





Cricketer Farm
Nether Stowey, Somerset

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**Strongvox
Homes**

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Cricketer Farm Nether Stowey, Somerset

A thoughtfully designed collection of 1, 2, 3 and 4 bedroom new homes near the Quantock Hills by **Strongvox** an award winning West Country developer that considers the surroundings and local heritage and promotes comfortable, considered community living.

Country living at its best







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 40 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.



Taunton



Minehead



Dunster

“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





Explore the Quantocks 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, cafés, 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 from **Cricketer Farm**. 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.



Mountain Bike trails, Quantock Hills



Kilve Beach



Lynmouth harbour

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

RIVER PARRETT

STOGURSEY

Cricketeer Farm

NETHER STOWEY

BRIDGWATER

QUANTOCK HILLS

NATIONAL TRUST
FYNES COURT

M5

BISHOPS
LYDEARD

TAUNTON

7

1

2

8

3

6

5

4



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



Nether Stowey Somerset

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

House Types

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

Address:
Nether Stowey
Somerset
TA5 1LL

 **Strongvox
Homes**

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



External finishes

The finish of each home at **Cricketer Farm** is carefully considered. We build using a variety of sympathetic finishes, either individually or in combination, which are paired with a pan or plain tiled roof and complemented by grey or white windows. Please consult with our Sales Advisor for specific plot finishes.



Beige Render



Sand Render



Rose Render



Red Brick



Stone





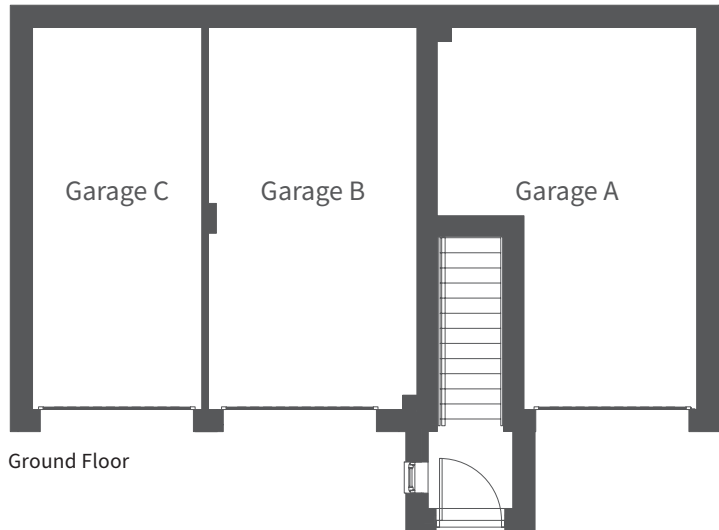
The Carrick

One bedroom home

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. A parking space is provided, some plots have garages.

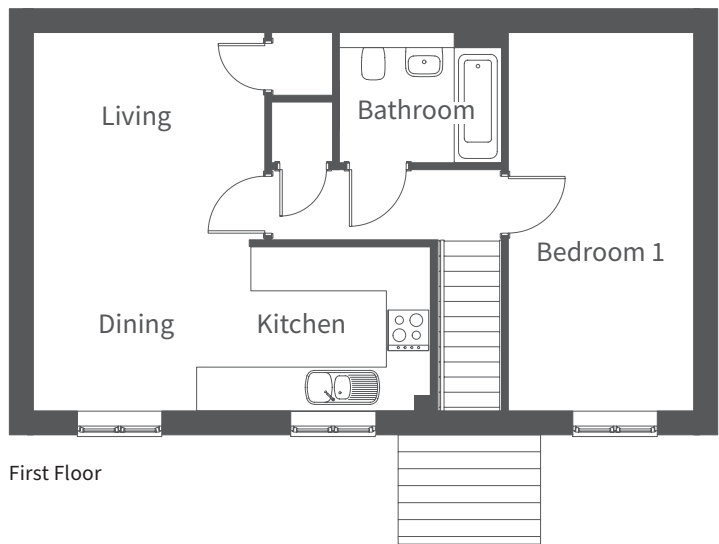
NOTE: Plot 30 is featured in the above CGI

Ground Floor	Millimetres	Feet / inches
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"



Ground Floor

First Floor	Millimetres	Feet / inches
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"



First Floor

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.



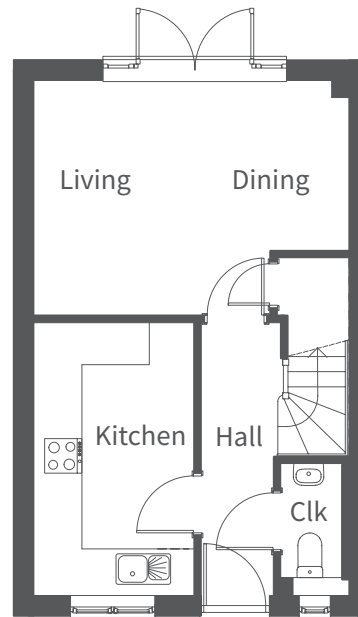
The Wimborne

Two bedroom home

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.

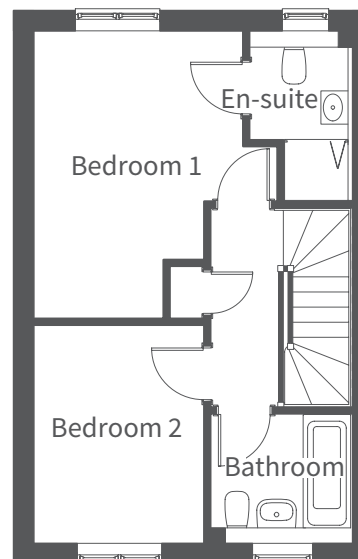
NOTE: Plots 3 & 4 are featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Living / Dining	4600 x 3420	15'1" x 11'3"
Kitchen	3980 x 2290	13'1" x 7'6"



Ground Floor

First Floor	Millimetres	Feet / inches
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"



First Floor

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.



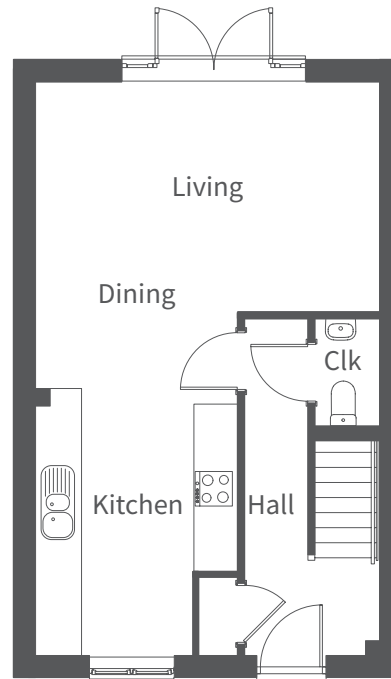
The Brent

Three bedroom home

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.

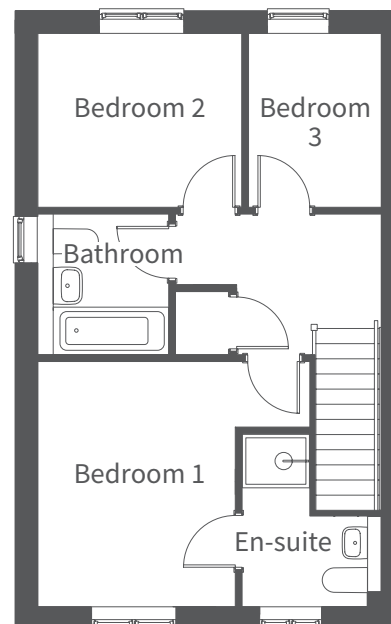
NOTE: Plot 5 is featured in the above CGI

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



Ground Floor

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"



First Floor

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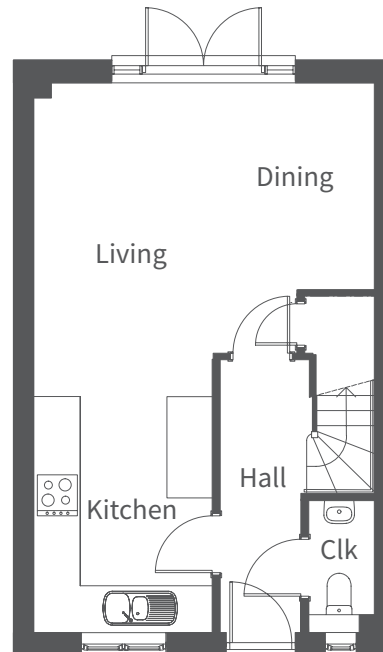
The Cricketer

Three bedroom home

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.

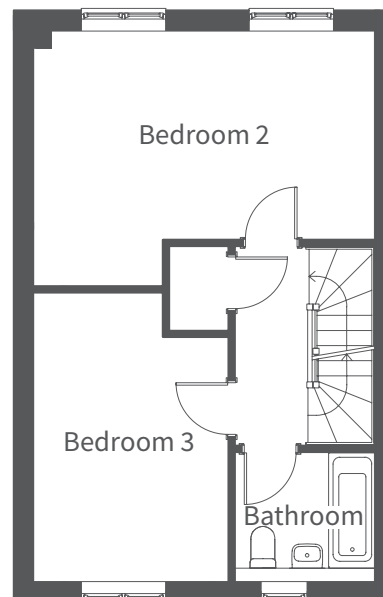
NOTE: Plots 102 & 103 are featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Living / Dining	4970 x 4580	16'4" x 15'0"
Kitchen	3470 x 2560	11'5" x 8'5"



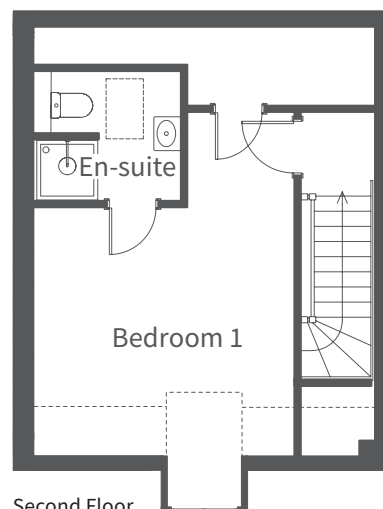
Ground Floor

First Floor	Millimetres	Feet / inches
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"



First Floor

Second Floor	Millimetres	Feet / inches
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"



Second Floor

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.



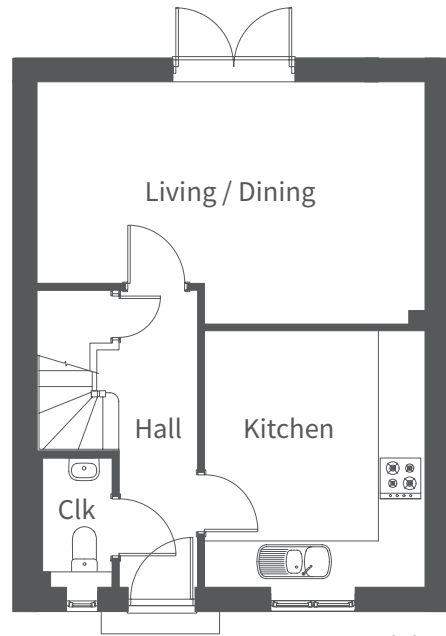
The Dean

Three bedroom home

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.

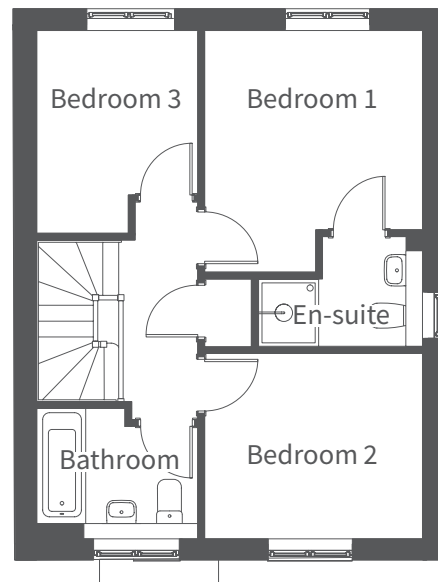
NOTE: Plot 2 is featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Living / Dining	5650 x 3520	18'6" x 11'7"
Kitchen	3710 x 3180	12'2" x 10'5"



Ground Floor

First Floor	Millimetres	Feet / inches
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"



First Floor

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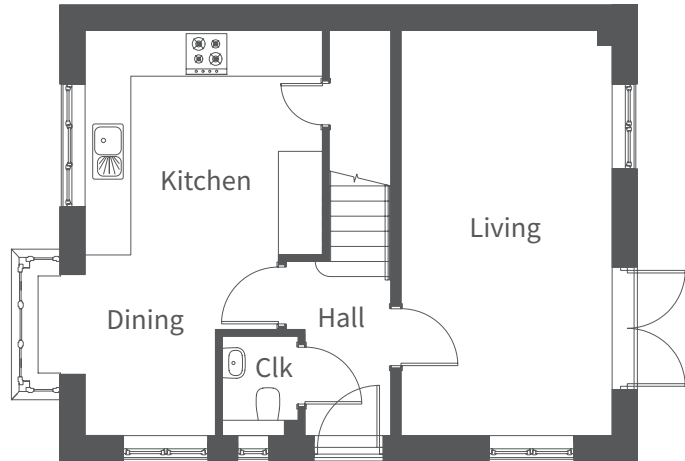
The Devoran

Three bedroom home

The Devoran is a stunning double-fronted 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 spacious living room with bi-fold 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. Plots have either a garage, car port and/ or parking space or spaces.

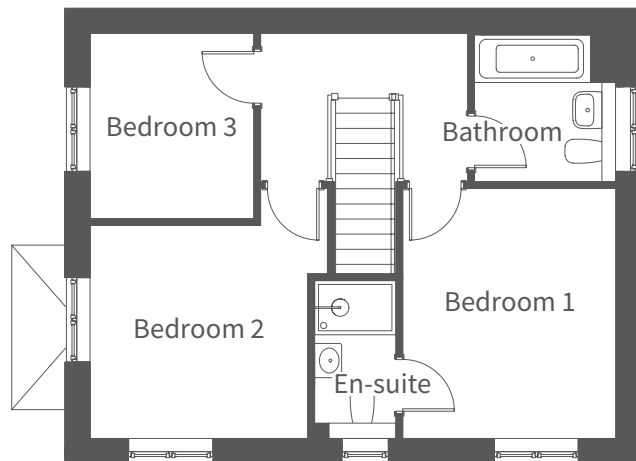
NOTE: Plot 13 is featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Living	3090 x 5925	10'2" x 19'5"
Kitchen / Dining	3475 x 5925	11'5" x 19'5"



Ground Floor

First Floor	Millimetres	Feet / inches
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"



First Floor

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 Helford

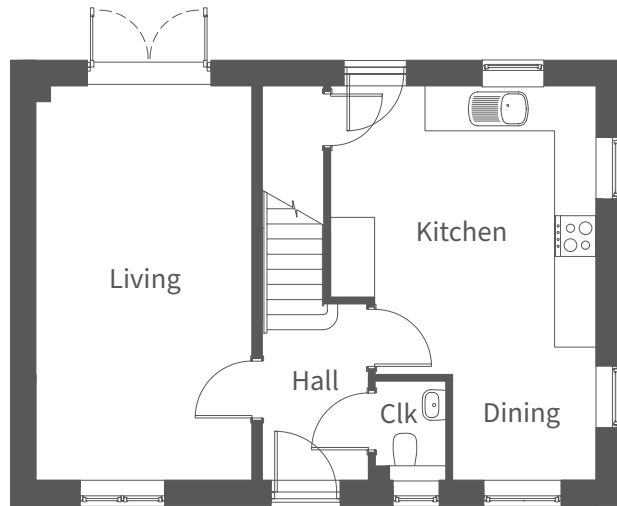
Three bedroom home

The Helford has spacious 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. The stairs (with storage), lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. A garage and driveway parking is provided.



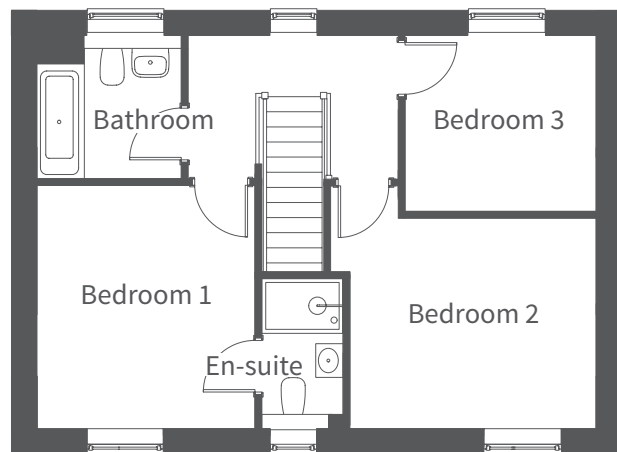
NOTE: Plots 101 (main), 1 (left) & 15 (right) are featured in the above CGIs

Ground Floor	Millimetres	Feet / inches
Living	5925 x 3090	19'5" x 10'2"
Kitchen / Dining	5925 x 3475	19'5" x 11'5"



Ground Floor

First Floor	Millimetres	Feet / inches
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"



First Floor

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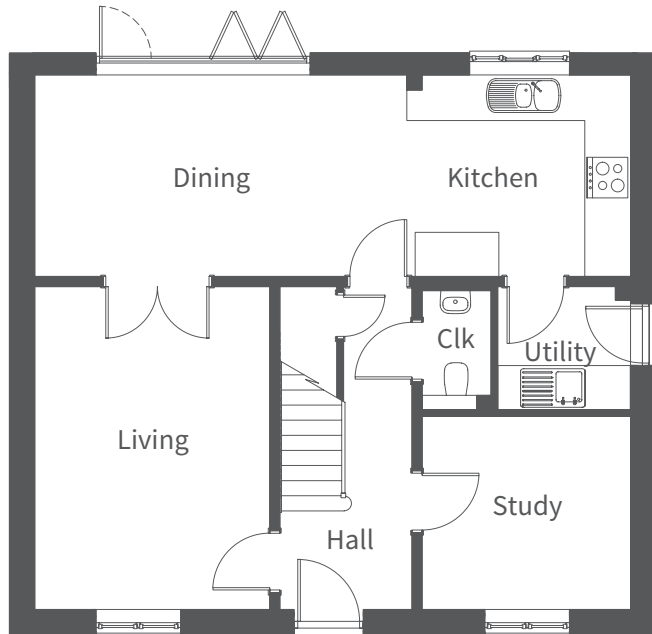
The Camden

Four bedroom home

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

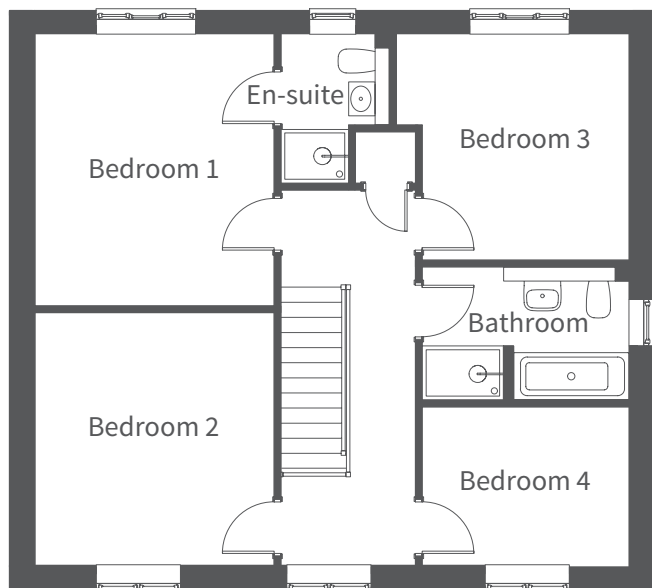
NOTE: Plots 90 & 91 are featured in the above CGIs

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



Ground Floor

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



First Floor

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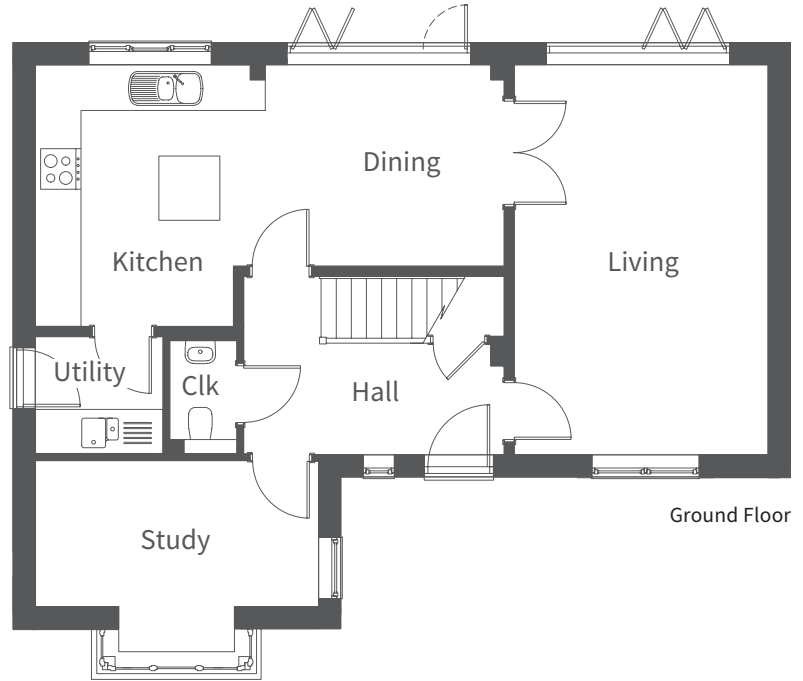
The Knowle

Four bedroom home

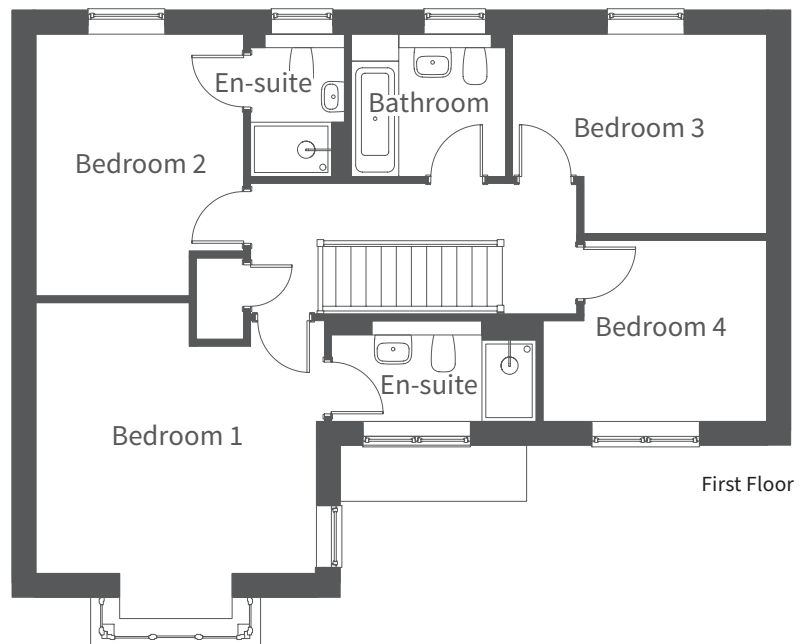
The Knowle is a stunning detached home benefiting from high specification and spacious accommodation over two floors. On the ground floor the entrance hall leads to the living room, study, cloakroom, kitchen/dining room and under stairs storage. The living room has bi-fold doors to the enclosed rear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

NOTE: Plot 89 is featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Living	5690 x 3710	18'8" x 12'2"
Kitchen / Dining	6890 x 3820	22'7" x 12'6"
Utility	1860 x 1720	6'1" x 5'8"
Study	4120 x 2150	13'6" x 7'1"



First Floor	Millimetres	Feet / inches
Bedroom 1	4120 x 3950	13'6" x 12'12"
En-suite	3020 x 1470	9'11" x 4'10"
Bedroom 2	3890 x 3060	12'9" x 10'0"
En-suite	2090 x 1380	6'10" x 4'6"
Bedroom 3	3740 x 2930	12'3" x 9'7"
Bedroom 4	3290 x 2660	10'10" x 8'9"
Bathroom	2270 x 2090	7'5" x 6'10"



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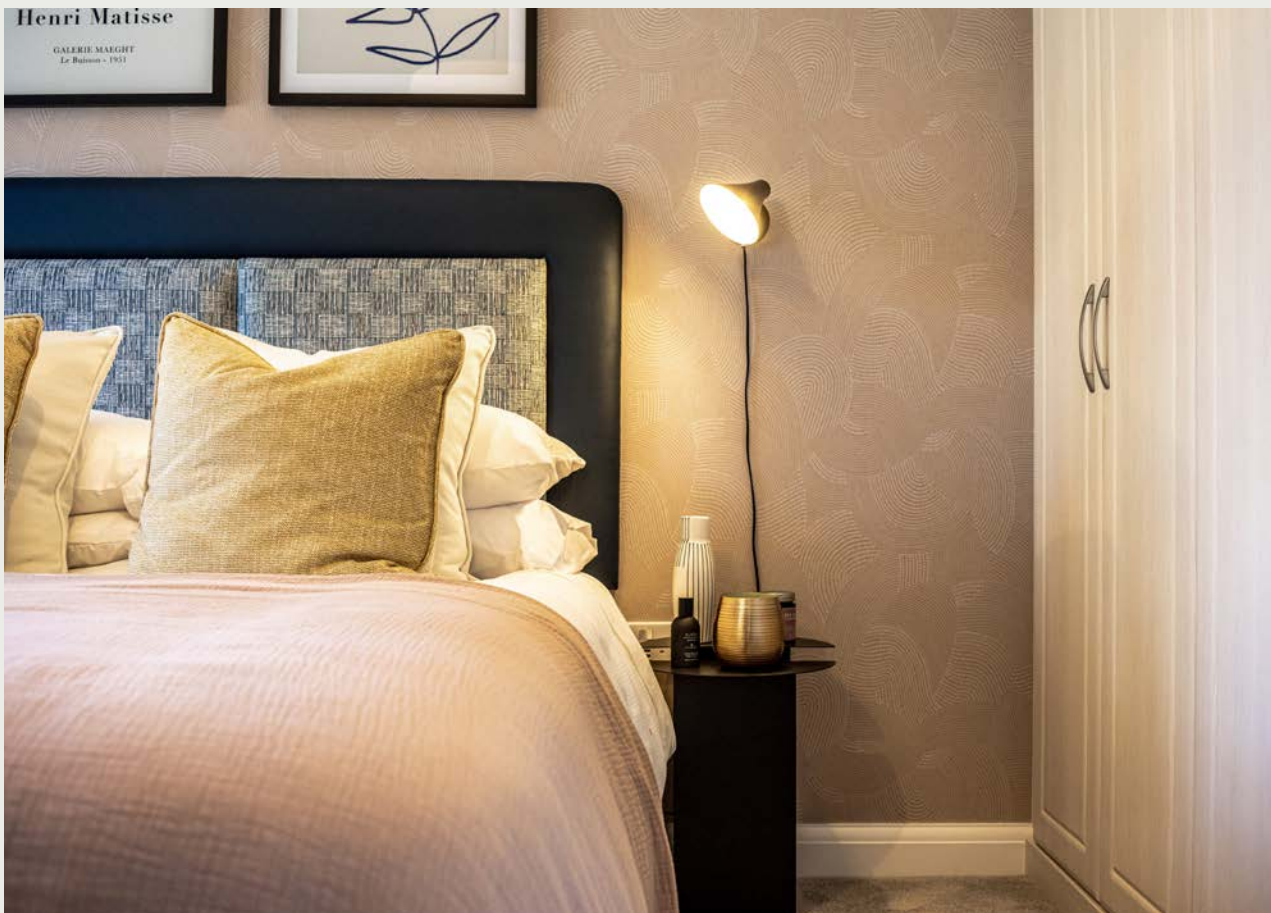


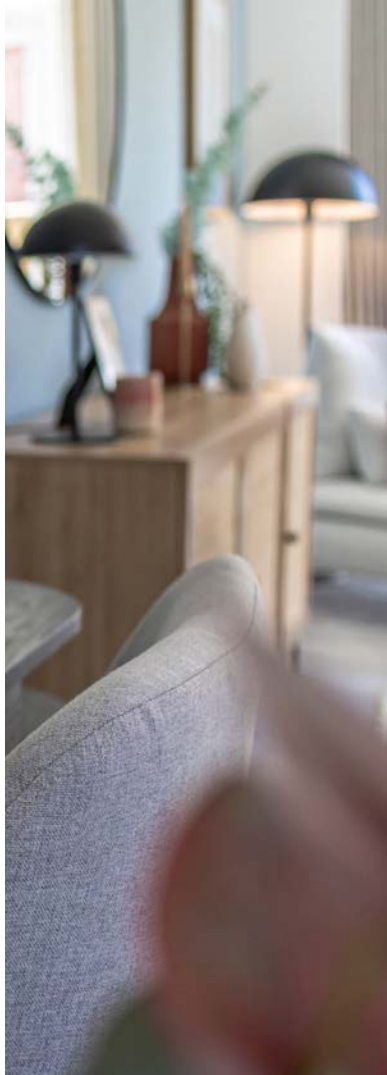
Cricketer Farm Show Home, 'The Helford'



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.





Henri Matisse

GALERIE MAEGHT
Le Buisson - 1951



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.

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)
- 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

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
- Front gardens landscaped, rear gardens top soiled and rotavated (dependent on planning)
- Patios and paths laid in concrete slabs (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.

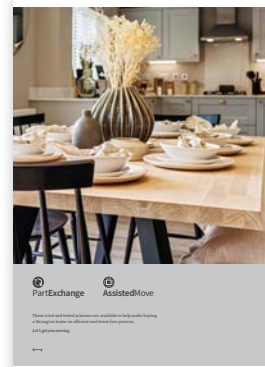
We are a small and highly experienced team who take pride in constructing beautifully designed homes that we each know personally. Founded in Taunton in 2004, we have created just over 40 developments to date and we build about 200 new homes each year. We are small enough to keep our eyes on every aspect 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.

In short, we provide you with a beautiful home whilst making the whole buying process as simple as possible, plus we’ve various incentives including **PartExchange** and **AssistedMove** to make buying a Strongvox home even easier.



Two further incentives to choose to make buying a Strongvox home easier:



PartExchange

If you’ve seen your perfect home but haven’t sold your existing property, **PartExchange** 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.*



AssistedMove

Let us do the work! With **AssistedMove** 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



Home Builders Federation

Strongvox are proud to be members of the **Home Builders Federation**, the representative body of the house building industry in England and Wales. The HBF member firms account for 80% of all new homes built in England and Wales every year.



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 take pride in delivering exceptional service to all of our customers. We understand that our success is directly linked to the satisfaction of our customers, which is why we have developed a comprehensive Customer Charter. We have three core principles: transparency, communication, and quality. In the unlikely event that things go wrong, you have the reassurance of knowing that we subscribe to the Consumer Code for Home Builders scheme, which sets high standards for its members to adhere to.



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



Your new home is covered by a 10 year structural 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



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



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.


Contacting Customer Care

Telephone: 01823 446194

Email: customercare@strongvox.co.uk

www.strongvox.co.uk/customer-care





“I just wanted to say a huge thank you for the goodwill you offered in order for us to secure our home. Now we are in and the realisation has sunk in a little more that we are actual homeowners I wanted to share my gratitude for all those who made it a possible. The flat is everything I could have wished for and more.

All the people who work at Strongvox have made this process easy and enjoyable and I have nothing but good things to say about the whole process.”

Louise – Laurel Hill, Cribbs causeway, September 2023