 7" x 15' 1"
Kitchen		
First Floor		
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	1925 x 2075	6' 4" 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

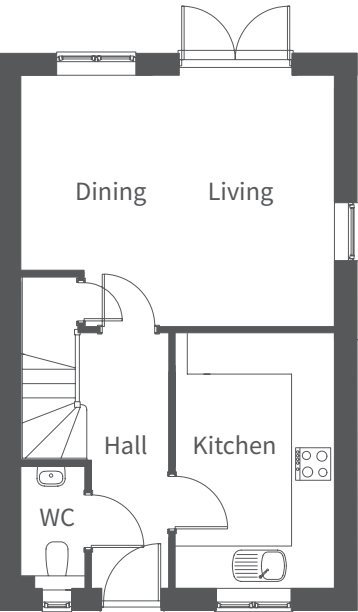


A stunning home with high specification and well-planned accommodation over three floors. On the ground floor the entrance hall leads to the WC and kitchen, then on to the open plan living/dining room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, sweep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

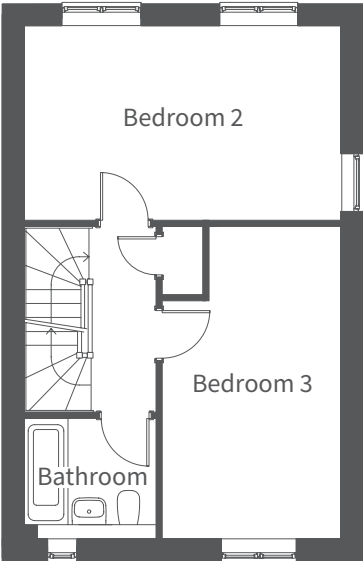
The Canford is available in a brick exterior finish with a slate tiled roof:

Surrey Orange Brick

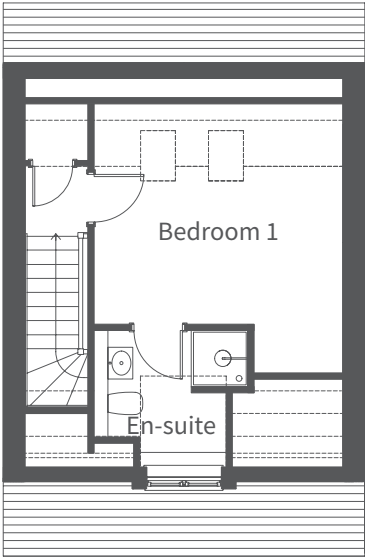
Orange Brick: Plots 14, 15, 16 and 17



Ground Floor



First Floor



Second Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	4975 x 3045	16'4" x 9'12"
Kitchen	4020 x 2510	13'2" x 8'3"

First Floor	Millimetres	Feet / inches
Bedroom 2	4975 x 3045	16'4" x 9'12"
Bedroom 3	4920 x 2805	16'2" x 9'2"
Bathroom	2068 x 1900	6'9" x 6'3"

Second Floor	Millimetres	Feet / inches
Bedroom 1	4228 x 3875	13'10" x 12'9"
En-suite	2395 x 1675	7'10" x 5'6"

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.



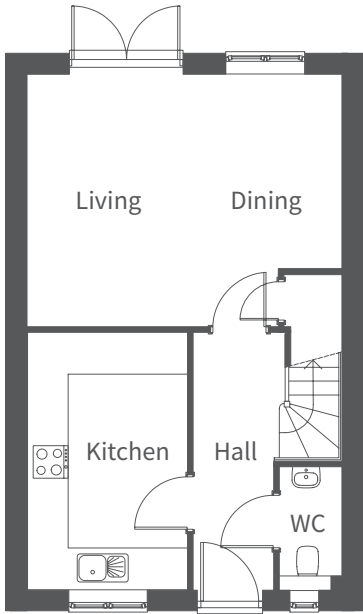
The Minster is a wonderful two bed bedroom home with great open plan living space, a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units. Also on the ground floor is a WC/cloakroom. On the first floor you will find the master bedroom, one further bedroom and a family bathroom. Two parking spaces are provided (plot 18 has one parking space).

The Minster is available in a brick exterior finishes with a slate tiled roof:

Brunswick Buff Brick

Buff Brick: Plots 4, 5 , 18 and 19*

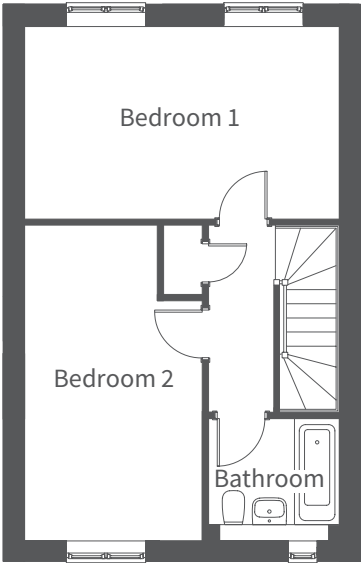
*Shown overleaf (right end terrace)



Ground Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	4975 x 3945	16'4" x 12'11"
Kitchen	4020 x 2538	13'2" x 8'4"
First Floor		
Bedroom 1	4975 x 3045	16'4" x 9'12"
Bedroom 2	4920 x 2805	16'2" x 9'2"
Bathroom	2070 x 1900	6'9" x 6'3"

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 Cricketer

Three bedroom home

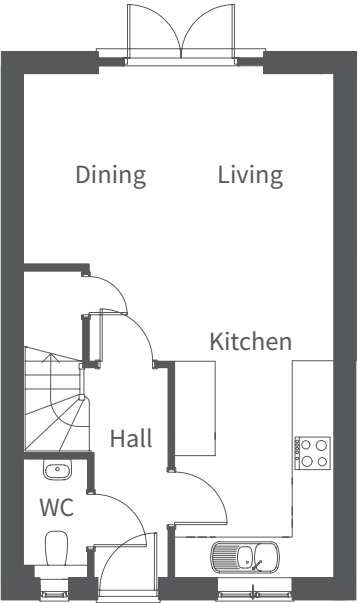


A stunning home with high specification and well-planned accommodation over three floors. On the ground floor the entrance hall leads to the WC and kitchen, then on to the open plan living/dining room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, sweep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

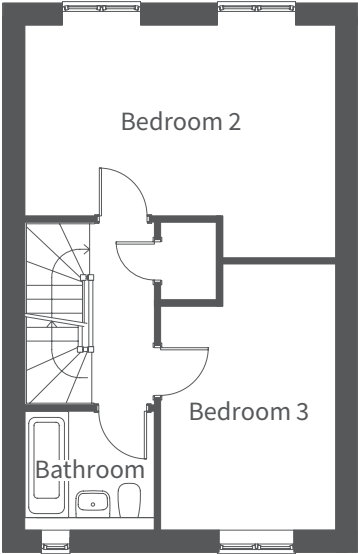
The Cricketer is available in brick exterior finish with a slate tiled roof:

Surrey Orange Brick

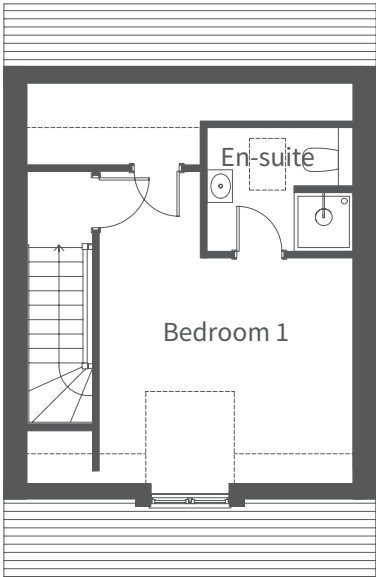
Orange Brick: Plots 9, 10, 24, 25, 28, 29, 30, 73 and 80



Ground Floor



First Floor



Second Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	4605* x 4975	15' 1" x 16' 4"
Kitchen	3460 x 2530	11' 4" x 8' 4"
First Floor		
Bedroom 2	3715* x 4975	12' 2" x 16' 4"
Bedroom 3	4250 x 2780	13' 11" x 9' 1"
Bathroom	1900 x 2070	6' 3" x 6' 9"
Second Floor		
Bedroom 1	4975* x 3875	16' 4" x 12' 9"
En-suite	1890 x 2230	6' 2" x 7' 4"
*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, 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 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. Two parking spaces are provided.

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

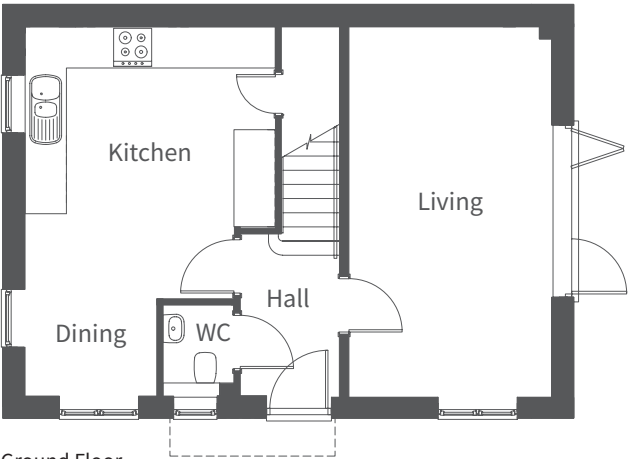
Surrey Orange Brick

Orange Brick* with Buff Brick feature: Plot 20



Brunswick Buff Brick

Buff Brick pattern on a feature elevation: Plots 40 and 45

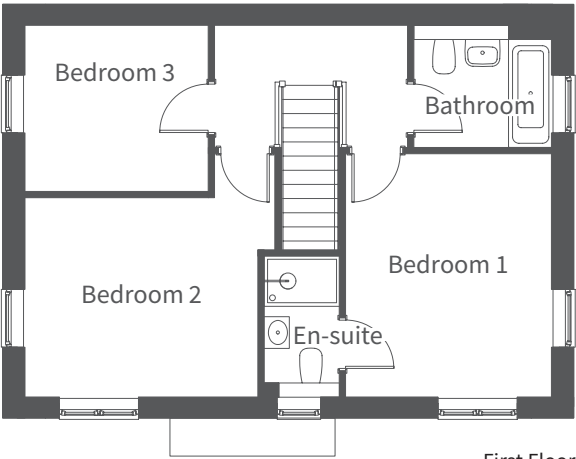


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	3187 x 5810	10' 5" x 19' 1"
Kitchen / Dining	3940* x 5810	12' 11" x 19' 1"

First Floor	Millimetres	Feet / inches
Bedroom 1	3810 x 3235	12' 6" x 10' 7"
En-suite	1180 x 2195	3' 10" x 7' 2"
Bedroom 2	3670 x 3115	12' 0" x 10' 3"
Bedroom 3	2882 x 2595	9' 5" x 8' 6"
Bathroom	2165 x 1900	7' 1" 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, 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 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. 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 two exterior finishes with a slate tiled roof:

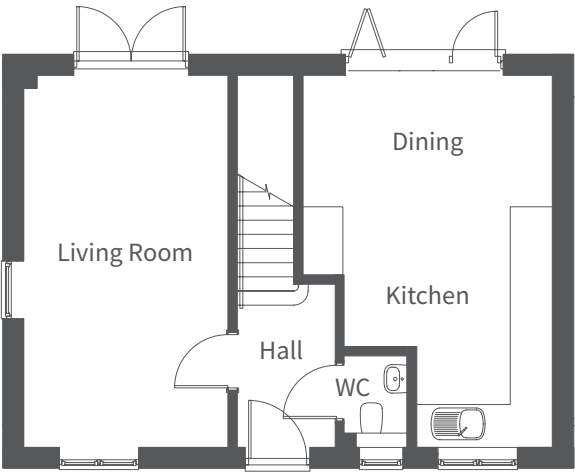
Surrey Orange Brick

Orange Brick with detailing feature: Plots 6 and 7
Orange Brick: Plot 58



Brunswick Buff Brick

Buff Brick with Orange Brick feature: Plot 8
Buff Brick: Plots 56 and 57



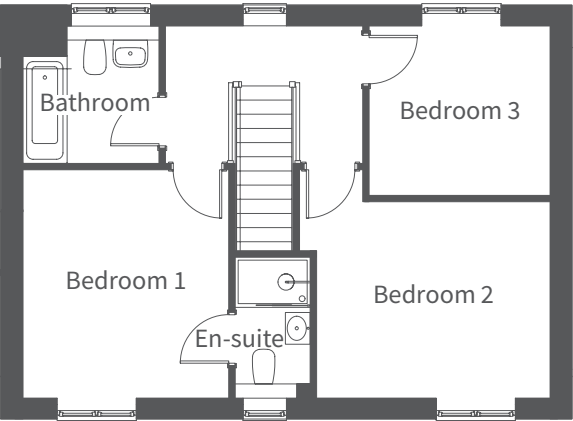
Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	3190 x 5810	10' 6" x 19' 1"
Kitchen / Dining	5810 x 3935*	19' 1" x 12' 11"

First Floor	Millimetres	Feet / inches
Bedroom 1	3570 x 3240	11' 9" x 10' 8"
En-suite	1180 x 2200	3' 10" x 7' 3"
Bedroom 2	3365 x 3070	11' 0" x 10' 1"
Bedroom 3	2640 x 2835	8' 8" x 9' 4"
Bathroom	2140 x 2140	7' 0" x 7' 0"

*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

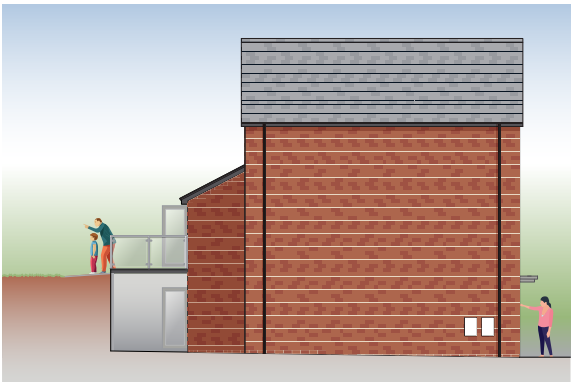


The Chiltern is a wonderful four bedroom home arranged over three floors. The ground floor hall leads to a utility, WC, bedroom / study and internal garage access. The first floor features an open plan living space with a modern kitchen fitted with high quality stainless steel appliances, dining and living room. Stairs lead to the second floor master bedroom with an en-suite, two further bedrooms and a family bathroom. An integral garage and driveway parking are provided.

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

Brunswick Buff Brick

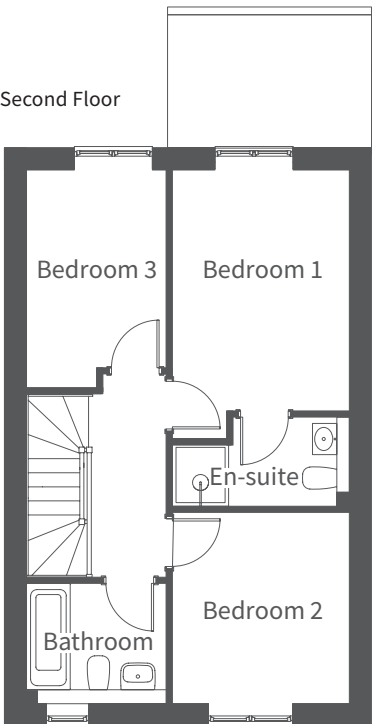
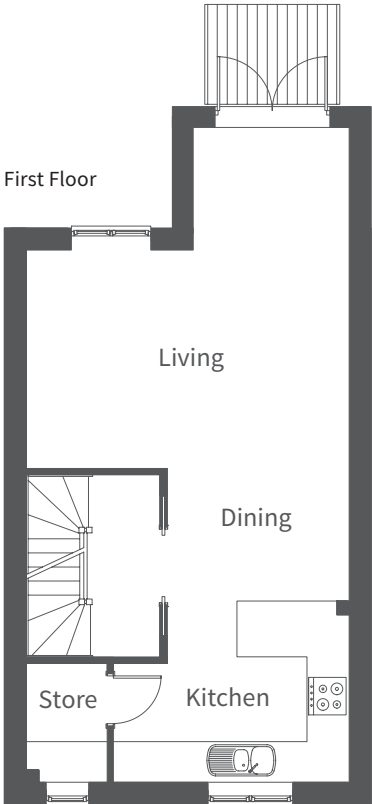
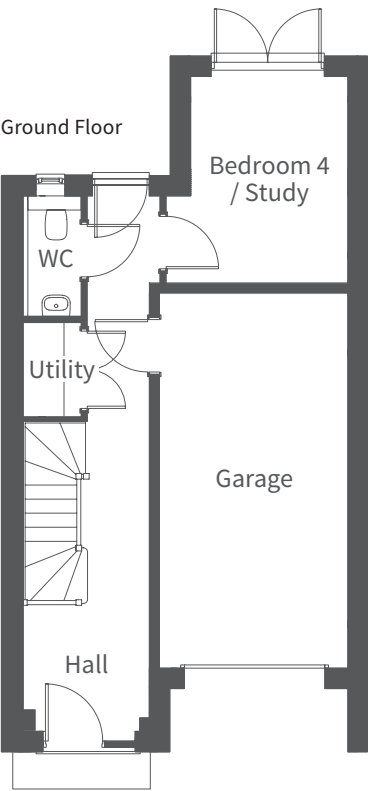
Buff Brick: Plots 46 and 49



'Bridged access' to rear garden level

Coloured Render and Brick

Chalk Render and Brunswick Buff Brick:
Plots 47 and 48



Ground Floor	Millimetres	Feet / inches
Bedroom 4 / Study	2460 x 3265	8' 1" x 10' 9"
Garage	3000 x 6000	9' 10" x 19' 8"
First Floor		
Living / Dining	10420 x 5160	34'2" x 16'11"
Kitchen		
Store	1900 x 1200	6' 3" x 3' 11"
Second Floor		
Bedroom 1	2830 x 3855	9' 3" x 12' 8"
En-suite	1420 x 2830	4' 8" x 9' 3"
Bedroom 2	3035 x 2830	9' 11" x 9' 3"
Bedroom 3	3495 x 2230	11' 6" x 7' 4"
Bathroom	1900 x 2230	6' 3" x 7' 4"

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.



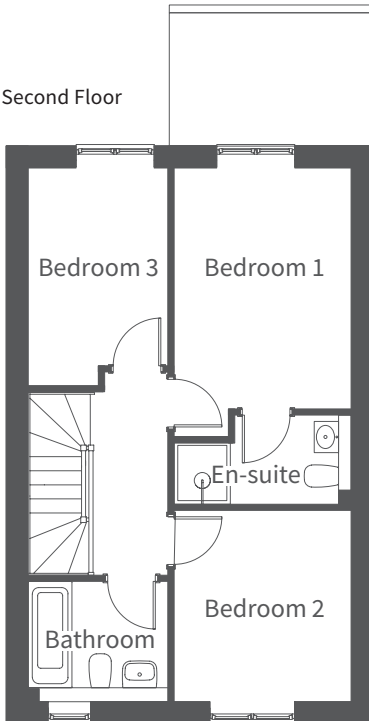
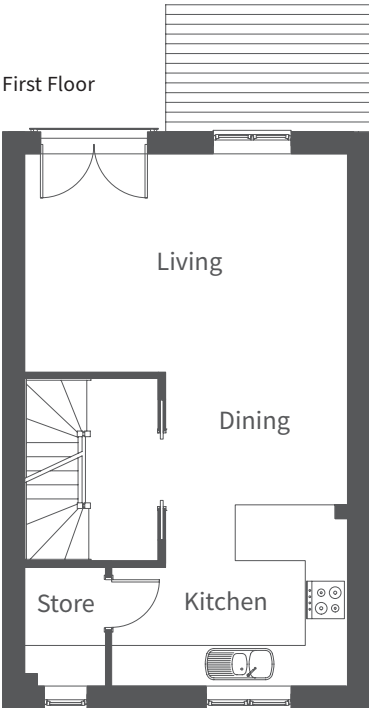
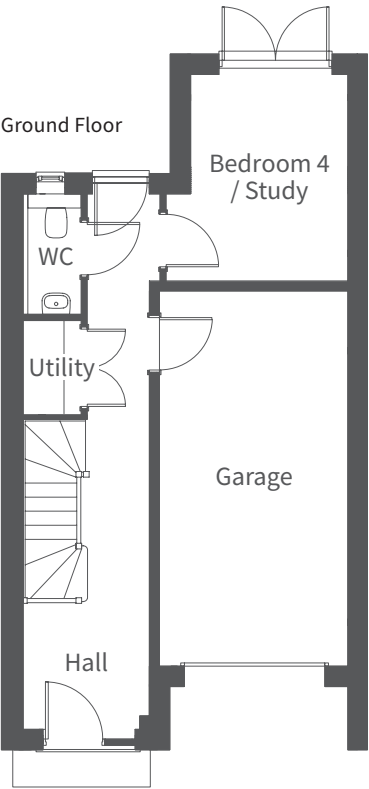
The Malvern is a wonderful four bedroom home arranged over three floors. The ground floor hall leads to a utility, WC, bedroom / study and internal garage access. The first floor features an open plan living space with a modern kitchen fitted with high quality stainless steel appliances, dining and living room. Stairs lead to the second floor master bedroom with an en-suite, two further bedrooms and a family bathroom. An integral garage and driveway parking are provided.

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

Surrey Orange Brick

Orange Brick: Plots 11, 12*, 41, 42, 43 and 44

*Feature pattern to front elevation



Ground Floor	Millimetres	Feet / inches
Bedroom 4 / Study	2460 x 3265	8' 1" x 10' 9"
Garage	3000 x 6000	9' 10" x 19' 8"
First Floor		
Living / Dining	5163 x 8515	16' 11" x 27' 11"
Kitchen		
Store	1900 x 1200	6' 3" x 3' 11"
Second Floor		
Bedroom 1	2830 x 3855	9' 3" x 12' 8"
En-suite	1420 x 2830	4' 8" x 9' 3"
Bedroom 2	3035 x 2830	9' 11" x 9' 3"
Bedroom 3	3495 x 2230	11' 6" x 7' 4"
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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.





Living room from The Camden house type - Russet Copse, Sandford

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.







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.

paularosa | manhattan



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 (4 beds) and 1 bowl (2/3 beds) sink with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher

Utility (4 beds only)

- Cupboard space and plumbing for washing machine, plus space for tumble dryer

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
- Contemporary ladder style moulded internal doors
- Front door with multi point locking system

Electrical Installation

- BT points fitted to:
Cupboard in hall or understairs for broadband router
- Power sockets with USB points fitted to lounge, kitchen and bedroom 1
- TV points fitted to lounge and bedrooms 1 and 2
- 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 combination boiler
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- 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 Chaucer Charcoal slab (in line with planning)
- Personnel door to some garages (please enquire)

NHBC

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

*Subject to build stage. **Terms and conditions apply.
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

With just a 5% deposit the government-backed **Help To Buy** equity loan scheme is available on new homes at Laurel Hill for eligible First Time Buyers within the scheme's regional house price cap.



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

•

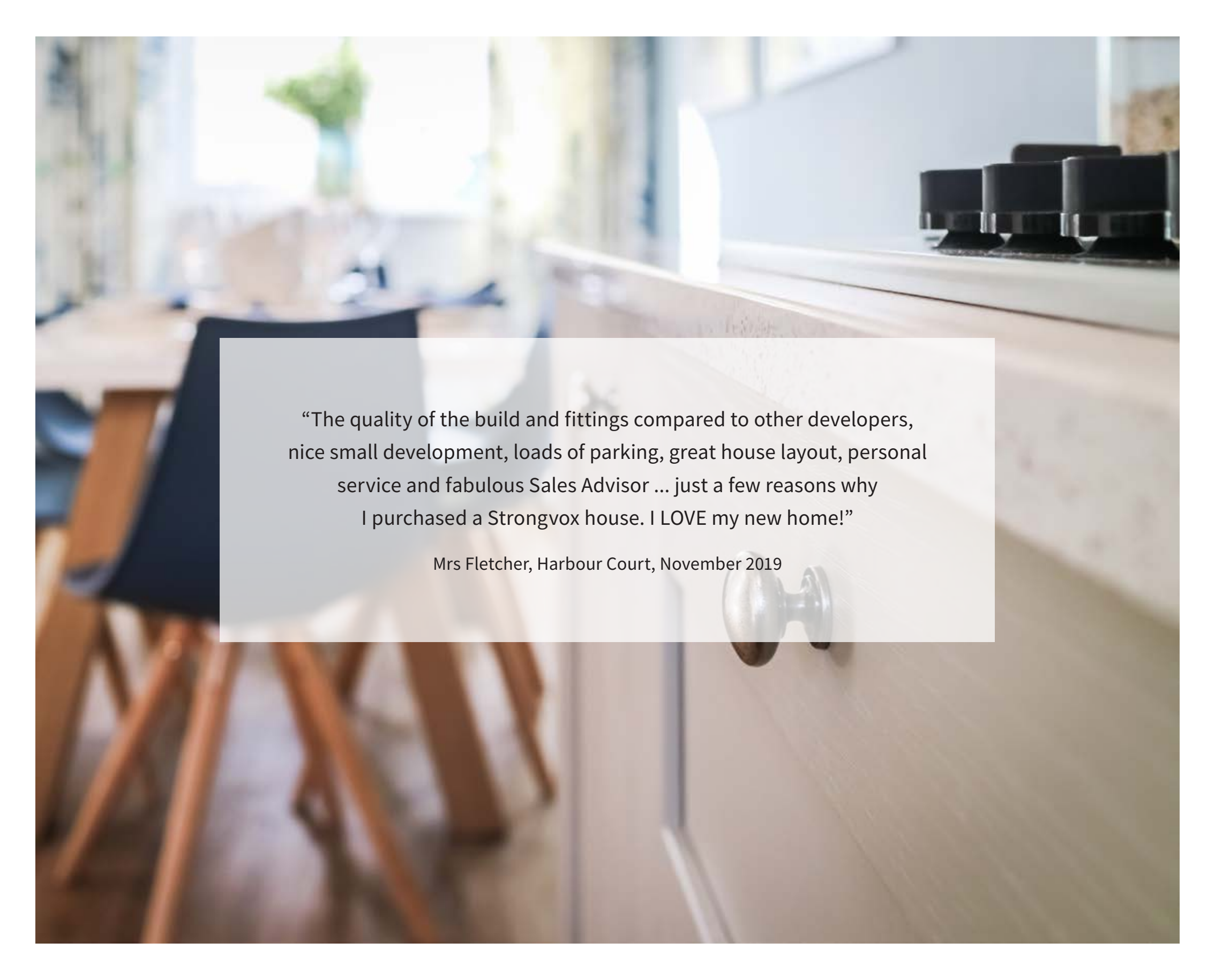
You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

•

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.





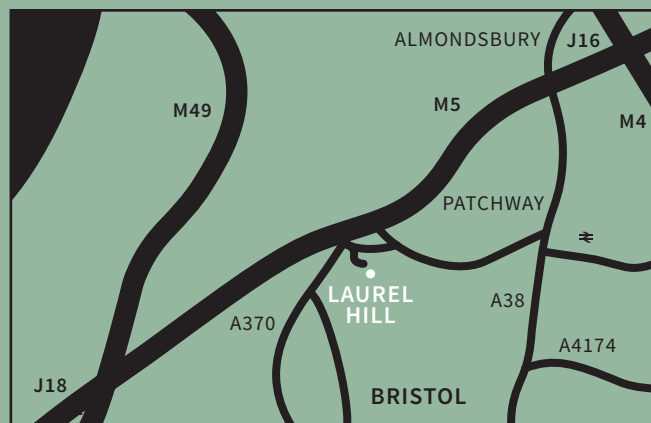
“The quality of the build and fittings compared to other developers,
nice small development, loads of parking, great house layout, personal
service and fabulous Sales Advisor ... just a few reasons why
I purchased a Strongvox house. I LOVE my new home!”

Mrs Fletcher, Harbour Court, November 2019



Recent development: Russet Copse, Sandford

Location



For Sat Nav: BS10 7TH

ENQUIRIES: 07834 046682



laurelhill@strongvox.co.uk

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

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. Design and print production: Harvest Design, Somerset