

Taylor
Wimpey

NETHERTON GRANGE

NAILSEA | SOMERSET



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

NETHERTON GRANGE. A VERY SPECIAL PLACE TO BE

A warm welcome to Netherton Grange.

Here you'll find a choice of two, three, four and five bedroom homes waiting for you in the heart of the Somerset Levels.

Situated in Nailsea, this desirable location offers all the peace of the countryside, within easy reach of Bristol city centre.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

CONNECTED TO CITY, COUNTRYSIDE AND COAST

Netherton Grange is situated on the south-western edge of Nailsea, five minutes by road to the centre of town. Here you'll find a choice of supermarkets, independent shops, high street favourites and local markets, along with a leisure centre and a number of pubs and restaurants.

Families will love the parks, playgrounds and open spaces nearby, not to mention the town's nurseries, primary schools, well-regarded secondary school and sixth form. Add to this a long list of regular local events, plus a fantastic location that puts the buzz of Bristol city and the beauty of the Somerset coast a short drive away, and the result is a great community in which the whole family can thrive.



Tickenham Golf Centre
A family friendly golf centre open to the public.



Noah's Ark Zoo Farm
With over 100 species of big zoo animals.



Tyntesfield House & Gardens
A spectacular Victorian Gothic revival house.

THE PERFECT PLACE TO BE

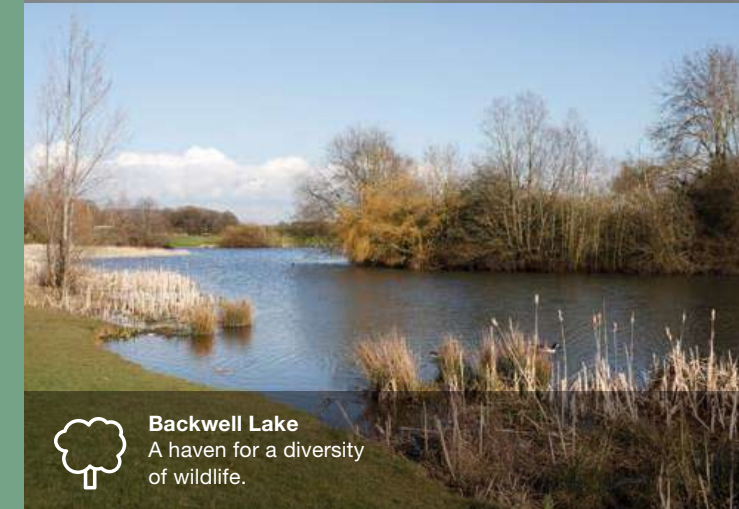
Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Netherton Grange has great road links – the M5 and A370 are conveniently accessible, meaning a trip into Bristol, Bath and Weston-super-Mare is easy, plus Bristol Airport can be reached in 15 minutes. Meanwhile, Nailsea & Backwell railway station is less than two miles away and connects direct to Bristol, Cardiff and London Paddington.



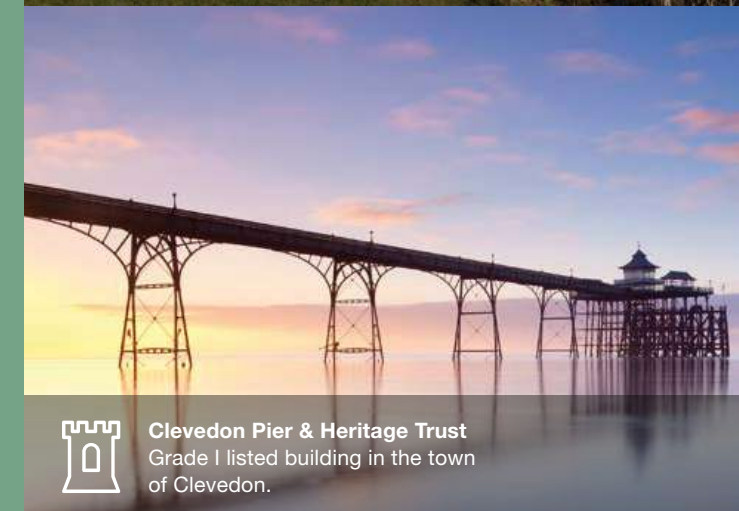
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Crown Glass Shopping Centre
Covering all of your everyday shopping needs.



Backwell Lake
A haven for a diversity of wildlife.



Clevedon Pier & Heritage Trust
Grade I listed building in the town of Clevedon.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

Get to know
**NETHERTON
 GRANGE**


NAILSEA | SOMERSET


Netherton Grange is an exciting collection of 2, 3, 4 and 5 bedroom homes situated in Nailsea, in the heart of the Somerset Levels.

5 BEDROOM HOMES

 **The Wayford**
 5 bedroom home
Plots: 162 & 163

4 BEDROOM HOMES


 **The Edendale**
 4 bedroom home
Plot: 168

 **The Huxford**
 4 bedroom home
Plots: 41, 42, 62, 63, 64, 70, 71, 73, 74, 80, 87 & 88


 **The Marford**
 4 bedroom home
Plots: 75, 85, 89, & 94


 **The Sunford**
 4 bedroom home
Plots: 66, 82, 86, 103, 152 & 161

 **The Trusdale**
 4 bedroom home
Plots: 58, 61, 65, 67, 72, 81, 111, 117 & 156


 4 bedroom home
Plots: 105*, 106* & 137-140*


3 BEDROOM HOMES

 **The Byford**
 3 bedroom home
Plots: 40, 59, 60, 69, 79, 92, 93, 97, 98, 101, 102, 112-115, 118, 119, 134, 135, 157-159 & 165

 **The Kingdale**
 3 bedroom home
Plots: 39, 45, 68, 78, 90, 91, 104, 116, 124, 133, 136, 155, 160 & 164

 **The Braxton**
 3 bedroom home
Plots: 76, 77, 83, 84, 95, 96, 153, 154, 166 & 167

 3 bedroom home
Plots: 107-110* & 142*

 3 bedroom home
Plots: 57* & 141*

 3 bedroom home
Plots: 55* & 56*

2 BEDROOM HOMES

 **The Ashenford**
 2 bedroom home
Plots: 43, 44, 99, 100, 120, 121, 122 & 123

1 & 2 BEDROOM APARTMENTS

 **Block 2**
 1 bedroom apartments
Plots: 125-132*

 **Block 3**
 1 & 2 bedroom apartments
Plots: 46-54*

 **Block 4**
 1 & 2 bedroom apartments
Plots: 143-151†

Come in and take a look around



- *ah/r = Affordable Homes Rented
- †ah/so = Affordable Homes Shared Ownership
- BCP = Bin Collection Point
- BS = Bin Store
- = Bollards
- CS = Cycle Store
- ▶ = Garage
- SS = Sub Station
- LEAP = Local Equipped Area of Play
- V = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 48238 / October 2022.

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THE ASHENFORD

2 BEDROOM HOME



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THE ASHENFORD

A great first home for new couples and families, the 2 bedroom Ashenford features a beautiful, bright open-plan kitchen/dining/living room, with double doors leading out into the garden along with a cloakroom and storage cupboard which complete the ground floor. Upstairs there are two spacious bedrooms and a family bathroom.

NET TOTAL 71.6 sq. m. / 771 sq. ft.

GROUND FLOOR



Kitchen	2.74m x 2.11m	9'0" x 6'11"
Living/Dining Area	4.31m x 4.02m	14'2" x 13'2"

FIRST FLOOR



Bedroom 1	4.31m x 3.27m	14'2" x 10'9"
Bedroom 2	4.31m max x 2.51m max	14'2" max x 8'3" max

 **Plots:** 43, 44, 99, 100, 120, 121, 122 & 123

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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

Perfect for first-time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor, a kitchen/dining area opens through double doors to the private garden. A living room, guest cloakroom and spacious storage cupboard are also found on the ground floor. The first floor comprises bedroom 1 with an en suite shower room, a second bedroom, main bathroom and a further bedroom which could be used as a nursery or home office.

NET TOTAL 90.5 sq. m. / 975 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
5.06m x 2.87m 16'7" x 9'5"

Living Room
4.24m x 3.98m 13'11" x 13'1"

FIRST FLOOR



Bedroom 1
3.98m max x 3.00m max 13'1" max x 9'10" max

Bedroom 2
3.46m max x 2.82m max 11'4" max x 9'3" max

Bedroom 3
3.91m max x 2.15m max 12'10" max x 7'1" max

 **Plots:** 40, 59, 60, 69, 79, 92, 93, 97, 98, 101, 102, 112-115, 118, 119, 134, 135, 157-159 & 165

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THE KINGDALE

3 BEDROOM HOME



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THE KINGDALE

A 3 bedroom home offering a spacious open-plan kitchen/dining area and separate living room with double doors leading out into the private garden. Completing the ground floor is a cloakroom and handy storage cupboards. Upstairs, there is an en suite to bedroom 1, two further bedrooms and a family bathroom.

NET TOTAL 95.3 sq. m. / 1,026 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.41m max x 3.35m	17'9" max x 11'0"
Living Room	5.41m x 3.07m	17'9" x 10'1"

FIRST FLOOR



Bedroom 1	4.14m x 3.09m	13'7" x 10'2"
Bedroom 2	3.32m x 2.95m	10'11" x 9'8"
Bedroom 3	3.41m x 2.37m	11'2" x 7'9"

 **Plots:** 39, 45, 68, 78, 90, 91, 104, 116, 124, 133, 136, 155, 160 & 164

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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

The Braxton, with three bedrooms over three storeys, is an ideal choice for families and couples looking for extra space. On the ground floor you'll find a contemporary kitchen/dining area with double doors to the garden, a living room, storage cupboard and cloakroom with utility facilities. On the first floor is a family bathroom, a double bedroom and a further bedroom. A private staircase leads to the second floor where you'll find bedroom 1 with en suite facilities.

NET TOTAL 101.3 sq. m. / 1,091 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
4.25m max x 3.43m 14'0" max x 11'3"
Living Room
4.19m max x 3.19m max 13'9" max x 10'6" max

FIRST FLOOR



Bedroom 2
4.25m max x 2.82m max 14'0" max x 9'3" max
Bedroom 3
3.59m x 2.15m 11'10" x 7'1"

SECOND FLOOR



Bedroom 1
6.64m max x 3.16m max 21'10" max x 10'4" max

 **Plots:** 76, 77, 83, 84, 95, 96, 153, 154, 166 & 167

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THE HUXFORD

4 BEDROOM HOME



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THE HUXFORD

The Huxford is a spacious 4 bedroom home, ideally suited to growing families. A good-sized kitchen/dining area opens through double doors to the private garden. A separate living room, guest cloakroom and storage cupboard complete the ground floor. Bedroom 1 with en suite, three further bedrooms and a family bathroom are located on the first floor. The fourth bedroom could be used as a study or nursery.

NET TOTAL 109.1 sq. m. / 1,175 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.73m x 3.00m	18'10" x 9'10"
Living Room	4.66m x 3.63m	15'4" x 11'11"

FIRST FLOOR



Bedroom 1	3.42m min x 3.16m min	11'3" min x 10'5" min
Bedroom 2	3.23m x 2.84m	10'7" x 9'4"
Bedroom 3	3.25m min x 2.23m min	10'8" min x 7'4" min
Bedroom 4	3.52m min x 2.41m min	8'3" min x 7'11" min

Plots: 41, 42, 62, 63, 64, 70, 71, 73, 74, 80, 87 & 88

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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

The Trusdale is a 4 bedroom home which will appeal to growing families. The central hallway leads to a large dual aspect living room with double doors to the private garden, plus a spacious kitchen/dining area with a utility area. A guest cloakroom and storage cupboard complete the ground floor. Upstairs, bedroom 1 with an en suite shower room, a family bathroom and three further bedrooms can be found.

NET TOTAL 115.4 sq. m. / 1,243 sq. ft.

GROUND FLOOR




Kitchen	3.58m x 2.97m	11'9" x 9'9"
Dining Room	3.11m x 2.23m <i>min</i>	10'3" x 7'4" <i>min</i>
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.74m <i>max</i> x 3.52m <i>max</i>	12'4" <i>max</i> x 11'7" <i>max</i>
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m <i>max</i> x 2.25m <i>max</i>	11'7" <i>max</i> x 7'5" <i>max</i>

 **Plots:** 58, 61, 65, 67, 72, 81, 111, 117 & 156

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THE SUNFORD

4 BEDROOM HOME



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THE SUNFORD

The Sunford is a well-proportioned 4-bedroom home, ideal for families. A spacious living room with a bay window and kitchen/dining area with double doors to the garden are located off the entrance hallway. The ground floor is completed by a study, storage cupboard and guest cloakroom. The first floor comprises bedroom 1 with en suite shower room, family bathroom and three further double bedrooms.

NET TOTAL 129 sq. m. / 1,389 sq. ft.

GROUND FLOOR



Kitchen	4.08m x 3.26m	13'5" x 10'9"
Dining Area	4.03m x 2.88m	13'3" x 9'6"
Living Room	4.74m x 3.88m <i>min</i>	15'7" x 12'9" <i>min</i>

FIRST FLOOR



Bedroom 1	3.88m <i>max</i> x 3.71m <i>max</i>	12'9" <i>max</i> x 12'2" <i>max</i>
Bedroom 2	4.02m <i>max</i> x 3.09m <i>max</i>	13'2" <i>max</i> x 10'2" <i>max</i>
Bedroom 3	3.66m <i>max</i> x 3.03m <i>max</i>	12'0" <i>max</i> x 10'0" <i>max</i>
Bedroom 4	3.97m <i>max</i> x 2.75m <i>max</i>	13'0" <i>max</i> x 9'0" <i>max</i>

Plots: 66, 82, 86, 103, 152 & 161

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THE MARFORD

4 BEDROOM HOME



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THE MARFORD

This versatile family home is ideal for modern living. A spacious living room boasts double doors leading to the garden, while the spacious kitchen opens through double doors to the dining room which also leads through to the garden. A study and storage cupboard can also be found on the ground floor. Bedroom 1 with en suite and three further bedrooms are found upstairs, along with a main bathroom.

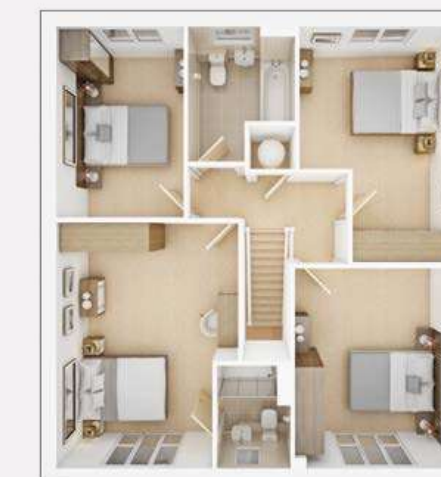
NET TOTAL 145.3 sq. m. / 1,564 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Living Room	4.76m x 3.91m	15'8" x 12'10"
Dining Room	3.91m x 3.26m	12'10" x 10'8"
Study	3.04m x 2.66m	10'0" x 8'9"

FIRST FLOOR



Bedroom 1	4.91m max x 3.64m max	16'2" max x 12'0" max
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m max x 2.23m max	15'6" max x 10'7" max
Bedroom 4	3.80m x 2.55m	12'6" x 8'4"

Plots: 75, 85, 89 & 94

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THE EDENDALE

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THE EDENDALE

The Edendale is a spacious 4 bedroom home suited to growing families. The entrance hallway leads to the living room and kitchen/breakfast area, both with double doors to the private garden. A separate dining room, storage cupboard and guest cloakroom complete the ground floor. Upstairs, you'll find bedroom 1 with an en suite shower room along with the main bathroom and three further bedrooms.

NET TOTAL 146.2 sq. m. / 1,574 sq. ft.

GROUND FLOOR



Kitchen/Family Room	6.82m x 3.50m	22'5" x 11'6"
Living Room	4.62m x 4.47m	15'2" x 14'8"
Dining Room	3.05m x 2.89m	10'0" x 9'6"

FIRST FLOOR



Bedroom 1	6.07m max / 3.77m min x 3.50m max	19'11" max / 12'5" min x 11'6" max
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	3.54m max x 2.78m max	11'8" max x 9'2" max

Plot: 168

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THE WAYFORD

5 BEDROOM HOME



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THE WAYFORD

The 5 bedroom Wayford has a spacious interior layout that makes it an ideal family home. An entrance lobby leads to a good-sized living room and an open-plan kitchen/breakfast area, both opening through double doors to the private garden. The dining room, study, utility room, storage cupboard and downstairs cloakroom complete the ground floor. Upstairs you'll find an en suite to bedroom 1, and two more double bedrooms, with one offering an en suite. Two further well-proportioned bedrooms and the main bathroom complete the floor.

NET TOTAL 172.4 sq. m. / 1,856 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area	5.58m x 3.35m	18'4" x 11'0"
Living Room	6.06m x 4.40m	19'11" x 14'6"
Dining Room	3.39m x 3.06m	11'1" x 10'1"
Study	3.39m max x 2.34m max	11'1" max x 7'8" max

FIRST FLOOR



Bedroom 1	3.39m min x 3.37m max	11'1" min x 11'1" max
Bedroom 2	3.67m max x 3.47m max	12'1" max x 11'5" max
Bedroom 3	3.81m x 3.02m	12'6" x 9'11"
Bedroom 4	4.10m min x 2.39m max	13'5" min x 7'10" max
Bedroom 5	3.22m x 2.33m	10'7" x 7'8"

Plots: 162 & 163

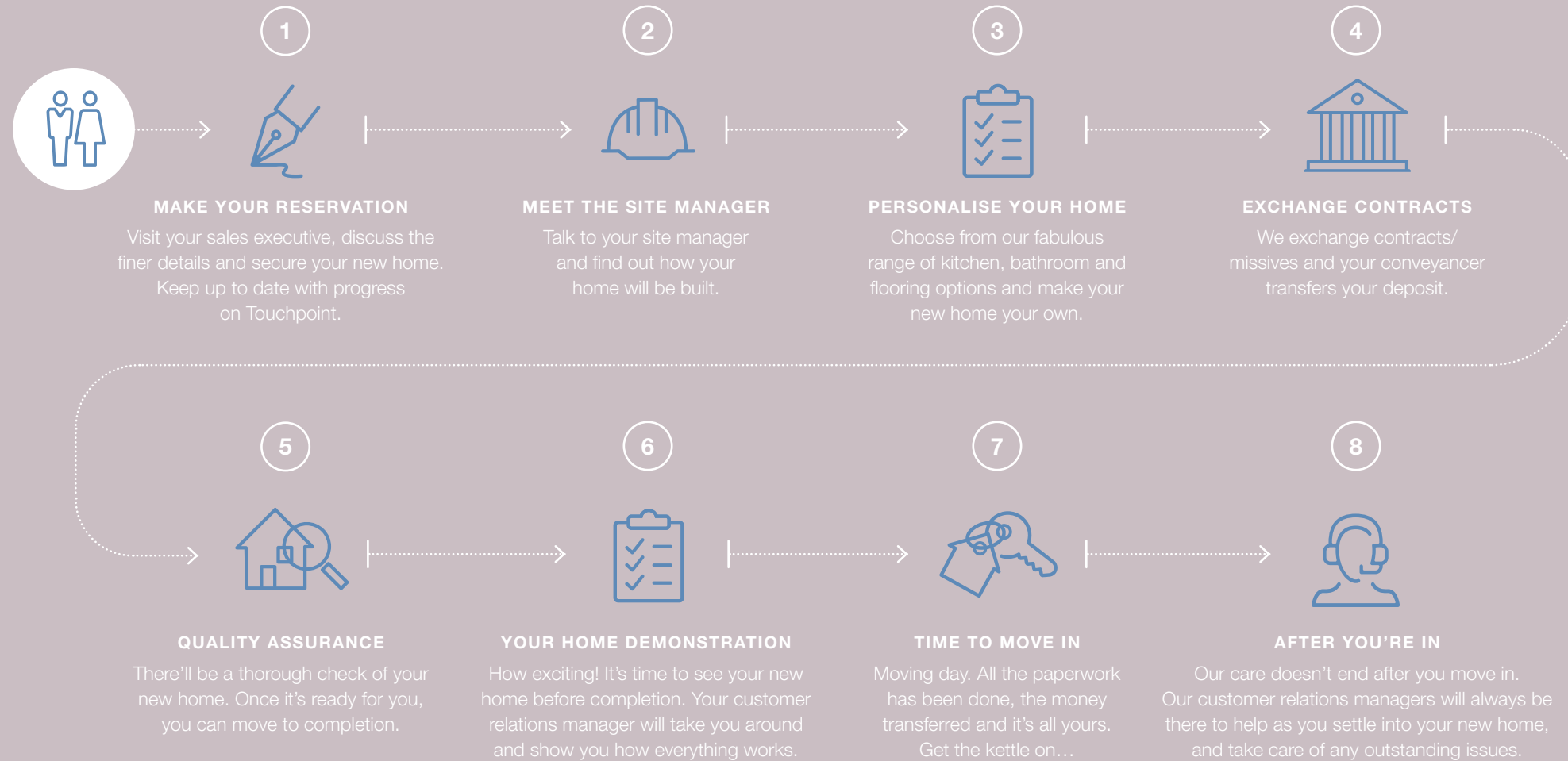
*Handed property. The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48239 / October 2022

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Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

NETHERTON GRANGE

Youngwood Lane, Nailsea, Somerset, BS48 4NJ

TELEPHONE

01275 405 862

OPEN TIMES

7 days a week, 11:00am–5:30pm
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Kitchen	2 	3 	4/5
Symphony Kitchen with fully integrated appliances*			✓
Worktops – PF40 worktop 40mm round edge	✓	✓	✓
Worktop wall upstands to all work surfaces	✓	✓	✓
Carron Phoenix Onda 150 1.5 bowl sink, drainer and Zeno chrome tap	✓	✓	✓
Zanussi 60cm 4 burner stainless steel gas hob with enamel supports	✓	✓	✓
Zanussi stainless steel single oven	✓		
Zanussi stainless steel double oven		✓	✓
Zanussi integrated fridge/freezer and dishwasher			✓
Fully Integrated Hood, Unbranded, Silver Grey with Charcoal filter	✓	✓	✓
600x750mm stainless steel splashback above hob and to underside of cooker hood	✓	✓	✓
Tiled cill to window above kitchen worktop*		✓	✓

Utility room			
Range to match kitchen*			✓
PF40 worktop 40mm round edge*			✓
Worktop wall upstands to all work surfaces*			✓
Roca WC and Basin*			✓
Zanussi integrated washing machine			✓

Cloakroom			
Roca WC and wash basin*	✓	✓	✓
Splashback to basin*	✓	✓	✓
Zehnder continual extractor fan CV2 GIP incl. isolating switch*	✓	✓	✓

Bathroom	2 	3 	4/5
Roca WC and wash basin	✓	✓	✓
Roca Contessa bath	✓	✓	✓
Ideal Standard Geratherm T25 thermostatic bath shower mixer with shower rail kit	✓		
Splashback to basin	✓	✓	
Splashback to bath		✓	
Half height tiling to all walls			✓
Full height tiling over bath	✓		

En suite and shower room

Roca WC and wash basin		✓	✓
Aqualisa Midas thermostatic flexible chrome shower system		✓	✓
Zehnder continual extractor fan CV2 GIP incl. isolating switch		✓	✓
Splashback to basin		✓	
Half height tiling to all walls (excluding shower enclosure)			✓
White shaver socket			✓

Heating/Electrical

Full central heating – gas-fired boiler/radiators	✓	✓	✓
Thermostatically controlled radiator valves	✓	✓	✓
All lighting points are pendant fitting	✓	✓	✓
White switches throughout	✓	✓	✓
External carriage light to front entrance door	✓	✓	✓



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CONTACT US ON

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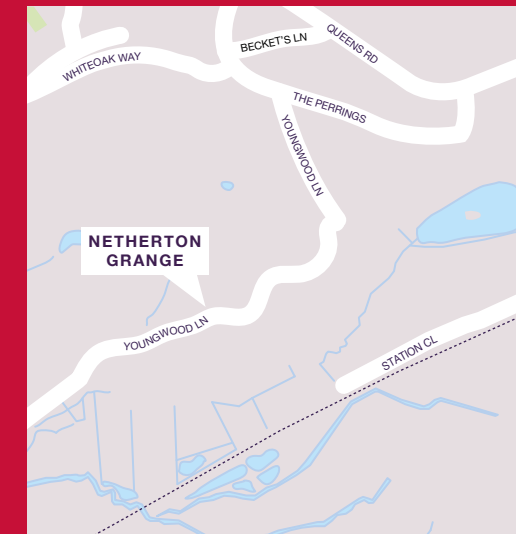
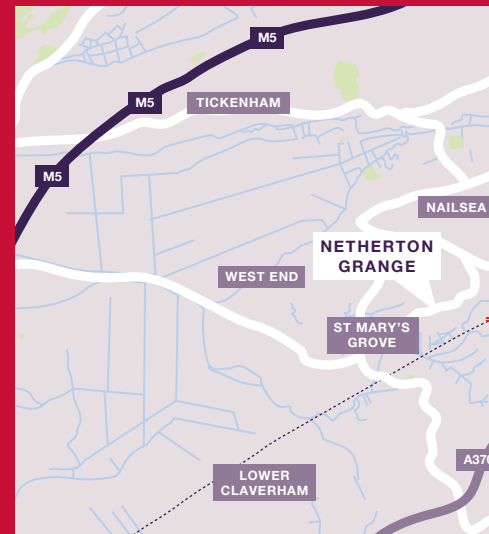
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FROM M5:

- Leave the M5 at junction 20, then exit the roundabout onto the B3133
- At the next roundabout, take the first exit onto Central Way
- At the next roundabout, take the first exit to follow the B3133
- Take the second left onto Davis Lane and continue on this road
- Continue for 4 miles and turn right into Netherton Grange

FROM NAILSEA TOWN CENTRE:

- Head south on Mizzymead Road
- At the T-junction, turn right onto Queens Road
- Take the first left onto The Perrings
- Continue for 0.5 miles, turn left into White Oak Way
- Continue for 0.6 miles, turn left into Netherton Grange



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