



THE GROVE

CHARLTON ADAM



An exclusive collection of handcrafted, energy-efficient 3, 4 & 5 bedroom detached homes sustainably rooted in the Somerset Countryside



THE GROVE

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WELCOME TO THE GROVE

Sustainably rooted in the Somerset countryside.

Set within a charming village setting, this limited collection of 35 homes blends contemporary design with traditional character, offering modern comfort in a timeless rural landscape. Built from locally sourced materials and achieving the best energy efficiency ratings, these masterfully crafted residences are built to the highest of standards.

Claim an exclusive lifestyle defined by quality and craftsmanship at The Grove, where masterful design stands proudly in the heart of Somerset.

CHARLTON ADAM

Charlton Adam is a sustainable and vibrant community rooted in a well-connected area in the Somerset countryside. The village boasts the recently refurbished Fox & Hounds pub, which is adjacent to The Grove and is the heart of the village and the surrounding community.

The Grove is an exclusive collection of handcrafted, energy-efficient 3, 4 and 5-bedroom detached homes, by Grove Property, a boutique developer based in the Chelsea Design Quarter.



The Grove CGI street scene



Bruton Dovecot

SOMERSET REFINED

In Charlton Adam you step into the true heart of Somerset a place of natural elegance, village warmth and serene living, balanced with seamless access to the wider world. Each day is shaped by the quiet luxury of life in the countryside.

NATURE & HERITAGE

Enjoy scenic walks, cycling, and riverside trails, or visit historic and cultural landmarks.

LIFESTYLE & AMENITIES

Local farmers' markets, artisan shops and seasonal events celebrate the county's rich agricultural and cultural heritage. From cider festivals to country shows, Somerset embraces a strong sense of community and tradition.

Discover some of the best boutique shops, cafés and restaurants in Somerset in towns and cities no more than an hour's drive away.

Day-to-day essentials are easy to access too, with the region well served by a choice of larger supermarkets and practical local services.

FESTIVALS AND ARTS

Home to the most-famous music festival in the world, Somerset has a vibrant cultural scene, celebrated for its lively and thriving arts community.



Red Lion Pub, Babcary



Somerton



Excellent education

EDUCATION

Somerset is home to some of the very best schools in the UK. The majority are within easy commuting distance of Charlton Adam, including both well-rated state schools and highly regarded independent schools, providing a broad choice for all ages.



AI generated content



SUSTAINABLY ROOTED IN THE
SOMERSET COUNTRYSIDE





AT A GLANCE: THE CHARLTONS

Charlton Adam forms one half of The Charltons - a pair of neighbouring villages, Charlton Adam and Charlton Mackrell, that together create a warm and welcoming rural community in the desirable heart of South Somerset.

The two villages share amenities, traditions and a strong sense of identity, offering residents the charm of country living enriched by an active and supportive local network. Defined by their peaceful lanes, open countryside and close-knit feel, they offer the timeless appeal of English village living while remaining well connected to nearby towns and transport links.

For families, Charlton Mackrell Church of England Primary School and Preschool is a warm, small-scale rural school Ofsted rated "GOOD" serving children from age 2 to 11.

Residents enjoy a wide range of activities and local amenities, from sports like badminton, pickleball, football, tennis and short mat bowls; to arts, horticulture, dog training and Pilates groups at The Charltons Community Centre in Charlton Adam, while the Reading Room in Charlton Mackrell also provides a hub for meetings and local gatherings.

The villages are also home to historic churches – St Peter & St Paul in Charlton Adam and St Mary in Charlton Mackrell.

Source: thecharltonsparishcouncil.gov.uk

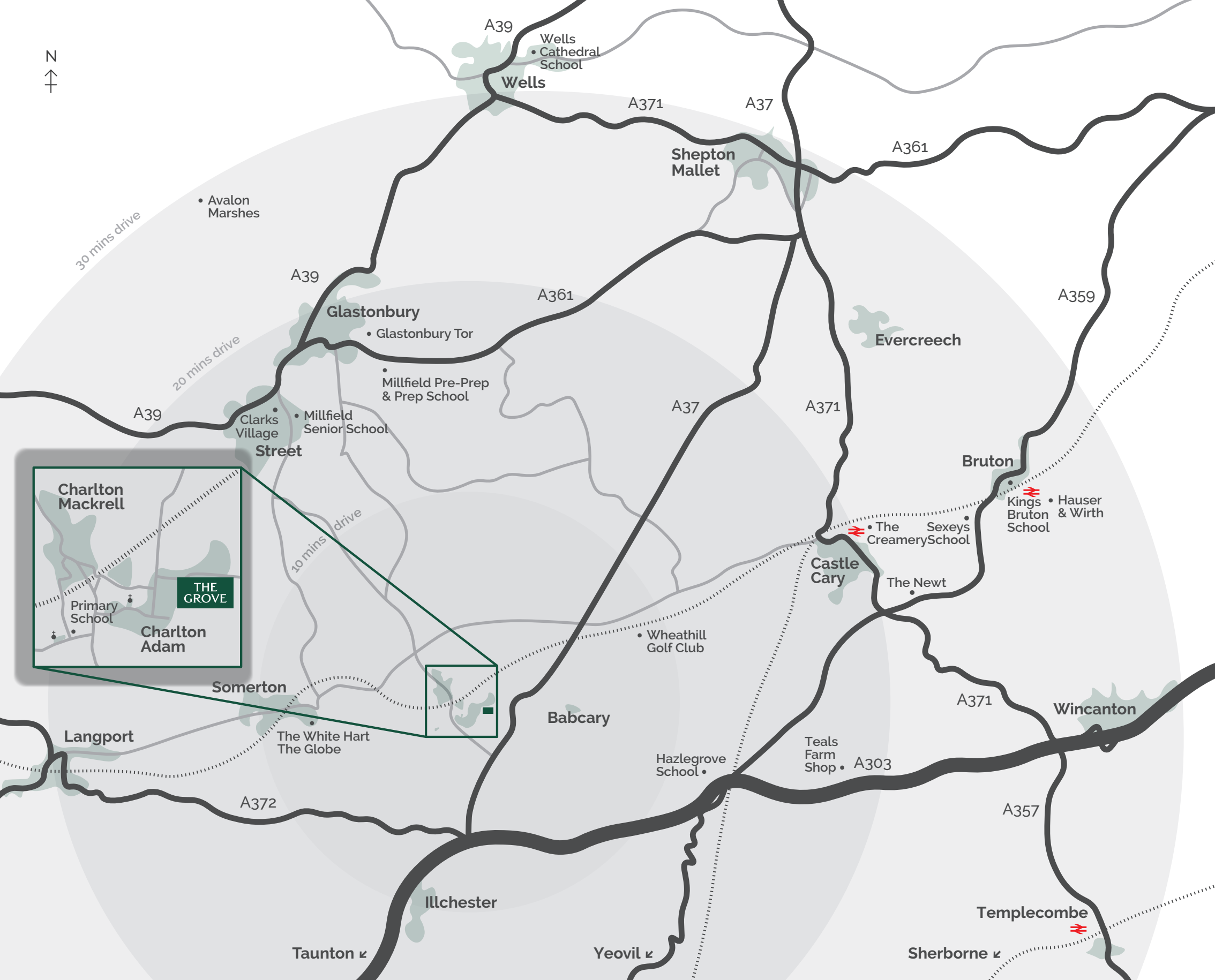
LIFE IN CHARLTON ADAM

Historic cottages and farmhouses sit alongside wide, open fields, framing a landscape shaped by centuries of rural tradition. Footpaths directly from The Grove weave through surrounding farmland, allowing residents to enjoy country walks through the ever-changing beauty of the countryside.



THE FOX & HOUNDS

Enhancing village life, the much-loved Fox & Hounds pub, sympathetically restored and reopened as part of the development, creates a warm, welcoming heart of the village for residents and a friendly space to meet within easy walking distance.





WELL CONNECTED FOR EVERYDAY LIFE

Charlton Adam offers the best of both worlds, with a tranquil setting and excellent regional connections.

CONNECTIVITY

The historic market town of Somerton lies just a short distance away, offering independent shops, cafés and essential services, while Castle Cary provides fast rail links to London and the wider South. Easy access to the A303 makes regional access convenient and straightforward by road.



Wait for your train in style at The Creamery

AVERAGE TRAVEL TIMES

BY ROAD

Somerton	11 mins
Glastonbury	15 mins
Street	15 mins
Castle Cary Train Station	15 mins
Castle Cary	17 mins
The Newt	17 mins
Yeovil (closest Hospital)	19 mins
Bruton	24 mins
Sherborne	27 mins
Wells	30 mins
Bath	1 hour

BY RAIL FROM CASTLE CARY STATION

London Paddington	1hr 30 mins
Yeovil	15 mins
Taunton	25 mins
Bath Spa	50 mins
Exeter St Davids	50 mins

INTERNATIONAL AIRPORTS (BY CAR)

Bristol Airport	56 mins
Exeter Airport	57 mins

Source: Google Maps & Trainline (average train times).



Well connected by road



Nearest railway station



Regional and national travel links

THE NEWT IN SOMERSET

Crowned No.1 on the Top 50 UK Boutique Hotels List for 2024/25, a historic estate with stunning gardens, woodland walks, a working farm, hotel with spa and fine dining experiences.



The Newt
in Somerset



AT THE CHAPEL

2025 Top 50 UK Boutique Hotel. A stylish venue hosting art, music and community events in a beautifully restored chapel space on the high-street.



THE MARKET HOUSE, CASTLE CARY

Dating from 1855 the Market House is the focal point of Castle Cary and now hosts local events and regular market days, a museum, and café.



NO. 1 BRUTON & BRIAR

12 bedrooms and cosy farm to table restaurant.
#16 Top 50 UK Boutique Hotels.

LOCAL LIVING

Somerset will inspire, educate, charm and surprise you.

BABCARY

Just a short drive from Charlton Adam, the charming village of Babcary is home to **The Red Lion**, a traditional English pub with rooms, offering hearty food and locally sourced ales.

BRUTON

The nearby market town of Bruton is a hub for contemporary art and culture. Home to three Top 50 boutique hotels and **Osip** – a **Michelin-starred** restaurant serving seasonal, locally inspired cuisine – alongside a wealth of independent shops, it's no wonder Bruton is so well talked about.

CASTLE CARY

Castle Cary offers a range of food, shopping and cultural experiences including **The Creamery**, a gourmet café owned and operated by **The Newt** and situated at Castle Cary Station; **local weekly markets** provide fresh local produce, crafts and a taste of Somerset community life.

SOMERTON

The historic market town of Somerton, just a few minutes' drive away, is full of independent shops, pubs, galleries, cafés and eateries. Its medieval streets, boutique shopping and regular local markets make it a vibrant local hub.



FARM SHOPS & LOCAL PRODUCE

Teals Farm Shop

Offers locally grown fruit and vegetables, seasonal produce and artisanal goods - a must-visit for fresh ingredients and gifts. Teals also hosts weekly Boot Camp fitness classes as well as weekly Pilates classes.

Newlands Farm Shop

A farm shop within walking distance from The Grove, offering local produce and a popular café.

GARDENS & COUNTRYSIDE ATTRACTIONS

Lytes Cary Manor - National Trust

An intimate medieval manor house with a beautiful Arts and Crafts garden.

Wheathill Golf Club

An 18-hole golf course with a fully stocked pro-shop, set in beautiful countryside, suitable for all levels of play.

HAUSER & WIRTH

A renowned gallery showcasing contemporary art in a stunning converted farm setting, with exhibitions, events, the Farm Shop, Roth Bar and Italian, Da Costa.





LOCAL LEARNING

A wealth of primary, secondary and independent schools.

A diverse mix of state and independent education ensures families living in and around Charlton Adam have access to high-quality schooling from early years through to sixth form, including higher education, all within a convenient and manageable commute.

EARLY YEARS - PRIMARY SCHOOLS		BY CAR
Charlton Mackrell Church of England		
Primary & Pre-School		4 mins
Castle Cary Community Primary		14mins
Compton Dundon School		15 mins
SECONDARY SCHOOLS & FURTHER EDUCATION		
Ansford Academy		14 mins
Huish Episcopi Academy		17 mins
Sexey's School, Bruton		21 mins
INDEPENDENT SCHOOLS		
Hazlegrove Preparatory School		13 mins
Millfield Senior School		15 mins
Millfield Prep and Pre-Prep School		17 mins
Kings Bruton School		21 mins
Sherborne Boys School		23 mins
Sherborne Girls School		23 mins
Wells Cathedral School		27 mins
All Hallows Preparatory School		28 mins





COMMITTED CRAFTSMANSHIP

This partnership brings together a shared commitment to craftsmanship, thoughtful detailing, carefully sourced materials to create homes designed to support everyday living.

Neptune's kitchens combine beauty and practicality with a considered sense of space, creating a welcoming hub that reflects the calm, rural character of this exceptional development.

Neptune's focus on longevity and coherence ensures that every element, from proportions to finishes, have been thoughtfully considered, resulting in interiors that feel harmonious, enduring and perfectly aligned with the development's generous layouts and welcoming atmosphere.

TAILORED UPGRADES

With **Neptune** on-board personalisation couldn't be easier. Choose from a palette of 48 kitchen colours, upgrade your kitchen or utility design, make your mark with meticulously-designed hardware or let the team help with a comprehensive interior design in your new home. See our upgrades list for inspiration.*

*All upgrades are subject to build stage and will incur additional cost. Please speak to our Sales Advisers for full details.



Streamlined



Quietly elegant



Tailored designs for easy living



Easily upgraded



Combining beauty and practicality



Thoughtfully functional



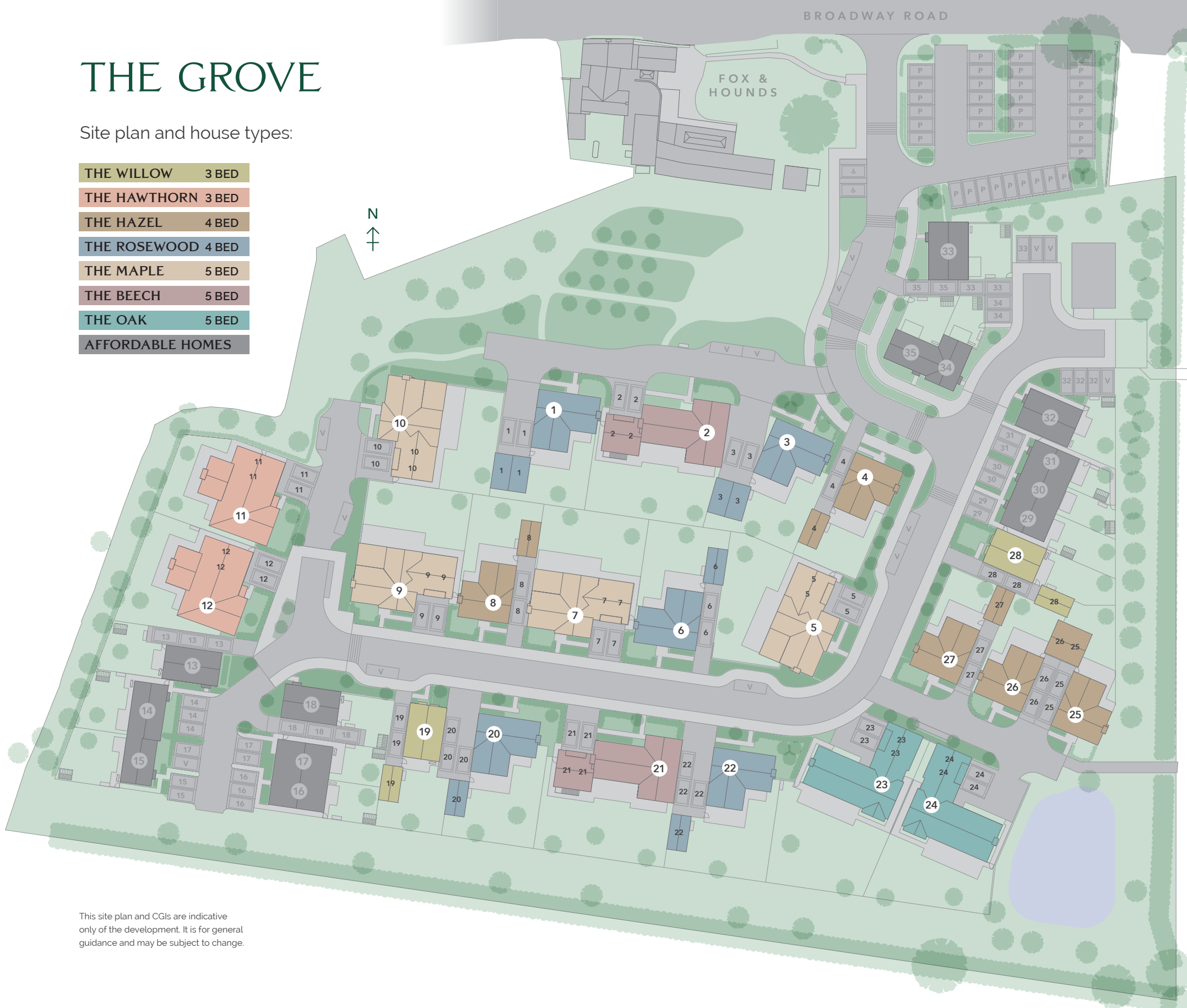
CGIs are subject to change

THE GROVE

Site plan and house types:

THE WILLOW	3 BED
THE HAWTHORN	3 BED
THE HAZEL	4 BED
THE ROSEWOOD	4 BED
THE MAPLE	5 BED
THE BEECH	5 BED
THE OAK	5 BED
AFFORDABLE HOMES	

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

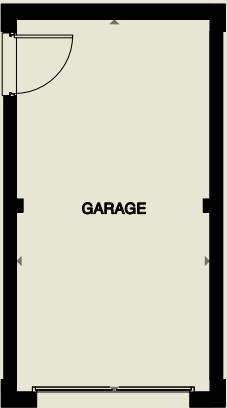
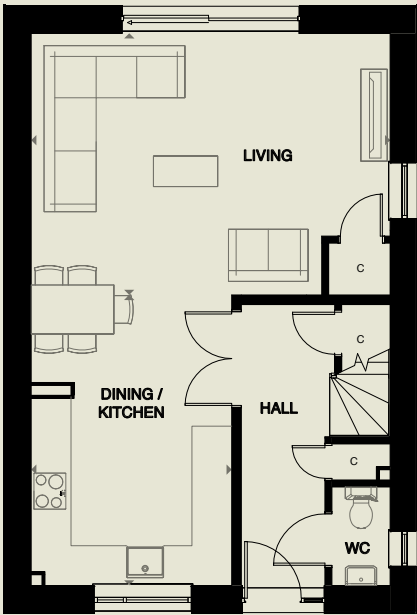
THE WILLOW

3 Bedroom Detached | Garage | Parking | 1,137 sq ft

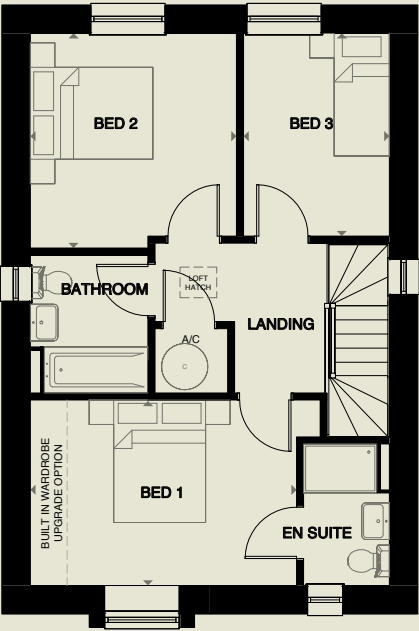
Plots 19 & 28



Ground Floor	Metres	Feet
Living	5.8 x 4.2	19'3" x 14'0"
Kitchen / Dining	4.7 x 3.2	15'7" x 10'9"
WC	1.6 x 0.9	5'3" x 3'1"
Garage	6.0 x 3.1	20'1" x 10'4"



First Floor	Metres	Feet
Bedroom 1	4.3 x 3.0	14'3" x 9'11"
En-suite 1	2.3 x 1.4	7'7" x 4'7"
Bedroom 2	3.5 x 3.3	11'6" x 11'0"
Bedroom 3	3.3 x 2.3	10'10" x 7'10"
Bathroom	2.3 x 1.9	7'7" x 6'4"



THE HAWTHORN

3 Bedroom Detached Bungalow | Garage | Parking | 1,733 sq ft

Plots 11 & 12



Ground Floor	Metres	Feet
Living	6.4 x 4.0	21'1" x 13'3"
Kitchen / Dining		
Office	2.7 x 2.4	9'0" x 7'11"
Utility	3.2 x 2.3	10'6" x 7'8"
WC	2.0 x 1.0	6'7" x 3'6"
Garage	5.8 x 3.0	19'3" x 9'10"
Bedroom 1	3.7 x 3.0	12'5" x 10'1"
En-suite	2.2 x 1.6	7'4" x 5'3"
Bedroom 2	4.1 x 2.7	13'9" x 8'10"
Bedroom 3	3.4 x 3.4	11'5" x 11'5"
Bathroom	2.1 x 1.9	7'1" x 6'6"



THE HAZEL

4 Bedroom Detached | Garage | Parking | 1,579 sq ft

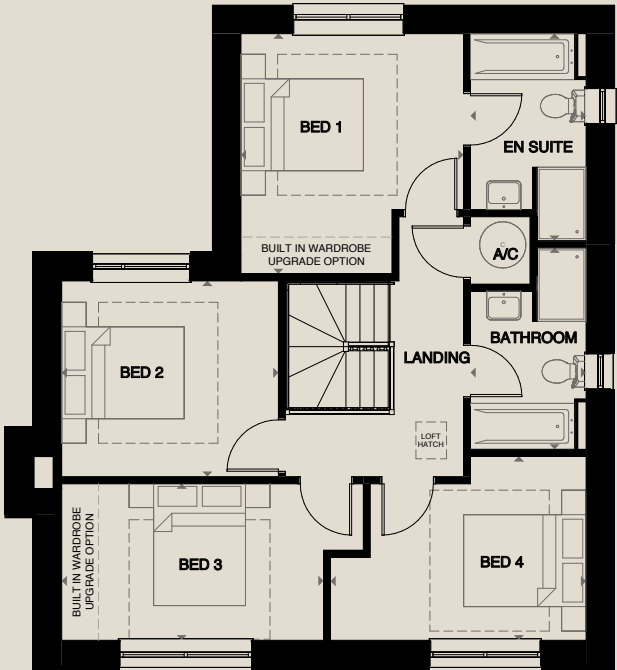
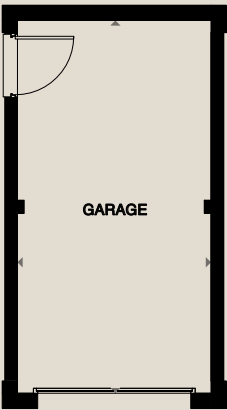
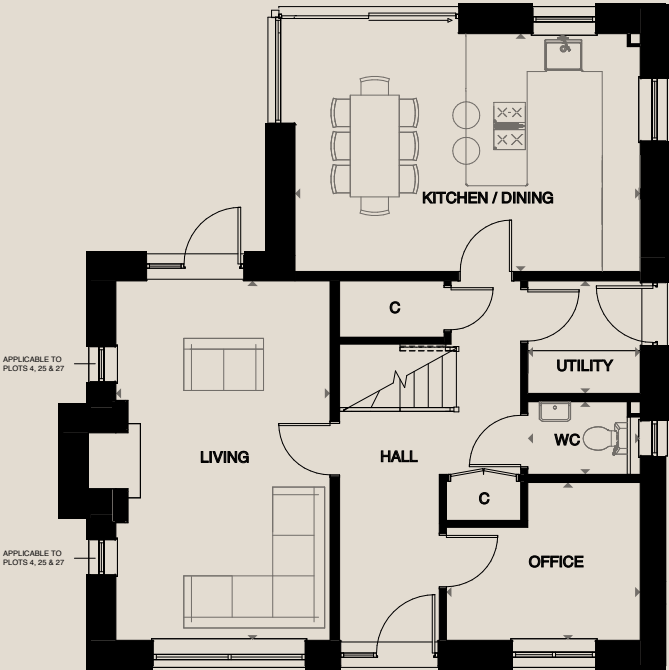
Plots 4, 8, 25, 26 & 27



Plots 26 & 27

Ground Floor	Metres	Feet
Living	5.8 x 3.4	19'3" x 11'6"
Kitchen / Dining	5.6 x 3.8	18'6" x 12'9"
Office	3.1 x 2.5	10'5" x 8'5"
Utility	1.8 x 1.8	6'0" x 6'0"
WC	1.8 x 1.1	6'0" x 3'11"
Garage	6.0 x 3.1	20'1" x 10'4"

First Floor	Metres	Feet
Bedroom 1	3.9 x 3.6	12'10" x 11'11"
En-suite	3.3 x 1.8	11'1" x 6'2"
Bedroom 2	3.5 x 3.1	11'7" x 10'6"
Bedroom 3	4.2 x 2.5	4'0" x 8'5"
Bedroom 4	4.1 x 3.0	13'8" x 9'10"
Bathroom	3.2 x 1.8	10'10" x 6'2"



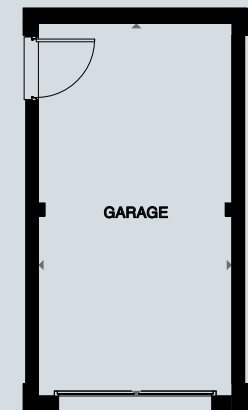
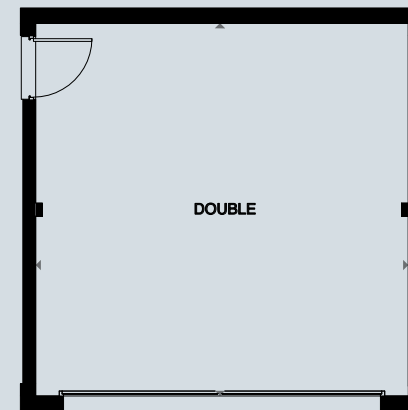
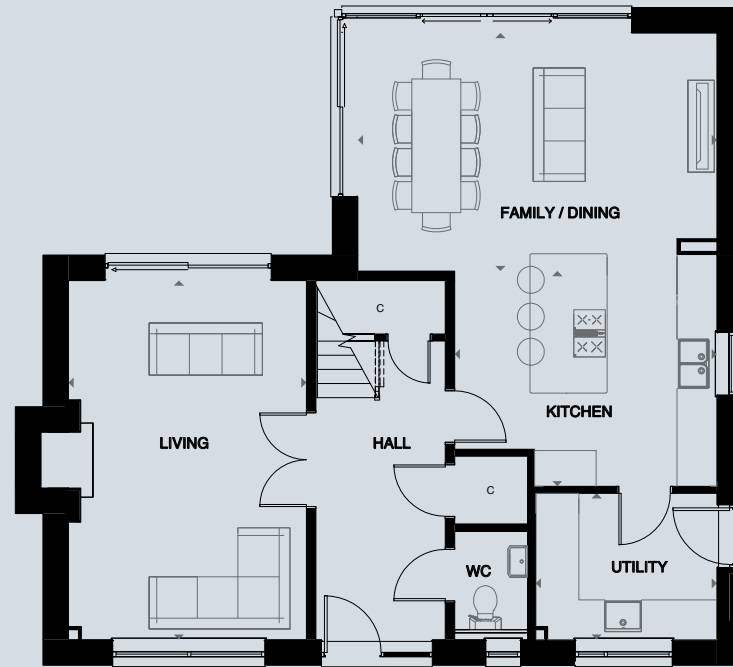
DISCLAIMER These are computer generated images. Exterior finish may change depending on plot. The seller reserves the right to alter any part of the development, specification or floor layout at any time. Please note the layout of Plot 25 is handed. Speak to our Sales Advisers for full details.

THE ROSEWOOD

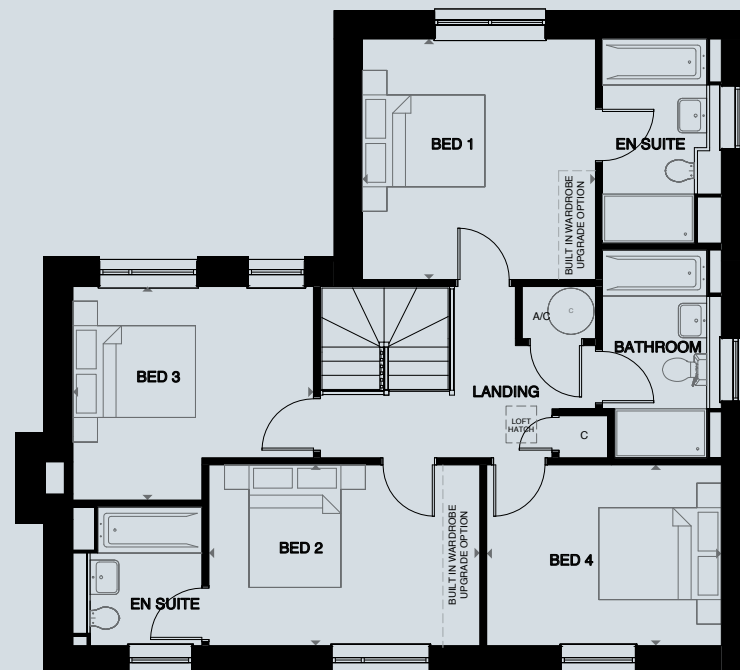
4 Bedroom Detached | Garage | Parking | 1,849 sq ft

Plots 1 & 3 (Double Garage), 6, 20 & 22 (Single Garage)





Ground Floor	Metres	Feet
Living	5.8 x 3.8	19'3" x 12'9"
Kitchen	4.2 x 3.5	14'1" x 11'6"
Family / Dining	5.8 x 3.8	19'3" x 12'9"
Utility	2.9 x 2.3	9'8" x 7'10"
WC	1.7 x 1.1	5'10" x 3'11"
Double Garage (plots 1 & 3)	6.0 x 6.0	20'0" x 20'0"
Single Garage (plots 6, 20, 22)	6.0 x 3.1	20'0" x 10'4"



First Floor	Metres	Feet
Bedroom 1	3.9 x 3.8	12'11" x 12'6"
En-suite	3.3 x 1.9	10'11" x 6'4"
Bedroom 2	4.4 x 2.9	14'6" x 9'8"
En-suite	2.2 x 2.1	7'5" x 6'11"
Bedroom 3	3.9 x 3.4	12'11" x 11'5"
Bedroom 4	3.8 x 2.9	12'7" x 9'8"
Bathroom	3.3 x 1.9	11'1" x 6'4"

THE MAPLE

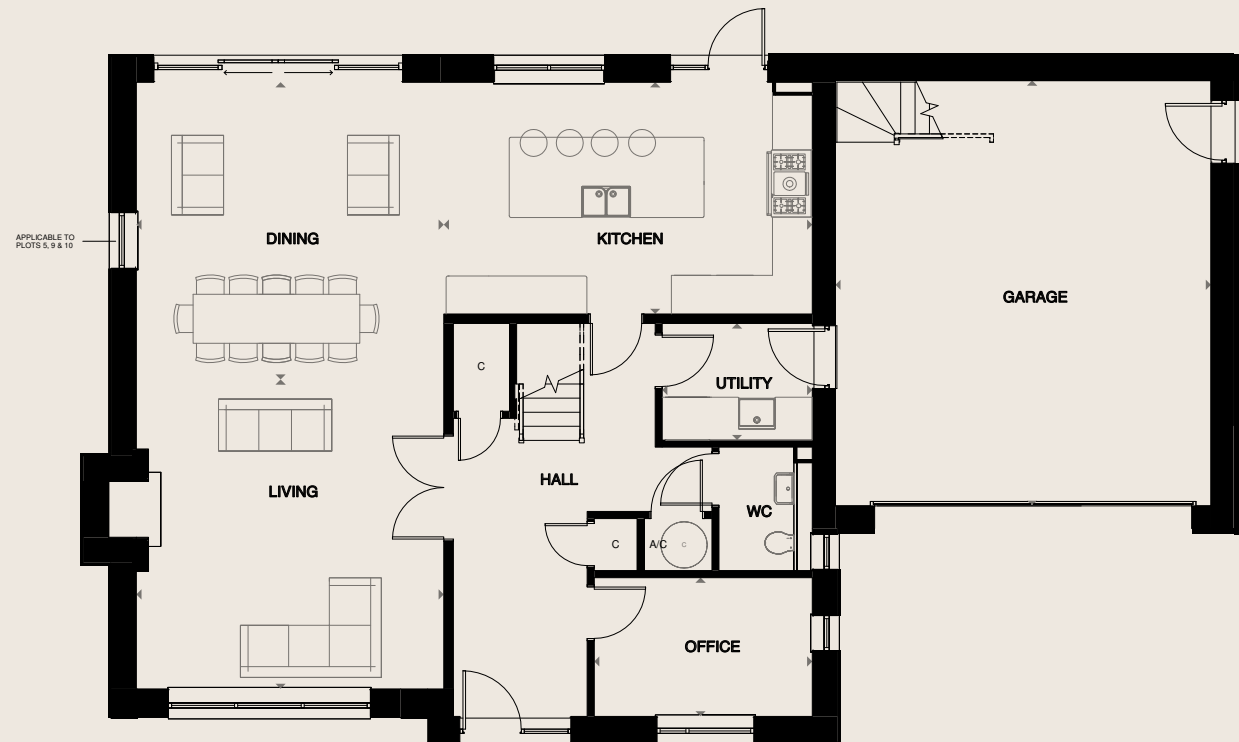
5 Bedroom Detached | Studio | Double Garage | Parking | 2,989 sq ft

Plots 5, 7, 9 & 10

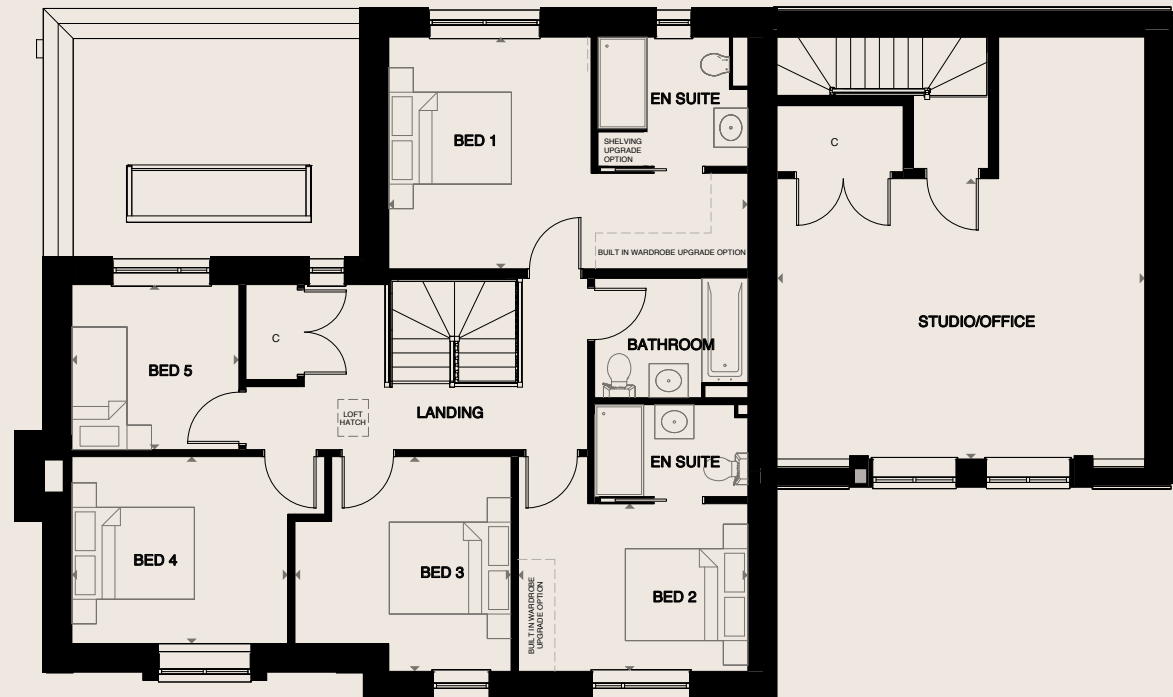


Plot 5

Ground Floor	Metres	Feet
Living	5.0 x 5.0	16'7" x 16'6"
Kitchen	6.0 x 3.7	19'9" x 12'5"
Dining	5.0 x 4.8	16'6" x 15'11"
Office	3.5 x 2.2	11'8" x 7'5"
Utility	2.4 x 1.9	8'0" x 6'3"
WC	2.0 x 1.5	6'7" x 5'0"
Garage	6.9 x 6.1	22'9" x 20'1"



First Floor	Metres	Feet
Bedroom 1	5.8 x 3.7	19'3" x 12'5"
En-suite 1	2.4 x 2.1	8'0" x 6'11"
Bedroom 2	3.7 x 2.7	12'4" x 9'0"
En-suite 2	2.5 x 1.5	8'2" x 4'11"
Bedroom 3	3.5 x 3.5	11'7" x 11'0"
Bedroom 4	3.5 x 3.0	11'7" x 10'0"
Bedroom 5	2.7 x 2.6	8'11" x 8'10"
Bathroom	2.5 x 1.9	8'2" x 6'5"
Studio/Office	5.9 x 4.5	19'8" x 15'0"



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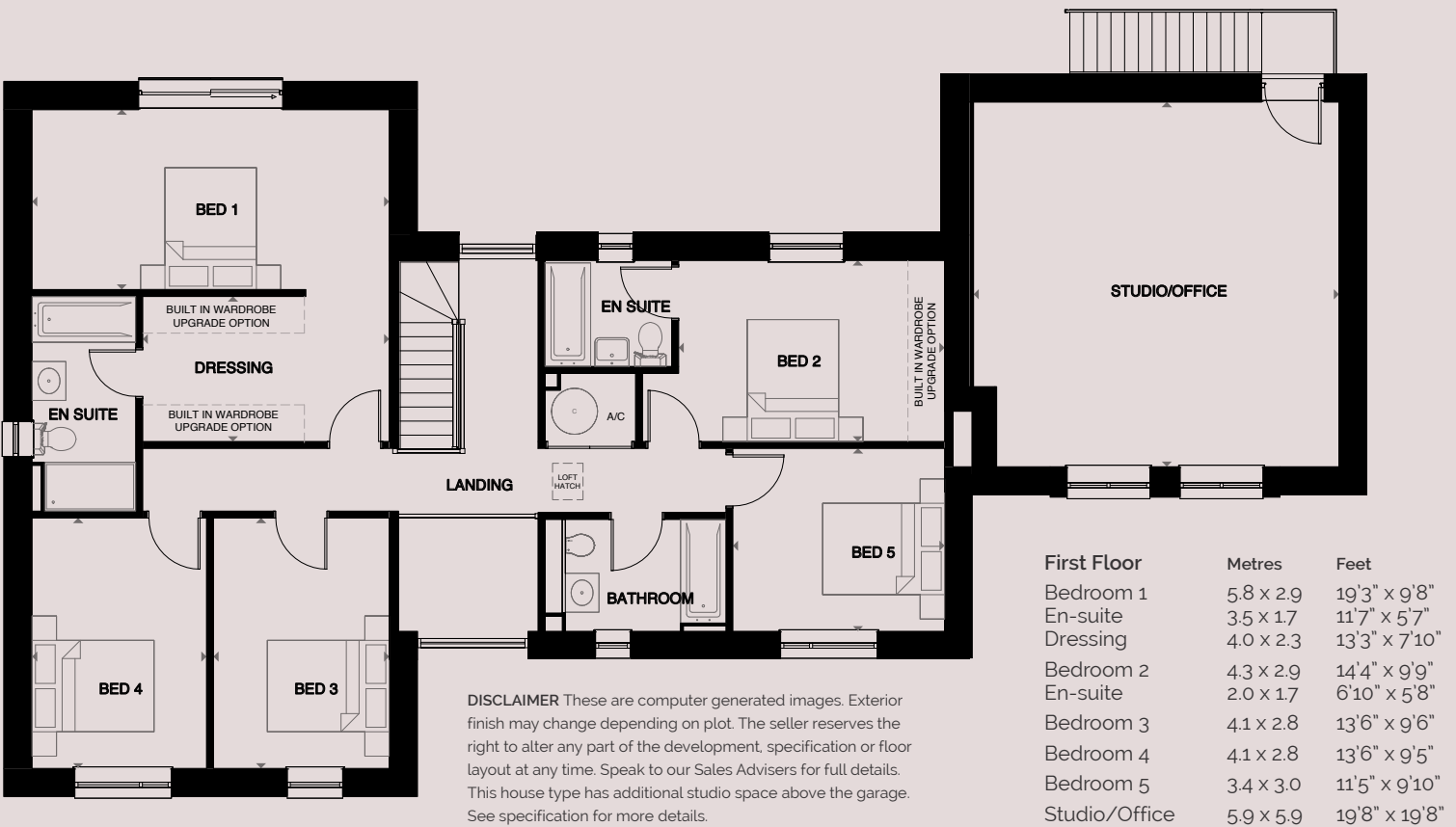
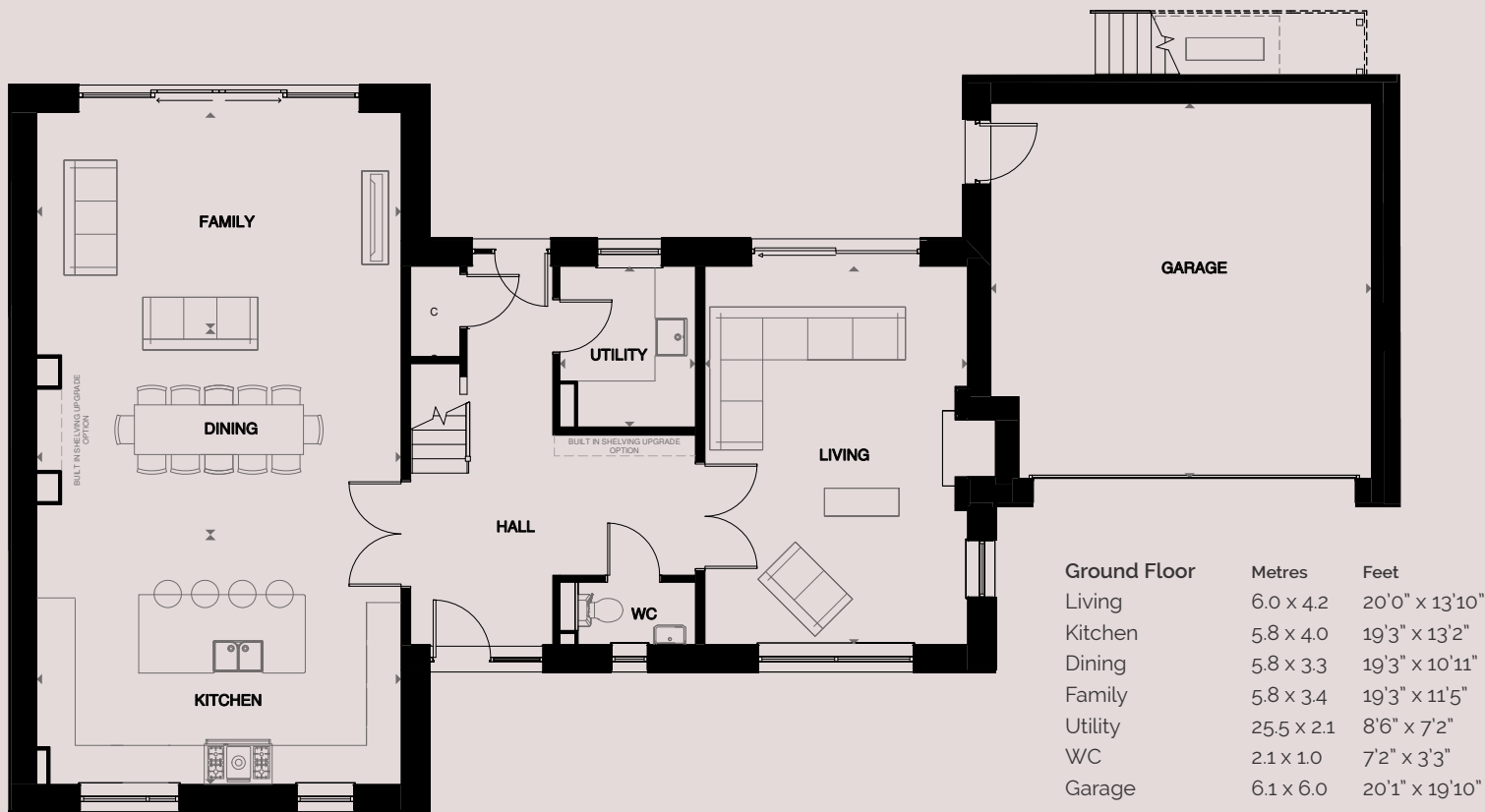
THE BEECH

5 Bedroom Detached | Studio | Double Garage | Parking | 3,291 sq ft

Plots 2 & 21



Plot 2



THE OAK

5 Bedroom Detached | Studio | Double Garage | Parking | 3,421 sq ft

Plots 23 & 24





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NATURALLY EFFICIENT

Sustainably rooted in the heart of Somerset



TARGETING EPC RATING A



AIR SOURCE HEAT PUMP



SMART WATER TANK



INSET ROOF SOLAR PANELS (INSTALLED ON MAIN HOUSE)
WITH OPTIONAL BATTERY STORAGE



EV CHARGER ENABLED TO EACH HOME



ALL DOORS (WHERE APPLICABLE) & WINDOWS ARE
DOUBLE GLAZED FOR LOW ENERGY LOSS AND SECURITY



LOW ENERGY LED LIGHTING



THERMOSTATIC AND PROGRAMMABLE HEATING



ENHANCED THERMAL INSULATION



UNDERFLOOR HEATING TO GROUND FLOOR



DESIGN LED LANDSCAPING TO ENHANCE BIODIVERSITY





PEACE OF MIND. BUILT-IN.

Warrantied as standard



2-YEAR DEFECTS WARRANTY



10 YEAR STRUCTURAL WARRANTY WITH BUILDZONE



APPOINTED LOCAL MANAGEMENT COMPANY TO MANAGE
COMMUNAL AREAS, INSTRUCT MAINTENANCE CONTRACTS
ON COMMUNAL FACILITIES AND MAINTAIN LANDSCAPING

SPECIFICATION

High specification, as standard, including:

NEPTUNE KITCHEN

- Neptune cabinetry (choice of colours available – see 'Upgrades' page)
- WILLOW, HAZEL, HAWTHORN, & ROSEWOOD: The Chichester – 'Shell' colour
- MAPLE, BEECH & OAK: The Suffolk – 'Driftwood' colour
- Polished Quartz worktops (Kitchen & Utility): WILLOW, HAZEL, HAWTHORN, & ROSEWOOD: 30mm Amalfi Old English White Polished Quartz MAPLE, BEECH & OAK: 30mm Amalfi Calacatta Gold Polished Quartz
- Chrome hardware
- Belfast sink (see plot specific kitchen specification)

KITCHEN APPLIANCES

(SEE PLOT SPECIFIC KITCHEN SPECIFICATION)

- Bosch appliances
- MAPLE, BEECH & OAK: Bertazzoni range cooker Caple wine cooler

UTILITY/BOOT ROOM

- Polished quartz worktops (as above)
- Neptune Chichester cabinetry – 'Shell' colour
- Chrome hardware
- Belfast sink (HAZEL does not have a sink in utility)

UTILITY APPLIANCES

- Bosch tumble dryer and washing machine

WC/CLOAKROOM

- Burlington Pedestal or Wall-Mounted Basin (plot dependent)
- Burlington floor-standing close coupled or concealed WC (plot dependent)

BATHROOM/EN-SUITE

- MAPLE, BEECH & OAK: Neptune undermount washstands with Carrara Marble worktops, Neptune fittings and taps (plot dependent)
- WILLOW, HAWTHORN, HAZEL & ROSEWOOD: Burlington sinks, chrome fittings and taps
- Chrome-framed shower screens where appropriate
- Back-to-wall toilets with concealed cisterns (where possible – plot dependent)
- Chrome towel radiator
- Burlington sanitaryware

FLOORING

- MAPLE, BEECH & OAK: Quorn Stone Dijon tumbled Limestone tiles in hallway, kitchen, dining room, utility room and WC.
- WILLOW, HAWTHORN, HAZEL & ROSEWOOD: Porcelonsa tiles in hallway, kitchen, dining room, utility room and WC
- Carpet flooring in sitting room and study. Finish subject to house-type – speak to Sales Adviser
- Porcelanosa ceramic tiles in bathrooms
- Carpet to all sitting rooms, study's, bedrooms, landing and staircase (finish subject to house type). MAPLE, BEECH & OAK: 100% wool Malabar carpet. WILLOW, HAWTHORN, HAZEL & ROSEWOOD: 80/20 blend carpet

DOORS

- Aluminium front door
- 4 panel smooth internal doors with Matt Black knurled door handles
- Aluminium Doors leading out to garden

DECORATION AND INTERNAL FINISH

- Dulux Heritage Velvet Matt Emulsion in Romney Wool' shade to MAPLE, BEECH & OAK walls. Dulux matt emulsion in white to WILLOW, HAWTHORN, HAZEL & ROSEWOOD walls
- Dulux Satin white woodwork
- Full height tiling in shower and bath.
- Tongue and groove panelling (plot dependent)

STAIRCASE

- Oak hand rail, painted turned spindles
- OAK: Oak hand rail with black metal spindles





FIREPLACES

- Slate hearth (placement subject to plot layout)
- Wood burning stoves installed separately (see 'Upgrades')

ELECTRICAL INSTALLATION

- Ceiling down lights in utility, kitchen/dining room, bathrooms
- Pendant light fittings elsewhere
- Super-fast fibre broadband
- TV Points in living rooms and principal bedrooms
- CAT 6 data points to living rooms and all bedrooms
- Smart meter

HEATING/WATER

- Air source heat pump
- Smart water tank
- Solar panels (installed on main house)
- Under floor heating throughout ground floor
- Wall-mounted radiators on first floor landing and bedrooms
- Towel radiators in bathrooms

EXTERNAL FINISHES

- Clay or slate roof tiles (plot dependent)
- Stone chimney stacks
- Inset solar panels on roof

GARAGE

- Timber and stone clad
- Enabled for an EV charger
- Ceiling light and sockets

PARKING

- Off road parking

GARDEN

- Turfed lawns
- Traditional flagstone terrace
- Exterior electricity socket
- Outdoor tap

SECURITY

- Multi-point locking system to front door
- Enabled for security alarm system
- Fire protection alarms

STUDIO (THE MAPLE, BEECH & OAK)

- Studio located above the garage is a great space for ancillary accommodation, gym, games room. Fully serviced (see 'Upgrade' options)



'The Suffolk' kitchen



UPGRADES

Personalise your home at The Grove.

All upgrades are subject to build stage and will incur additional cost.
Speak to our Sales Advisers for full details.

KITCHEN UPGRADES

- Neptune kitchen customisation
- Choice of cabinetry colours
- Choice of door handles
- Quooker Tap, or Quooker Cube
- Optional additional dishwasher (plot dependant)
- Optional wine cooler (plot dependant)

UTILITY/BOOT ROOM UPGRADES

- Upgrade utility with customisation
- Choice of cabinetry colours
- Choice of door handles

BEDROOM UPGRADES

- Fitted wardrobes

FLOORING UPGRADES

- Choose from a range of Porcelanosa ceramic floor tiles
- Choice of carpet options and colours

WALL UPGRADES

- Choose from a range of Porcelanosa Ceramic wall tiles
- Tongue and groove wall panelling (where possible) to bathrooms/cloakroom
- Coving

LIVING ROOM UPGRADES

- Wood burning stove
- Fireplace surrounds

NEPTUNE HOME DESIGN SERVICE

Need interior inspiration?

Exclusive The Grove offers available.

Book a walk and talk visit with an interior designer – speak to our sales adviser or contact sales@thegrovecharltonadam.com

ELECTRICAL UPGRADES

- Battery for Solar storage
- Corston switches
- Corston sockets
- Electric underfloor heating in bathrooms
- EV charger

STUDIO (MAPLE & BEECH) UPGRADES

- Add a toilet/shower room and kitchen

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WHY CHOOSE CORSTON FOR YOUR HOME?

Discover premium, coordinating architectural details, designed and engineered in-house.

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The Grove CGI street scene



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