



CRICKETER FARM

NETHER STOWEY • SOMERSET



Country living at its best



STRONGVOX
HOMES



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

Toby Ballard Managing Director, Strongvox Homes



Taunton



Minehead



Dunster

Welcome to Cricketer Farm

Cricketer Farm in the historic village of Nether Stowey, Somerset at the foot of the Quantock Hills 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.





Mountain Bike trails, Quantock Hills



Lynmouth harbour

Explore the Quantock Hills and so much more

The historic and vibrant village of Nether Stowey, Somerset sits at the northern foothills of the Quantocks, England's first Area of Outstanding Natural Beauty. Nearby village amenities include various shops, cafes, pub and post office.

Nether Stowey is famously the start of the 51 mile walk to Lynmouth - the inspirational 'Coleridge Way'. Bridgwater and Dunster, plus the regional centre of Taunton, with excellent schools and shopping plus mainline train station, are all a short drive away. Within easy access to the M5 – Exeter and Bristol are equidistant to Nether Stowey, with both cities providing excellent facilities and attractions; furthermore both have their own airports which offer an ever growing list of destinations.

Taunton to Birmingham (by train)	2 hour 5 min
Taunton to London (by train)	1 hour 42 min
Nether Stowey to Lynmouth (by car)	1 hour 17 min
Nether Stowey to Bristol Airport (by car)	1 hour
Nether Stowey to Taunton (by car)	30 min
Nether Stowey to Dunster (by car)	32 min



BURNHAM-ON-SEA

BRISTOL CHANNEL

5

MINEHEAD

4

DUNSTER

WATCHET

7


CRICKETER
FARM

RIVER
PARRETT

QUANTOCK
HILLS

1

2

A39

BRIDGWATER

8

EXMOOR
NATIONAL
PARK

M5

3

WIMBLEBALL
LAKE

BISHOPS LYDEARD

6

TAUNTON



1. Street scene at Cricketer Farm



2. Nether Stowey



3. National Trust - Fyne Court



4. Dunster



5. Minehead



6. Taunton



7. Kilve beach



8. Quantock Hills

Cricketer Farm, Nether Stowey

Cricketer Farm is country living at its best. Featuring beautifully designed and crafted new homes within a thoughtful layout that retains a welcome feeling of space, considerate of the local surroundings and heritage whilst promoting comfortable, community living.

Nether Stowey is a gem with wonderful countryside and coastlines to explore. Only three miles from the coast and a thriving village which sits at the foot of the Quantock Hills, the village is located along the A39, eight miles west of Bridgwater and 12 miles from Taunton. A Norman castle, Gothic-style clock tower and a famous 18th century poet add to its charm and character, and with a population of around 2,000, it offers all the essentials with a strong community spirit. Excellent local facilities include a post office, three pubs, two general stores, a butcher, hair salons, library, primary school, village hall and a health centre.

Nether Stowey Castle (walk)	15 min
Great Wood, Quantock Hills (walk)	50 min
Lynmouth (walking route via Coleridge Way)	51 miles
Kilve Beach (car)	13 min
Bridgwater (car)	15 min
Dunster (car)	30 min
Taunton (car via A38)	45 min



CRICKETER FARM

POTENTIAL FUTURE DEVELOPMENT



House Types

- The Carrick (1 bed)
- The Wimborne (2 bed)
- The Brent (3 bed)
- The Cricketer (3 bed)
- The Dean (3 bed)
- The Devoran (3 bed)
- The Helford (3 bed)
- The Camden (4 bed)
- The Knowle (4 bed)
- The Granary (3 or 4 bed)
- Affordable Housing



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





The Carrick is a wonderful one bedroom coach house with great open plan living space. The kitchen is fitted with high quality Zanussi appliances and a number of base and wall units. A connecting hallway leads to the master bedroom and a bathroom. Two parking spaces are provided, some plots have garages.

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

Stone

Callow Stone: Plot 12*

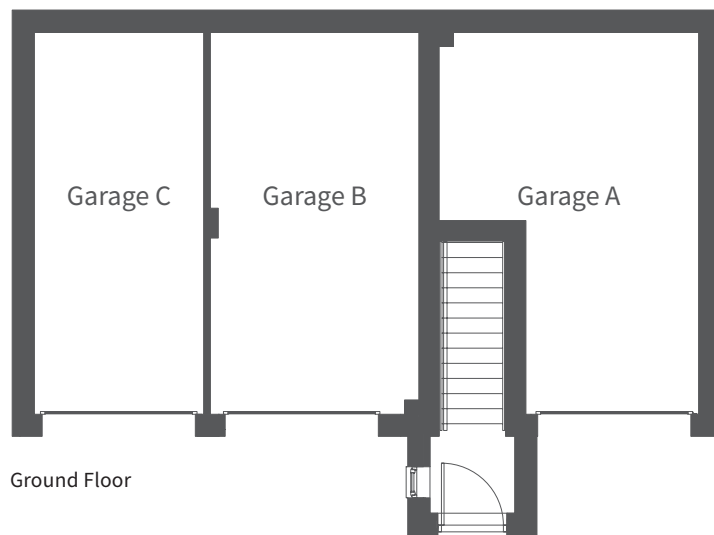
*Stone to front, brick to side and rear elevation



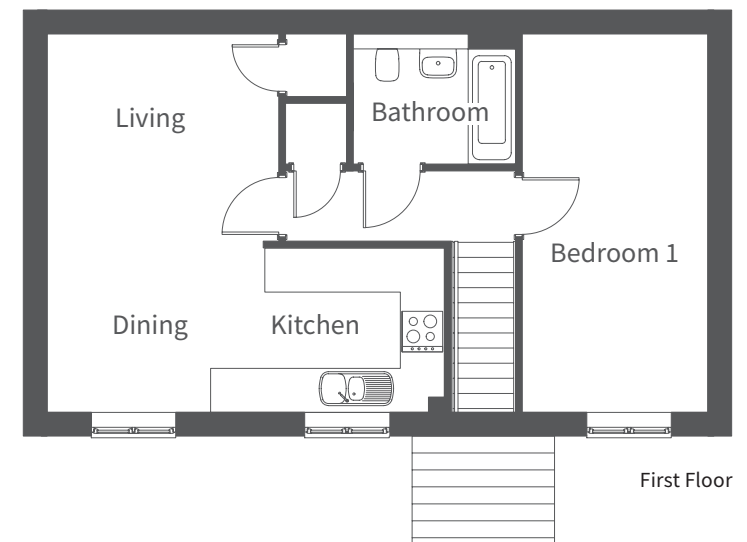
Red Brick

Red Brick: Plots 26, 30, 46, 53, 55, 63,* 72 and 96

*NOTE: Feature internal layout with plain tiled roof - please ask a sales advisor



	Millimetres	Feet / inches
Ground Floor		
Garage A	5640 x 2540	18'6" x 8'4"
Garage B	5640 x 3070	18'6" x 10'1"
Garage C	5640 x 2490	18'6" x 8'2"
First Floor		
Living / Dining / Kitchen	5590 x 5860	18'4" x 19'3"
Bedroom 1	5590 x 2730	18'4" x 8'11"
Bathroom	2390 x 1925	7'10" x 6'4"



Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum 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 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 two exterior finishes with a slate or plain tiled roof:

Coloured Render

Beige: Plots 3,* 4,* 58, 59, 67, 68, 69 and 73

*Beige render to front, brick to side and rear elevation



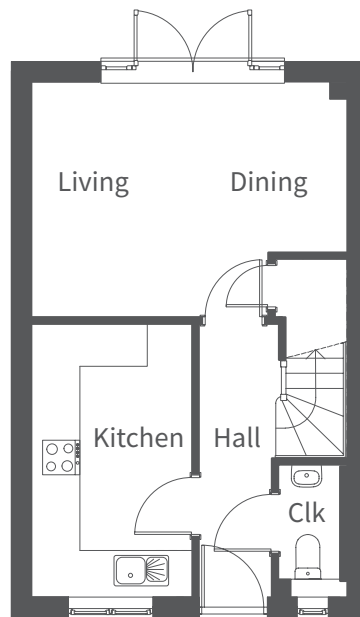
Coloured Render

Rose: Plots 76 and 77



Red Brick

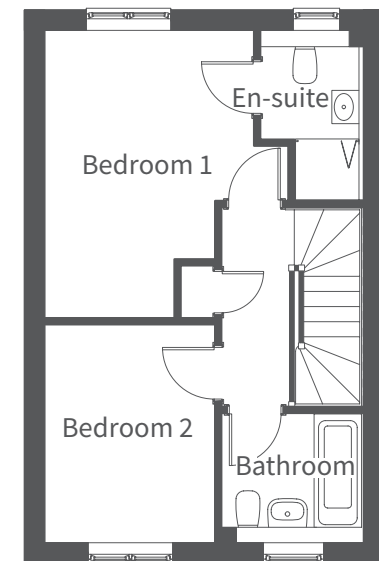
Red Brick: Plots 71, 104, 105, 106, 107 and 108



Ground Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	4600 x 3420	15'1" x 11'3"
Kitchen	3980 x 2290	13'1" x 7'6"
First Floor		
Bedroom 1	4200 x 3000	13'9" x 9'10"
En-suite	2470 x 1450	8'1" x 4'9"
Bedroom 2	3190 x 2420	10'6" x 7'11"
Bathroom	2070 x 1900	6'9" x 6'3"

Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum dimensions shown may +/- 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, which includes storage, leads to the cloakroom and on to the open plan kitchen / living / dining room with French doors which open to the enclosed rear garden. Stairs lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. Two parking spaces are provided, some plots have garages.

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

Coloured Render

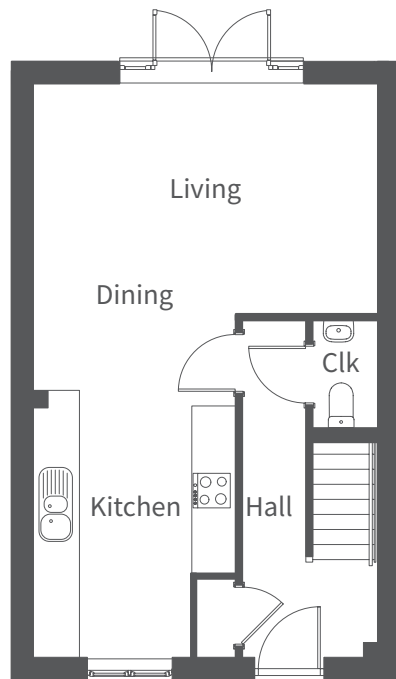
Beige: Plots 5*, 93, 94* and 95*

*Beige render to front, brick to side and rear elevation



Red Brick

Red Brick: Plots 47, 48, 64, 65, 66 and 86

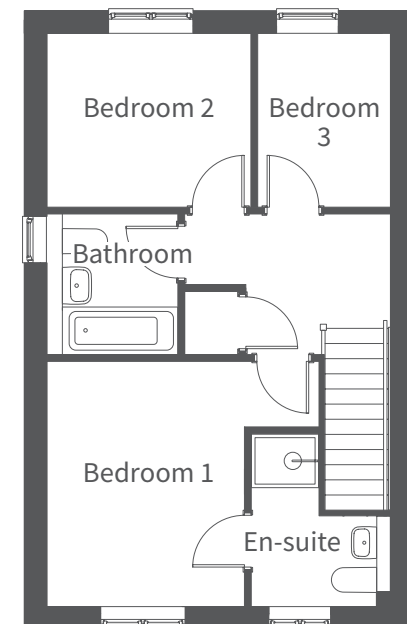


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	5020 x 3340	16'6" x 10'11"
Kitchen	3900 x 2960	12'10" x 9'9"

First Floor	Millimetres	Feet / inches
Bedroom 1	3590 x 2880	11'9" x 9'5"
En-suite	2520 x 2040	8'3" x 6'8"
Bedroom 2	2970 x 2540	9'9" x 8'4"
Bedroom 3	2540 x 1950	8'4" x 6'5"
Bathroom	2070 x 1900	6'9" x 6'3"

Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum 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. A minimum of two parking spaces are provided.

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

Coloured Render

Beige: Plots 28, 29, 31, 32, 74, 75, 102,* and 103*

*Beige render to front, brick to side and rear elevation



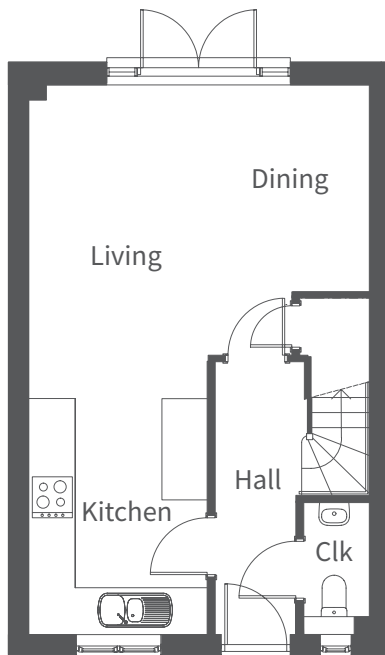
Coloured Render

Sand: Plots 33 and 34

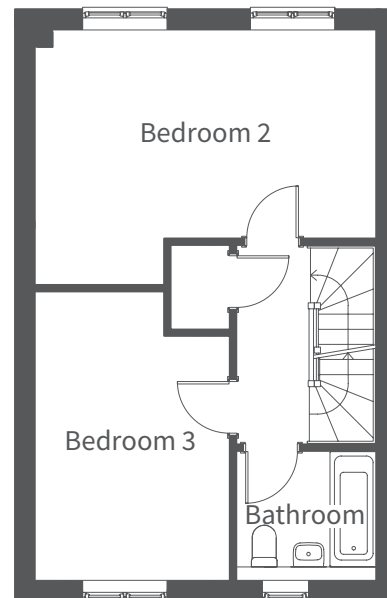


Red Brick

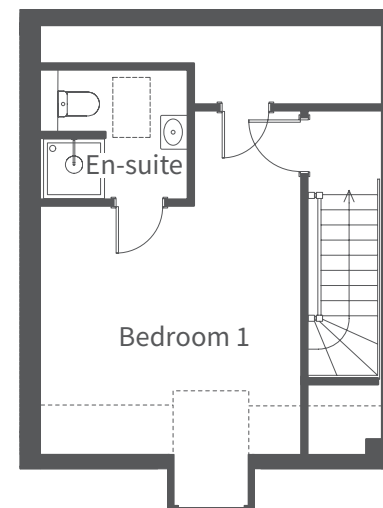
Red Brick: Plots 38 and 39



Ground Floor



First Floor



Second Floor

	Millimetres	Feet / inches
Ground Floor		
Living / Dining	4970 x 4580	16'4" x 15'0"
Kitchen	3470 x 2560	11'5" x 8'5"
First Floor		
Bedroom 2	4970 x 3720	16'4" x 12'2"
Bedroom 3	4245 x 2800	13'11" x 9'2"
Bathroom	2070 x 1900	6'9" x 6'3"
Second Floor		
Bedroom 1	5060 x 3830	16'7" x 12'7"
Store	4970 x 1140	16'4" x 3'9"
En-suite	2130 x 1890	6'12" x 6'2"

Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum 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 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, 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 and some plots have garages.

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

Coloured Render

Sand: Plot 25



Stone

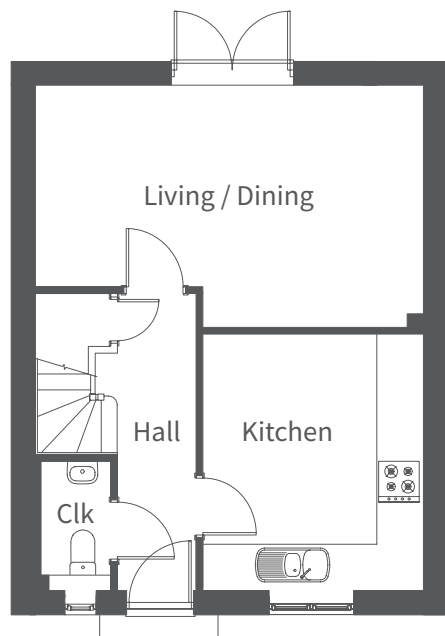
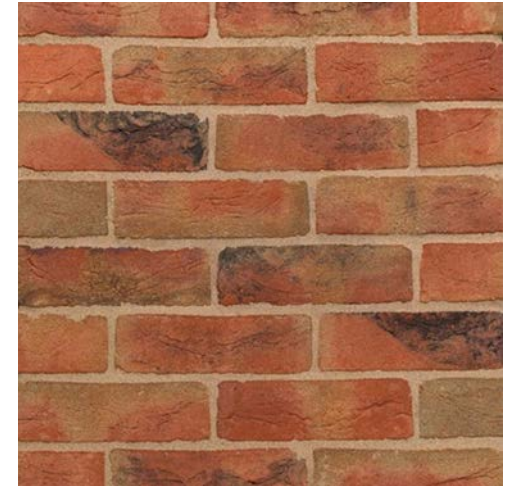
Callow Stone: Plots 2 and 19*

*Stone to front, brick to side and rear elevation



Red Brick

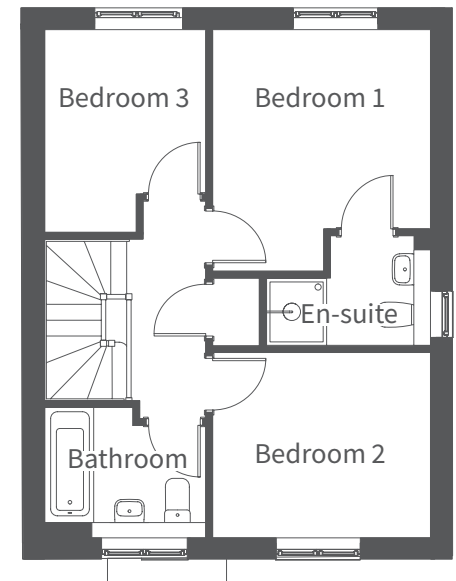
Red Brick: Plots 35, 36, 49, 50, and 56



Ground Floor

	Millimetres	Feet / inches
Ground Floor		
Living / Dining	5650 x 3520	18'6" x 11'7"
Kitchen	3710 x 3180	12'2" x 10'5"
First Floor		
Bedroom 1	3520 x 3170	11'7" x 10'5"
En-suite	2380 x 1620	7'10" x 5'4"
Bedroom 2	3170 x 2680	10'5" x 8'10"
Bedroom 3	2930 x 2380	9'7" x 7'10"
Bathroom	2380 x 1870	7'10" x 6'2"

Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum 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 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, some plots have garages.

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

Coloured Render

Beige: Plots 24, 85 and 109



Stone

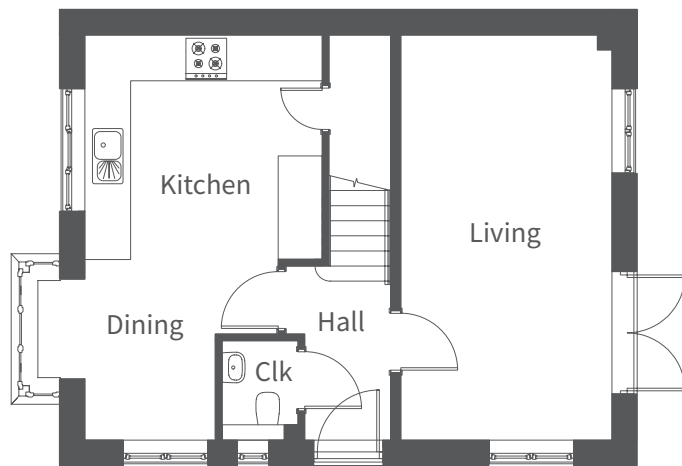
Callow Stone: Plots 8, 13 and 18*

*Stone to front, brick to side and rear elevation



Red Brick

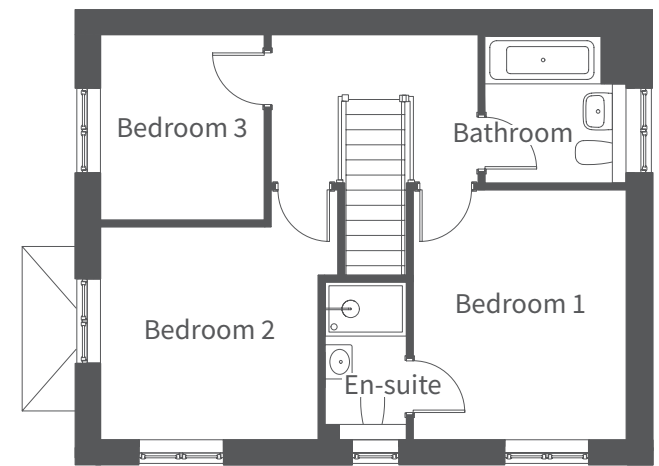
Red Brick: Plots 70, 78, 97 and 100



Ground Floor

Floor	Room	Millimetres	Feet / inches
Ground Floor	Living	3090 x 5925	10'2" x 19'5"
	Kitchen / Dining	3475 x 5925	11'5" x 19'5"
First Floor	Bedroom 1	3140 x 3660	10'4" x 12'0"
	En-suite	1180 x 2305	3'10" x 7'7"
	Bedroom 2	3115 x 3200	10'3" x 10'6"
	Bedroom 3	2390 x 2710	7'10" x 8'11"
	Bathroom	2075 x 2165	6'10" x 7'1"

Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum 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. The ground floor 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 storage), lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. Two parking spaces are provided, some plots have garages.

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

Coloured Render

Beige: Plot 54

Sand: Plots 6,* 7,* 27 and 52

*Sand to front and sides, brick to rear elevation



Stone

Callow Stone: Plots 1, 9†, 10†, 11,* 14†, 15†, 16† and 17†

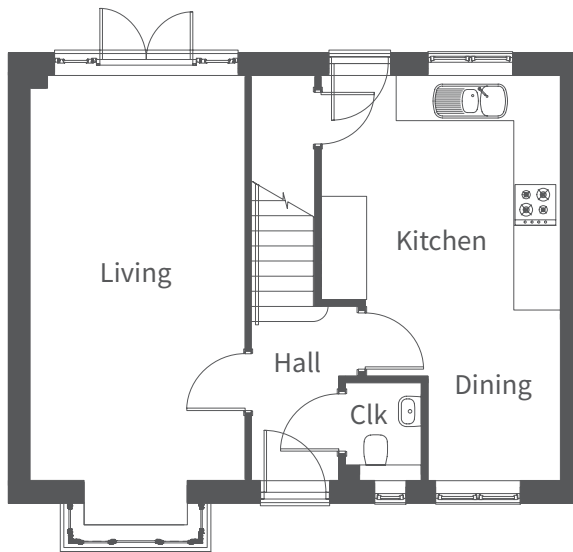
*Stone to front, brick to side and rear elevation

†These plots feature 'Special' internal layouts - please ask a sales advisor



Red Brick

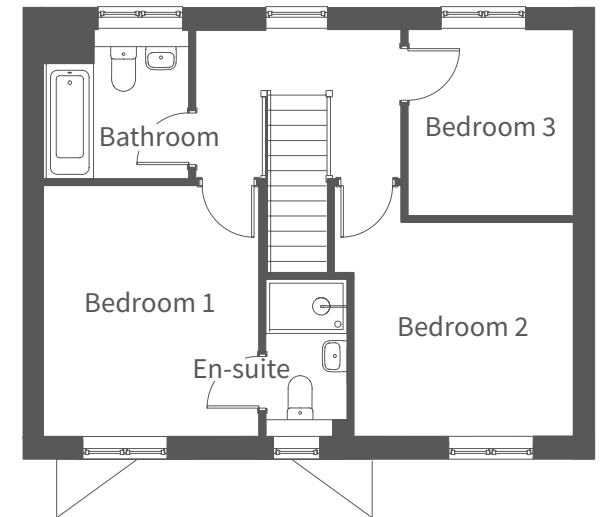
Red Brick: Plots 37, 51, 57, 92, 98, 99 and 101



Ground Floor

	Millimetres	Feet / inches
Ground Floor		
Living	5925 x 3090	19'5" x 10'2"
Kitchen / Dining	5925 x 3475	19'5" x 11'5"
First Floor		
Bedroom 1	3660 x 3135	12'0" x 10'3"
En-suite	2305 x 1175	7'7" x 3'10"
Bedroom 2	3200 x 3115	10'6" x 10'3"
Bedroom 3	2710 x 2390	8'11" x 7'10"
Bathroom	2075 x 2165	6'10" x 7'1"

Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum 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





Living room from 'The Dean', Harbour Court, Sherborne

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

DURAVIT





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. Duravit provides 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

DURAVIT

Tileflair

Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Zanussi built in oven (double ovens to 4 beds), Zanussi stainless steel gas hobs
- Stainless steel/glass splash back* behind the hob
- Stainless steel sink units with chrome monobloc mixer taps
- Integrated fridge/ freezer to 4 beds. Space for fridge/ freezer to 2 & 3 beds. Integrated 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
- Close coupled WC's generally with concealed pipework
- Tileflair tiling:
 - Full height to en-suite shower, plus a surface mounted (on riser rail) thermostatic shower valve with low profile resin stone shower tray
 - Full height around bath, plus shower and bath screen
 - Half height to basin 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 and bathroom
- 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 under stairs for broadband router
- 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 soffit light to front porch or wall light where not possible

Energy Efficiency, Heating and Insulation

- Gas fired central heating system
- 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

- External tap provided
- Some front lawns either laid to turf or shrubs (dependent on planning)
- Rear gardens fenced and either grassed or hard landscaped
- Patios and paths laid in Stowell Concrete X-Tex slab (in line with planning)

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 appliances, recessed ceiling down lights, upmarket cottage style doors, high quality bathroom furniture and brassware,

chrome heated towel rails, 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 possible, plus we've various incentives to make buying a Strongvox home even easier...

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 Cricketer Farm 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 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

•

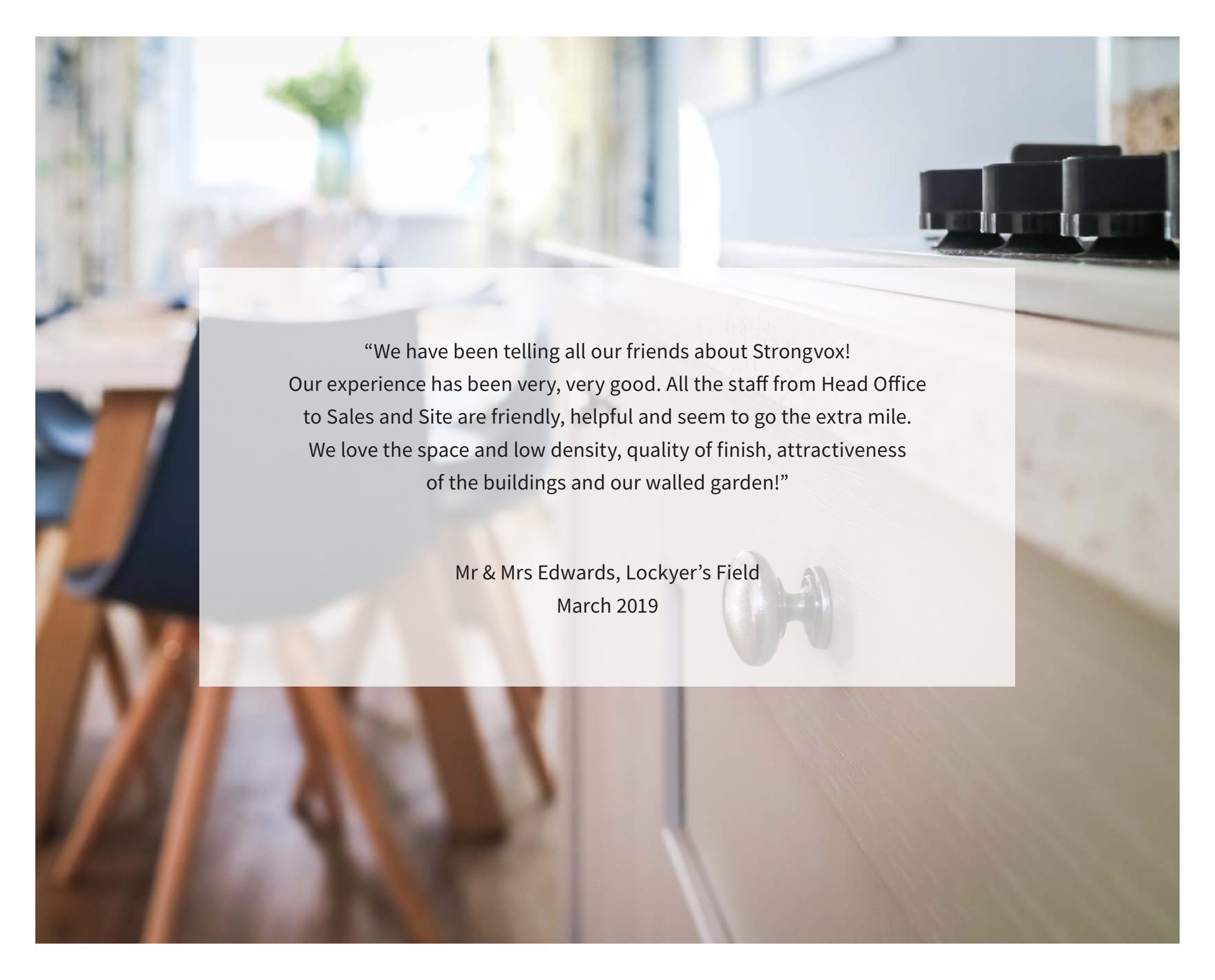
You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

•

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



For Sat Nav: TA5 1LL

ENQUIRIES: 01823 444055



cricketerfarm@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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