



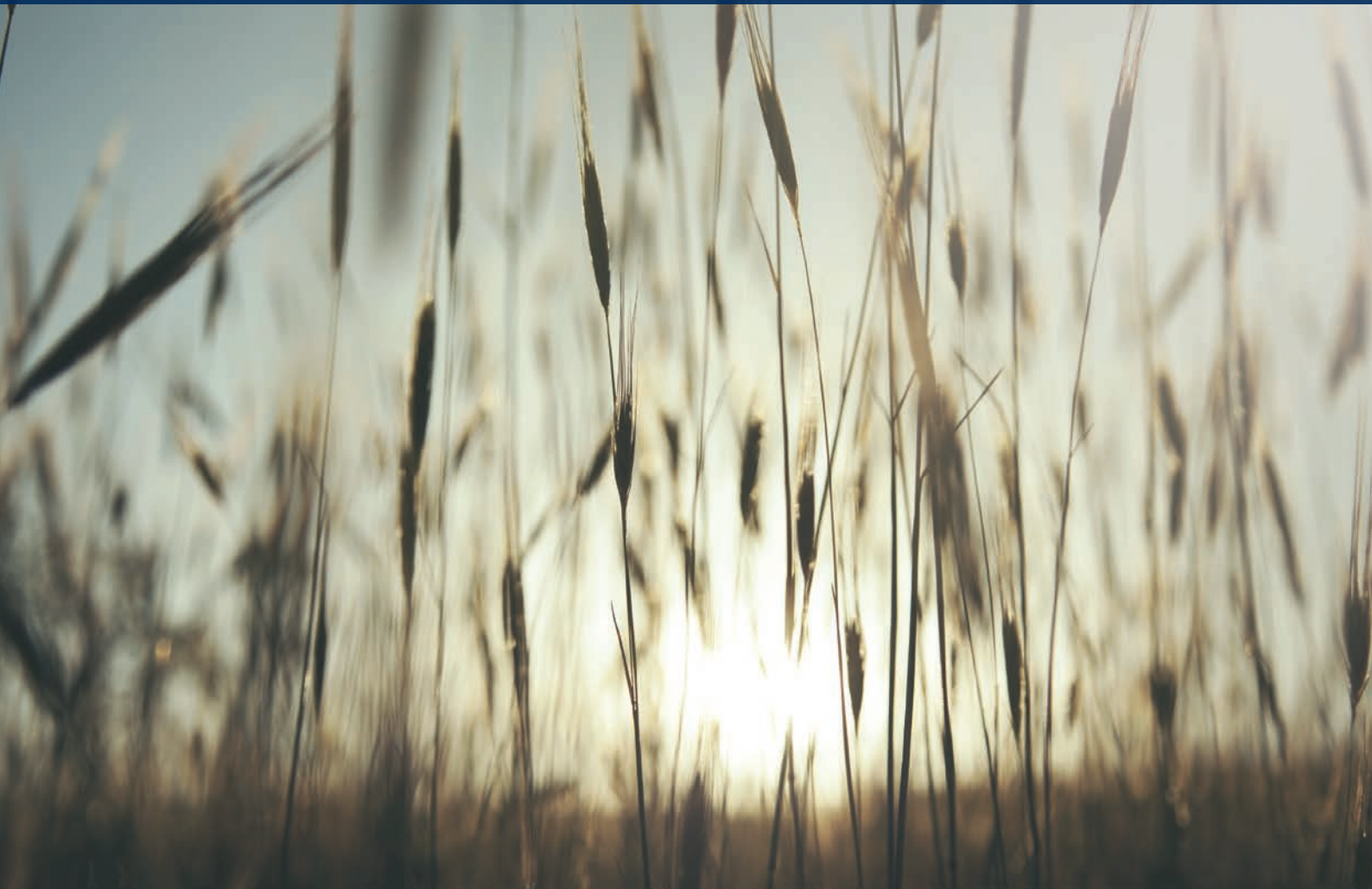
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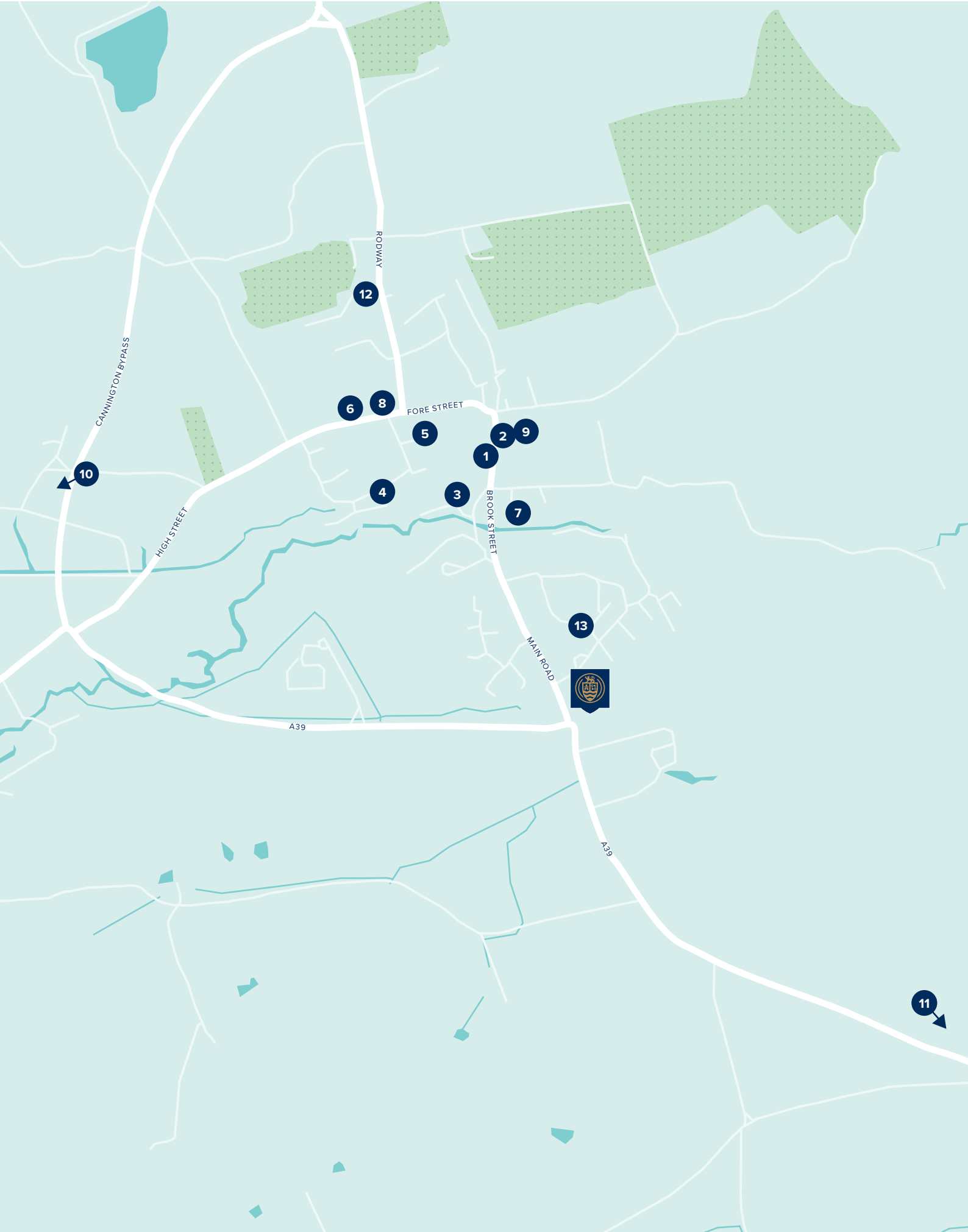
GRANGE MEADOWS

CANNINGTON, SOMERSET

A new development in the heart of the beautiful Somerset countryside, Grange Meadows lies at the entrance to Cannington, a delightful village steeped in history and packed with local amenities.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN CANNINGTON

Cannington spoils you with its relaxed countryside manner, large variety of amenities and easy access to stunning outdoors scenery such as the Quantock Hills.

On your doorstep

Cannington is a thriving village boasting excellent local provisions. From a butcher and baker to shops, café, several pubs, a college and walled garden dating back almost 900 years.

- 1 The Village Bakery
- 2 Cannington News
- 3 The Friendly Spirit Pub
- 4 Cannington Health Centre
- 5 The Walled Gardens of Cannington and Tea Room
- 6 Spar
- 7 Brook Street Play Area
- 8 Cannington Post Office

Education

There's a good selection of local primary and secondary schools. Cannington is home to a campus for Bridgwater & Taunton College, a renowned further education centre.

- 9 Cannington Church of England Primary School
- 10 Brymore Academy
- 11 Haygrove Secondary School
- 12 Bridgwater & Taunton College Cannington Campus
- 13 The Wendy House Pre-School

Travel

Cannington is well located for major road and rail links. Bridgwater train station and the M5 motorway are both easily accessed. Bridgwater Train Station is a 14 minutes drive from Cannington.

- ✈ Taunton – 10 minutes*
- ✈ Exeter St David's – 39 minutes*
- ✈ Bristol Temple Meads – 47 minutes*
- ✈ London Paddington – 2 hour 23 minutes*
- 🚗 Bridgwater Station – 4 miles
- 🚗 M5, junction 24 – 6 miles
- 🚗 Taunton – 13 miles
- 🚗 Bristol Airport – 21 miles
- 🚗 Bristol – 41 miles





GRANGE MEADOWS

10 Potters Way, Cannington
Somerset TA5 2TA

For all enquiries please call

01278 226 162

crestnicholson.com/grangemeadows

CONVENIENT LIVING IN BEAUTIFUL COUNTRYSIDE

Grange Meadows is a fantastic collection of 3, 4 & 5 bedroom homes set within the beautiful Somerset countryside, on the edge of the Quantock Hills Area of Outstanding Natural Beauty.

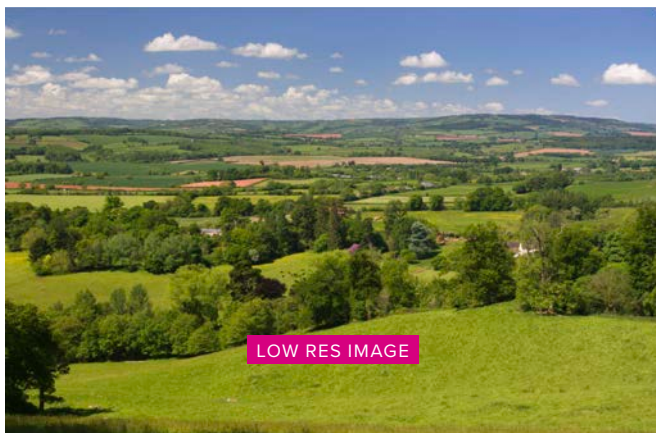
The Grange Meadows development is in a fantastic location at the southern entrance to the historic village of Cannington. Just a ten-minute walk along Main Road brings you to the heart of the village where you will find the local bakery and the butchers, where people in the village have been tempted in by the smell of fresh bread, and the handmade sausages for years. The village primary school is close to Brook Street Play Area, a great stop off when walking the kids back from school. The wide range of amenities means frequent trips to larger towns and supermarkets can be avoided, as there is also a Spar convenience store, post office, health centre and independent shops. For those fun nights out, Cannington is well served by a selection of pubs.

Perhaps the jewel in the village is The Walled Gardens of Cannington, which were first established almost 900 years ago. With its beautiful array of plants, flowers and water features the immaculately maintained gardens are a fantastic asset to the village, and enjoyed by locals and visitors who travel to see this popular beauty spot.

For those times when the length of your shopping list means you just have to go to a larger town, Bridgwater fits the bill perfectly. Just a 10 minute car journey, or a pleasant bike ride away, the town features national chain stores, major fast food restaurants, gyms and big name supermarkets. The town's long history is connected to its status as an inland port and the River Parrett is a main feature of the town centre. After a busy shopping

trip why not stroll down the river banks one summer evening, and perhaps enjoy a relaxing meal and a few drinks.

Nature lovers will be spoilt for choice living at Cannington. Just a few miles west up the A39 lies the Quantock Hills Area of Outstanding Natural Beauty. This protected area is the perfect place for walkers and comprises a hugely varied landscape, from heathland summits to jagged coastline and undulating farmlands. A fantastic place to explore, whether on a day off or for a more energetic Sunday afternoon. You will not want for refreshment, as local legend says - you are never more than 1.7 miles from a pub on the Quantocks.





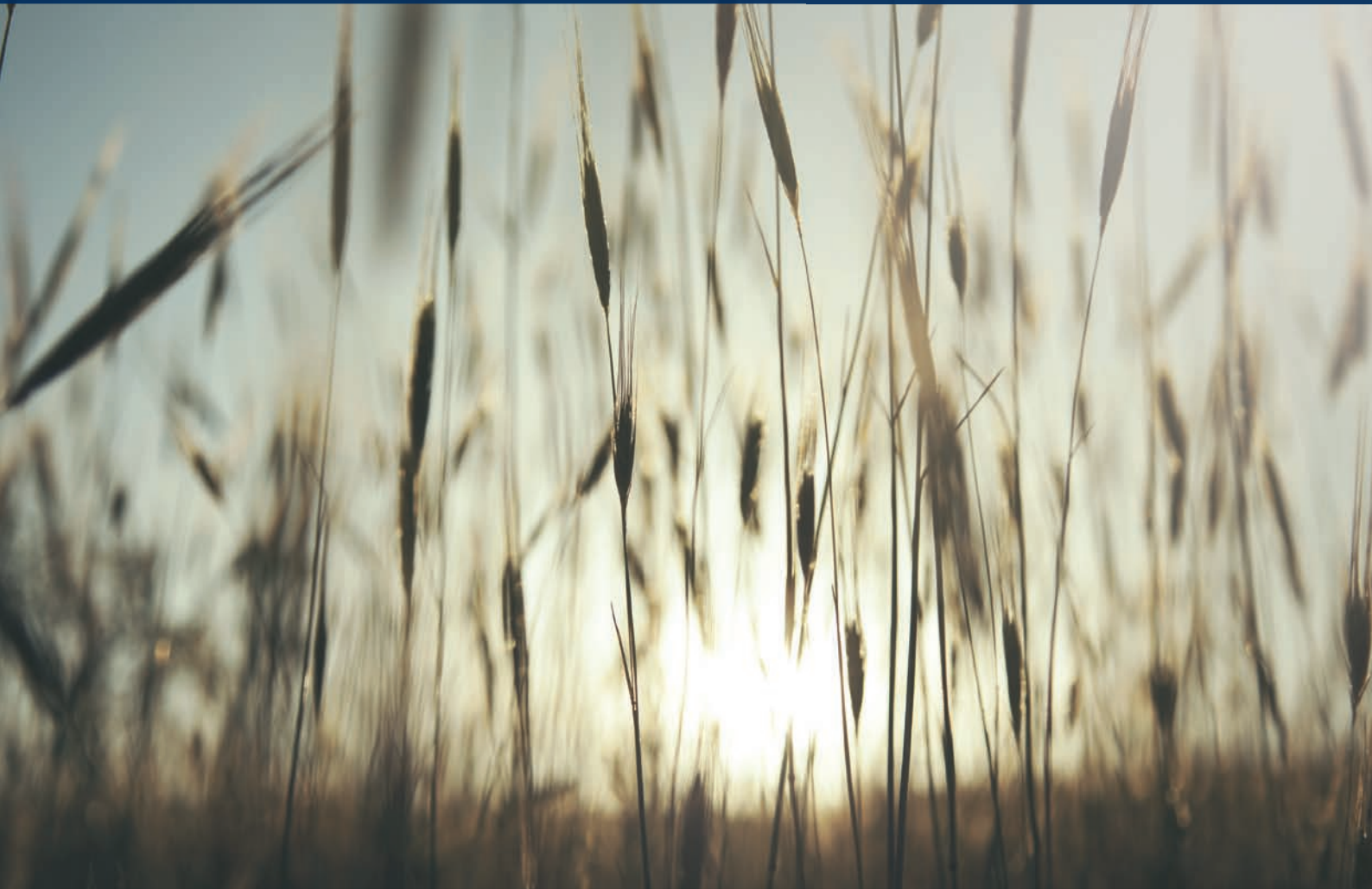
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GRANGE MEADOWS

DEVELOPMENT PLAN

A beautifully designed and stylish collection of 3, 4 & 5 bedroom homes.

3, 4 & 5 BEDROOM HOMES



3 BEDROOM HOMES

- The Hatfield
- The Chesham

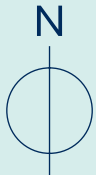
4 BEDROOM HOMES

- The York
- The Romsey
- The Marlborough
- The Winkfield

5 BEDROOM HOMES

- The Whixley
- The Buckingham
- Affordable Housing

V Visitor Parking
PS Pump Station





GRANGE MEADOWS

Potters Way, TA5 2TA

For all enquiries please call

01278 226 162
crestnicholson.com/grangemeadows



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THE BUCKINGHAM

The Buckingham is a spacious five-bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the principal bedroom suite is generously proportioned with an en suite and the four further bedrooms share the modern family bathroom.

5 BEDROOM HOME





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THE BUCKINGHAM

5 Bedroom Home

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GROUND FLOOR

KITCHEN / FAMILY AREA

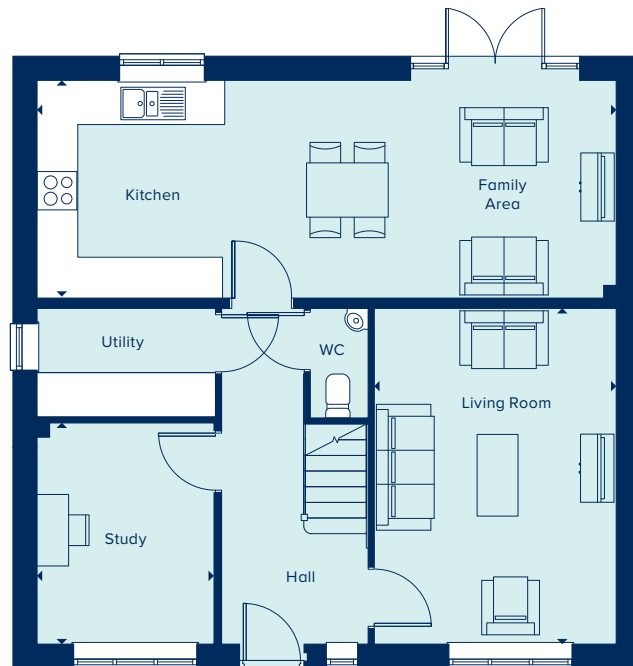
8.51m x 3.20m 27'10" x 10'6"

LIVING ROOM

4.94m x 3.56m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

3.77m x 2.67m 12'4" x 8'9"

BEDROOM 2

3.96m x 2.60m 13'0" x 8'6"

BEDROOM 3

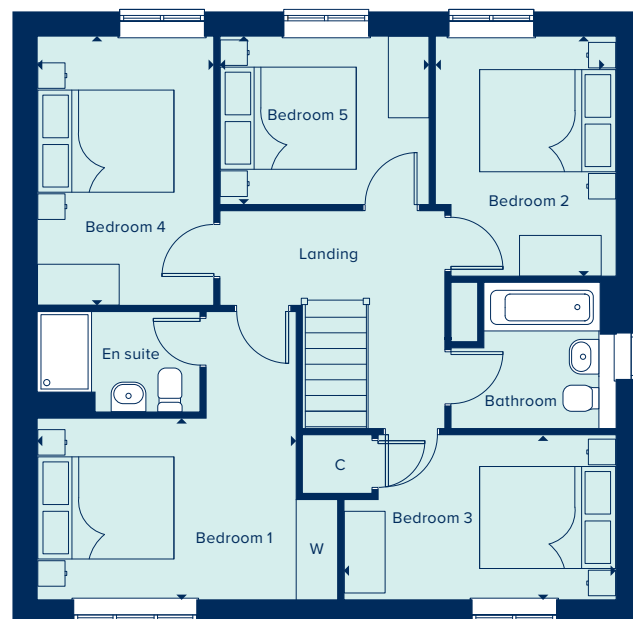
4.00m x 2.43m 13'1" x 7'11"

BEDROOM 4

3.53m x 2.66m 11'7" x 8'8"

BEDROOM 5

3.07m x 2.48m 10'1" x 8'1"



C Cupboard W Wardrobe

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THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The large principal bedroom benefits from an en suite and the two further bedrooms are both doubles.

3 BEDROOM HOME





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THE CHESHAM

3 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the principal bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



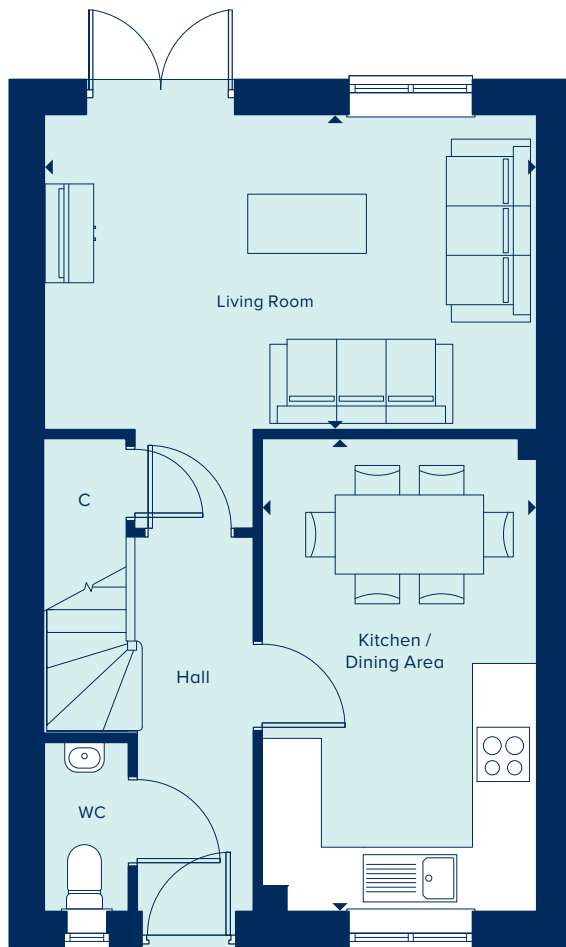


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THE HATFIELD

3 Bedroom Home

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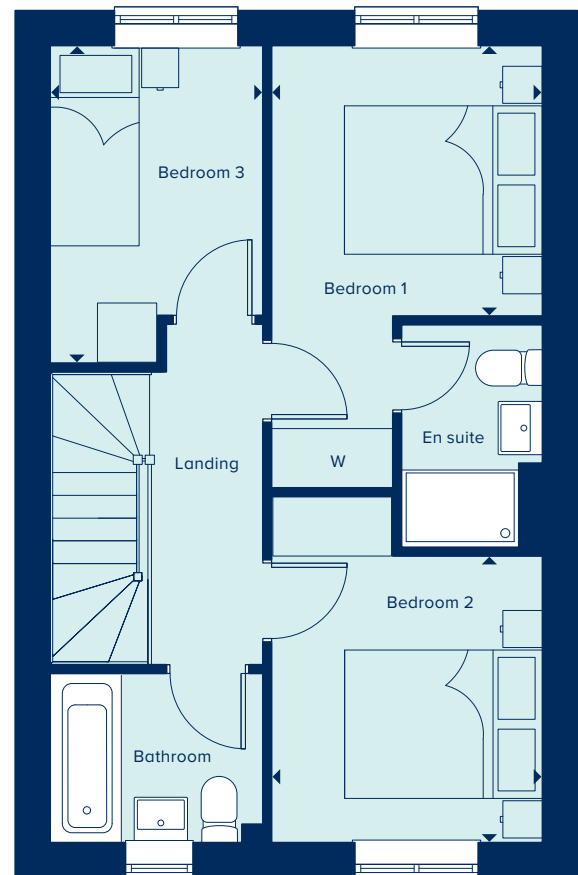
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.98m x 3.18m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.74m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the principal bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME





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THE MARLBOROUGH

4 Bedroom Home

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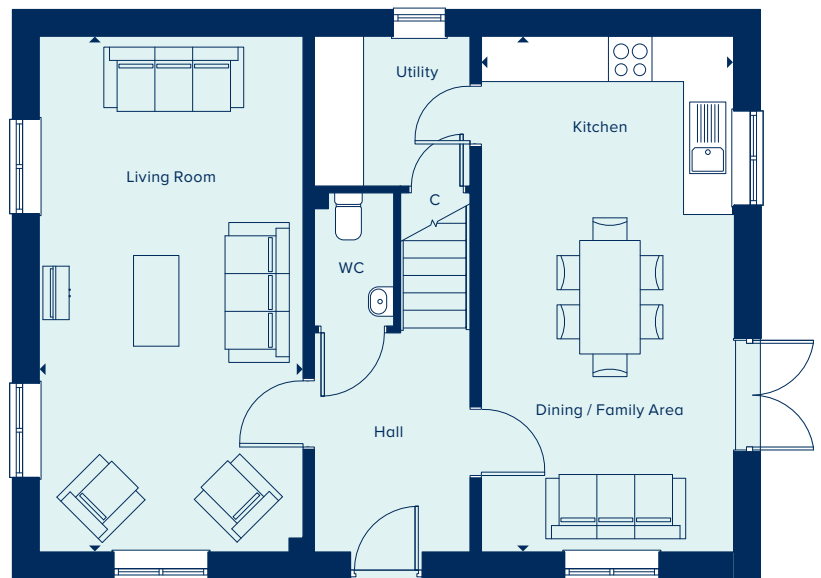
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.06m 11'11" x 10'0"

BEDROOM 2

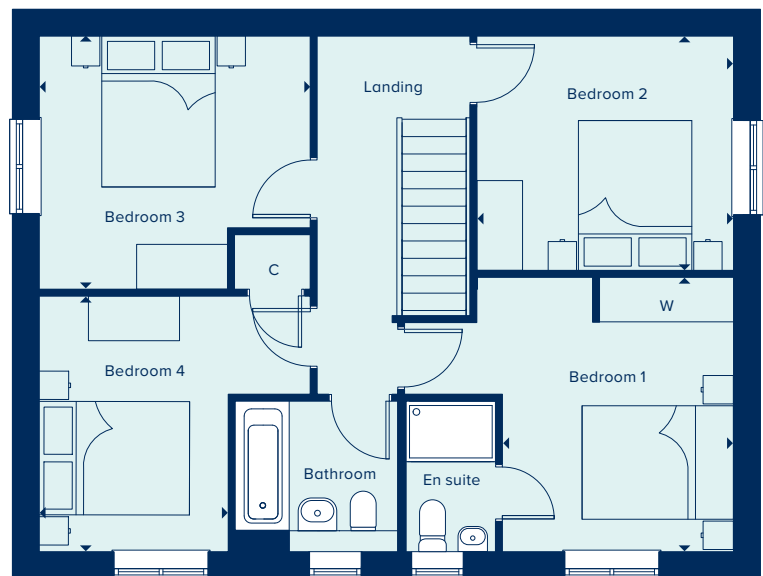
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Marlborough

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THE ROMSEY

The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs the four bedrooms are generously proportioned, with the principal bedroom benefiting from an en suite and a fitted wardrobe.

4 BEDROOM HOME



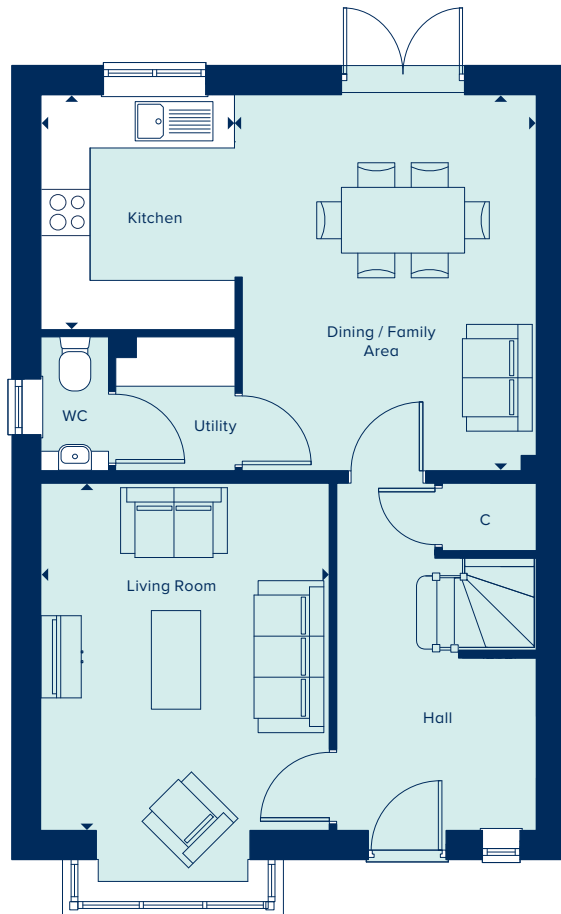


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THE ROMSEY

4 Bedroom Home

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GROUND FLOOR

KITCHEN

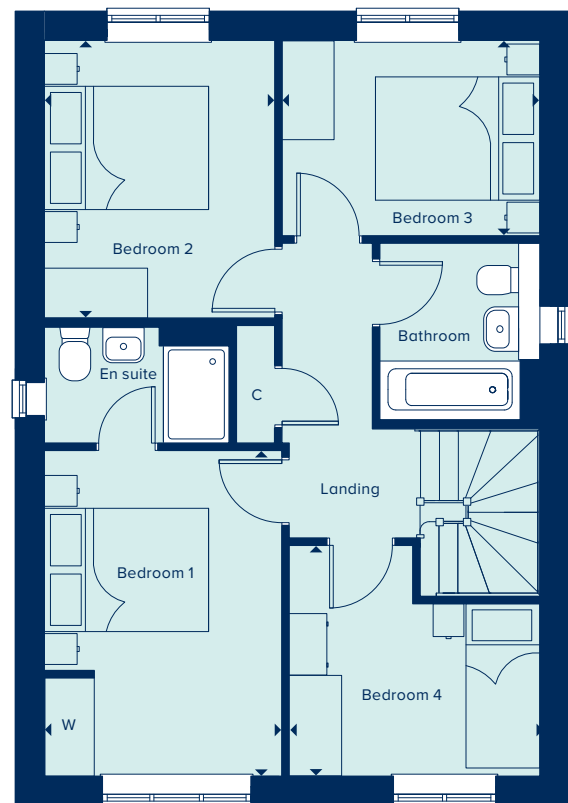
2.86m x 2.44m 9'4" x 8'0"

DINING / FAMILY AREA

4.58m x 3.59m 15'0" x 11'9"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.14m x 2.38m 10'3" x 7'8"

BEDROOM 4

3.05m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Romsey

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THE WHIXLEY

The Whixley offers flexible and generous living spaces. The home features four double bedrooms and one single, with the principal bedroom benefiting from an en suite and built-in wardrobe. Other features are the open plan kitchen, dining and family area plus the separate living room is flooded with light from the elegant bay window.

5 BEDROOM HOME





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THE WHIXLEY

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

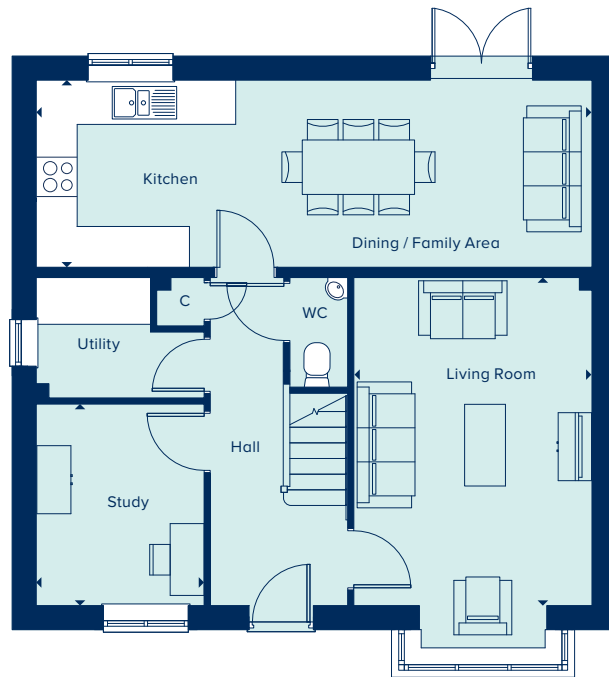
8.17m x 2.75m 26'8" x 9'0"

LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

STUDY

2.96m x 2.47m 9'8" x 8'1"



FIRST FLOOR

BEDROOM 1

4.15m x 2.75m 13'7" x 9'0"

BEDROOM 2

3.38m x 2.79m 11'1" x 9'2"

BEDROOM 3

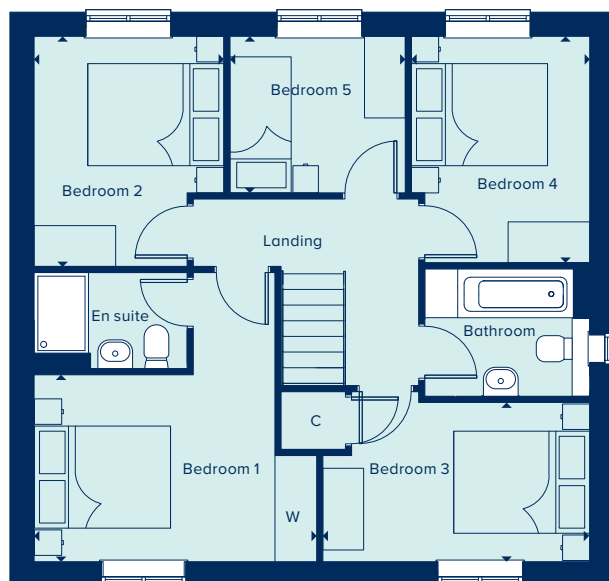
3.92m x 2.34m 12'10" x 7'8"

BEDROOM 4

3.32m x 2.62m 10'11" x 8'7"

BEDROOM 5

2.58m x 2.30m 8'5" x 7'6"



C Cupboard W Wardrobe

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THE WINKFIELD

The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking.

The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office.

Upstairs, each of the four bedrooms are well proportioned with the large principal bedroom featuring an en suite bathroom.

4 BEDROOM HOME





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THE WINKFIELD

4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

8.17m x 2.75m 26'8" x 9'0"

LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

STUDY

2.96m x 2.47m 9'8" x 8'1"



FIRST FLOOR

BEDROOM 1

4.27m x 3.48m 14'0" x 11'5"

BEDROOM 2

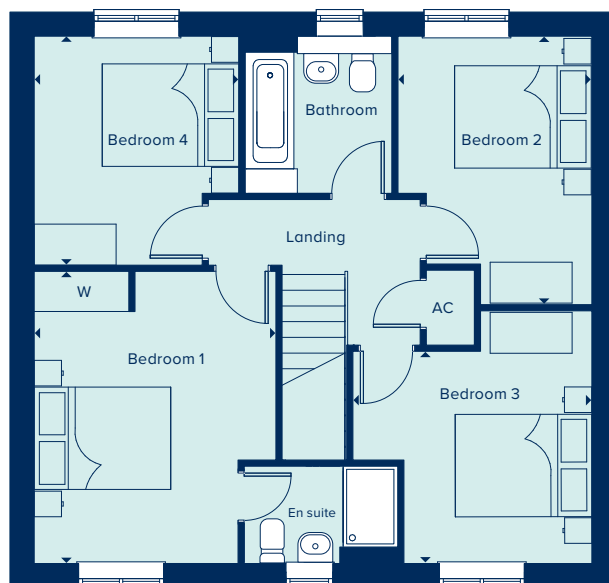
3.93m x 2.84m 12'11" x 9'4"

BEDROOM 3

3.50m x 3.10m 11'6" x 10'2"

BEDROOM 4

3.35m x 2.99m 11'0" x 9'10"



AC Airing Cupboard C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Winkfield

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THE YORK

The York is a stunning four bedroom home. The Ground floor, with large kitchen/dining/family room is great for entertaining, whilst the separate living room is an ideal space to relax at the end of the day. Home working is accommodated with the separate study. Upstairs, the double principal bedroom features an en suite and the 3 further well proportioned bedrooms are great for a growing family or visiting friends and family.

4 BEDROOM HOME



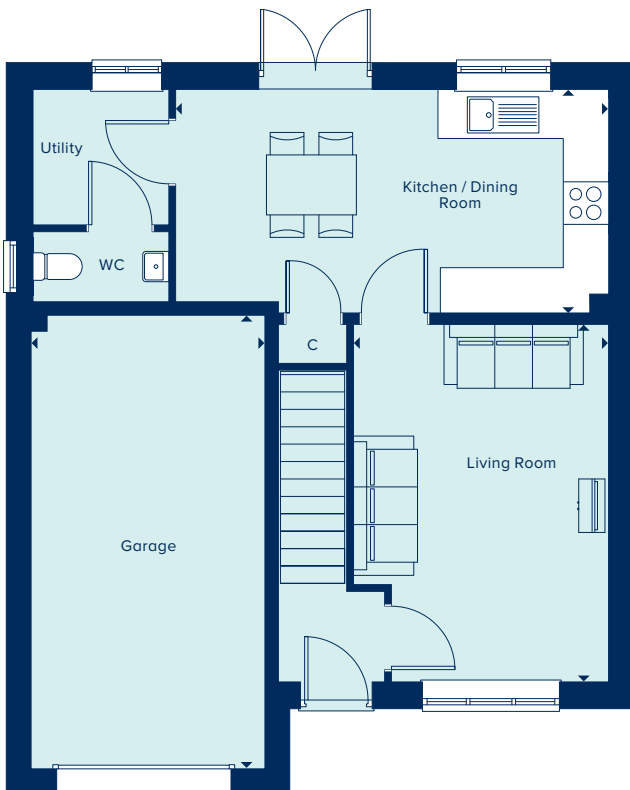


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THE YORK

4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING ROOM

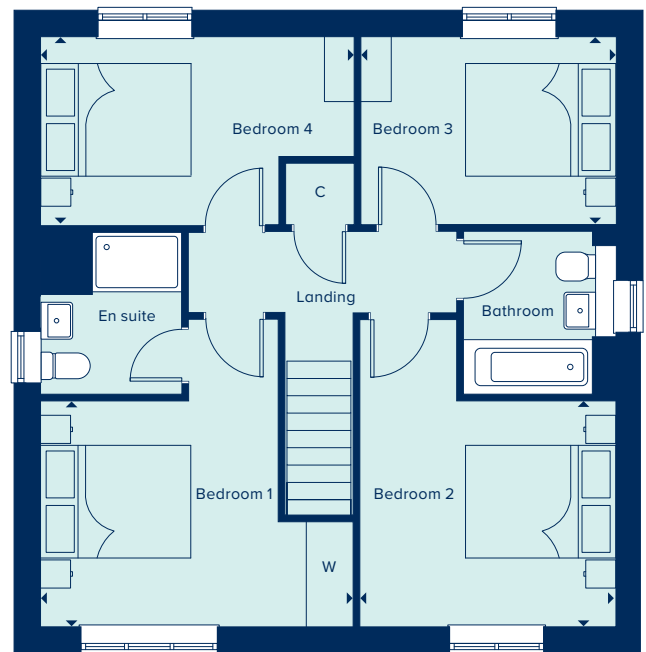
5.72m x 2.95m 18'9" x 9'8"

LIVING ROOM

4.72m x 3.37m 15'6" x 11'0"

GARAGE

5.99m x 3.09m 19'7" x 10'1"



FIRST FLOOR

BEDROOM 1

4.15m x 3.00m 13'7" x 9'10"

BEDROOM 2

3.37m x 3.00m 11'0" x 9'10"

BEDROOM 3

3.36m x 2.50m 11'0" x 8'2"

BEDROOM 4

4.15m x 2.50m 13'7" x 8'2"

C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The York

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