



# A M I N G F O R D G R A N G E

TRULL · TAUNTON · SOMERSET



Luxury living in a tranquil setting



**STRONGVOX**  
HOMES







*"Being a local company we are very excited to be building these fantastic new family homes in such a great location. I have no doubt that Amingford Grange is going to be a very sought after development."*

**Toby Ballard** Managing Director, Strongvox Homes



Rural life



Local path



Vivary Park

## Welcome to Amingford Grange

Amingford Grange in the beautiful village of Trull, Taunton exceeds the very highest of expectations and has been designed for discerning buyers looking for the ultimate in a new home. Created by Strongvox Homes, the exclusive development of four and five bedroom homes offer an unrivalled location and the very highest quality in terms of design and specification.

To assist in local market affordability, and available only to local purchasers, we will be offering 5, three bedroom properties, at a discounted rate from the market value.





## The best of Somerset

Amingford Grange in Trull, Somerset is situated right in the heart of the West Country. Rich in history and an area of great beauty, it is nestled between the Quantock Hills and Exmoor in the county of Somerset. The location offers the best of both worlds, a truly rural setting within easy access to Taunton, which is only 2½ miles away, and key road and rail networks. Living at Amingford Grange also means easy access to Bristol and Exeter – both vibrant cities offering world class shopping and international airports. Taunton itself is the retail capital of the county and offers a wide range of amenities from High Street shops through to a great selection of restaurants, theatres, Somerset County Cricket Ground, gyms and golf courses.

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Taunton to London (by train)	approx 1 hour 45 mins
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Taunton to Exeter (by train)	25 mins
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Taunton to Bristol (by train)	35 mins
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Taunton to Bath (by train)	1 hour 15 mins
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Amingford Grange to Exeter Airport	31 miles (by car)
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Amingford Grange to Bristol Airport	39 miles (by car)

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TAUNTON

  
AMINGFORD  
GRANGE

TRULL

M5

7

6

5

8

2

4

3

1





1. Computer generated street scene, Amingford Grange



2. Taunton town centre



3. Queen's College, Taunton



4. King's College, Taunton



5. Somerset County Cricket ground



6. Taunton Railway Station



7. Cedar Falls



8. The Castle Hotel Taunton








## Amingford Grange, Trull, Taunton

The village nestles in a picturesque setting close to open farmland providing wonderful views of the nearby Blackdown Hills (a protected area of Outstanding Natural Beauty). The population of the Parish of Trull is approximately 2,000. The parish also has its own Primary School, Church, Post Office, Pub and Village stores. Trull boasts numerous listed buildings and Sites of historic interest. These include barns, cottages, farmhouses, a footbridge, village stocks, a milestone and a boundary marker between Taunton and the rural perimeter. For families, the area has a range of schools for children of all ages from the local Trull Church of England VA Primary School through to The Castle Secondary School in Taunton which also has a host of highly rated public schools including King's College Taunton, Taunton School and Queen's College.

Taunton Town Centre	9 mins (car)
Queen's College, Taunton	5 mins (car)
King's College, Taunton	10 mins (car)
Somerset County Cricket ground	11 mins (car)
Taunton Railway Station	11 mins (car)
The Castle Hotel, Taunton	9 min (car)



# AMINGTON GRANGE

-  The Tone\*
-  The Staplehay
-  The Sweethay
-  The Amberd
-  The Lydeard
-  The Kensington
-  Affordable housing

\*Separate details

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



POSSIBLE FUTURE DEVELOPMENT



Computer generated images of Amingford Grange street scenes



# The Staplehay

## Four bedroom house

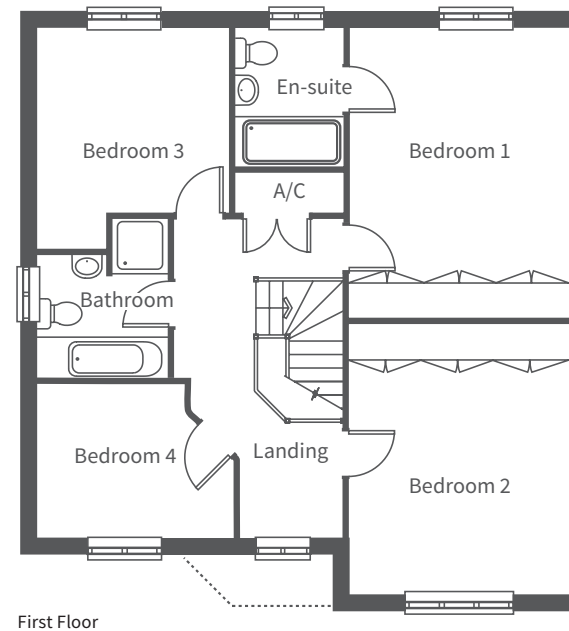
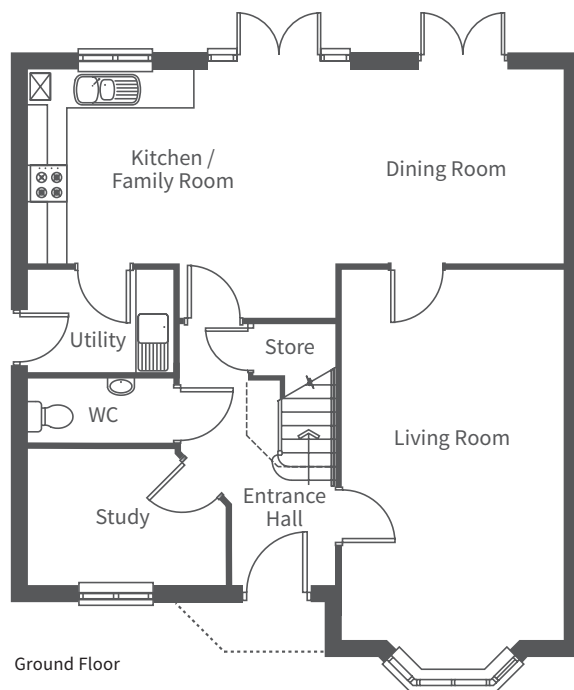
From the entrance hall of the Staplehay there is access to the study, WC, kitchen / family room and living room. The living room also has access to the dining room which leads to the kitchen and utility. The open plan dining / family room has French doors leading to the garden. Upstairs you will find a master bedroom with en suite followed by three further bedrooms and a main bathroom. The galleried landing contains an airing cupboard. The master bedroom and second bedroom also benefit from fitted wardrobes.

Ground Floor			First Floor		
	Millimetres	Feet/inches		Millimetres	Feet/inches
Lounge	6103 x 3685	19'10" x 11'10"	Bedroom 1	4226 x 3615	13'10" x 11'10"
Kitchen / Family	8790 x 3150	28'10" x 10'4"	Bedroom 2	3855 x 3615	12'8" x 11'10"
Study	3244 x 2220	10'7" x 7'3"	Bedroom 3	3160 x 3040	10'4" x 10'0"
Utility	2335 x 1677	7'8" x 5'6"	Bedroom 4	3250 x 2540	10'8" x 8'4"
				*Excluding wardrobe/recess	**Max

**Please note: other floor plans and elevations for each property are available. 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 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.



Plot 16



# The Sweethay

## Five bedroom house

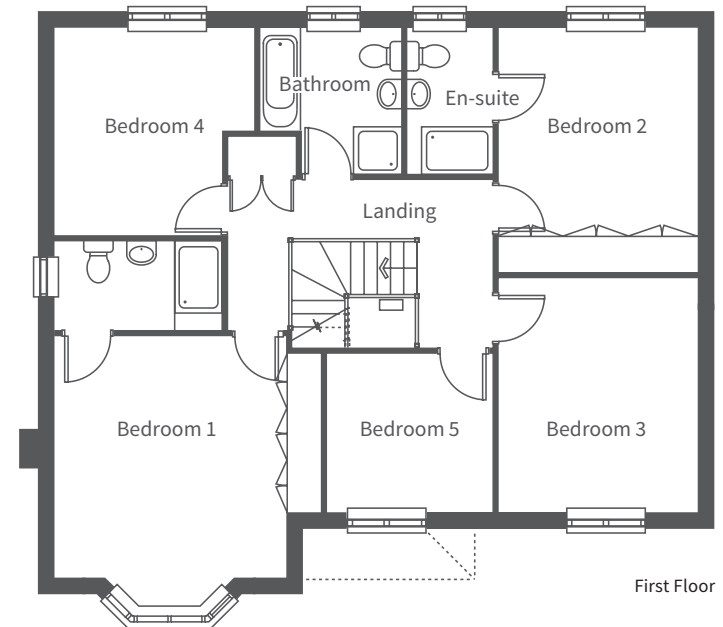
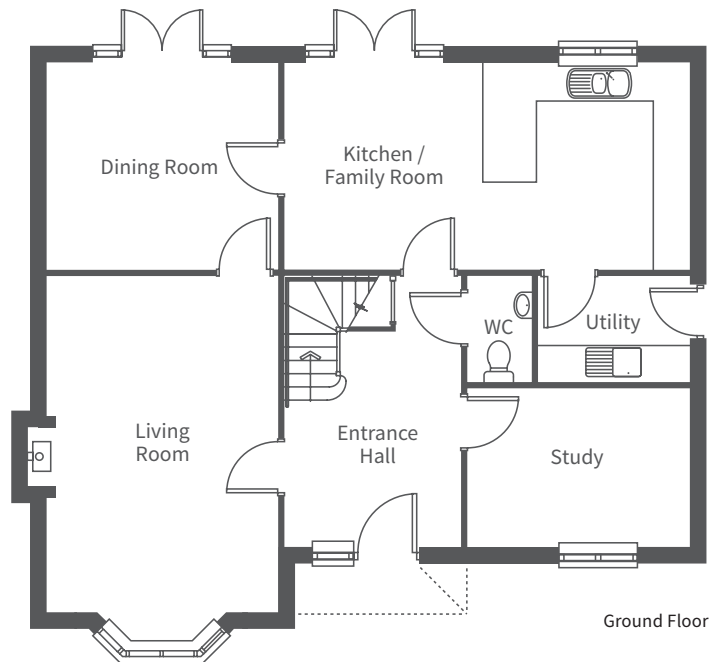
The Sweethay has a spacious entrance hall connecting the study, living room (plus an opening for a wood burner or similar) and the kitchen / family room. The hall benefits from a downstairs WC and understair cupboard. The kitchen / family room leads, via French doors, into the garden, the dining room and the utility room with back door. The dining room also has French doors into the garden. Stairs lead to a galleried landing and five bedrooms, two with en suites and wardrobes and a main bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	5940 x 3840	19'6" x 12'7"	Bedroom 1	3840 x 4075	12'7" x 13'4"
Dining	3840 x 3450	12'7" x 11'4"	Bedroom 2	3510 x 3340	11'6" x 10'11"
Kitchen / Family	6825 x 3450	22'5" x 11'4"	Bedroom 3	3917 x 3340	12'10" x 10'11"
Study	3725 x 2615	12'3" x 8'7"	Bedroom 4	3475 x 2775	11'5" x 9'1"
Utility	2525 x 1750	8'3" x 5'9"	Bedroom 5	2825 x 2645	9'3" x 8'8"
	*Excluding Bay			*Excluding wardrobe/recess	

**Please note: other floor plans and elevations for each property are available. 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 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.



Plot 25



# The Amberd

## Five bedroom house

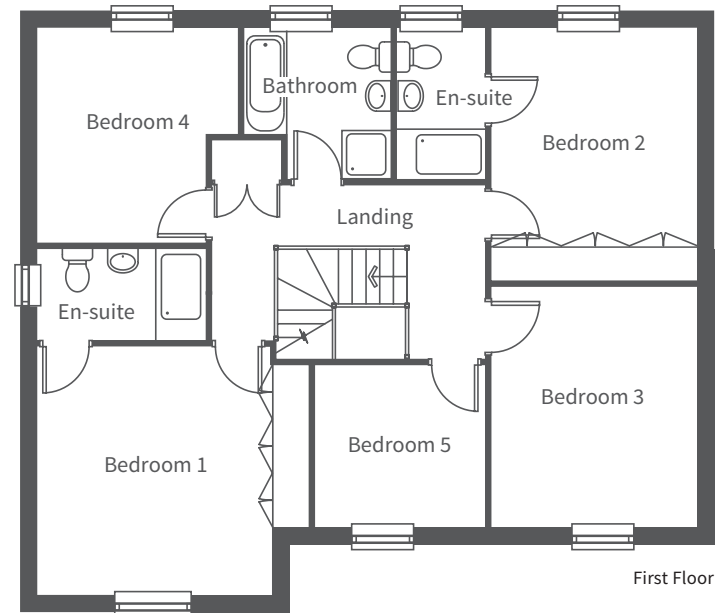
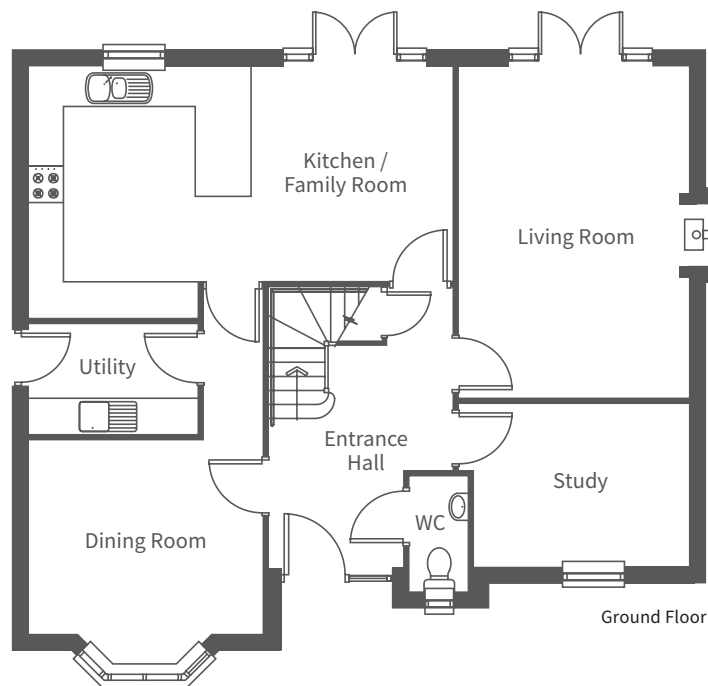
The Amberd is a spacious five bedroom family home with an impressive hall with downstairs WC and doors leading to the study, living room and kitchen / family room. A further door from the hall leads to the dining room with links through to the utility and kitchen / family room. The latter benefits from French doors out into the garden. The living room (plus an opening for a wood burner or similar) also benefits from French doors to the garden. Stairs lead up to a large galleried landing with five bedrooms, two with en suites and fitted wardrobes.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	5360 x 3725	17'7" x 12'3"	Bedroom 1	3840' x 4075	12'7" x 13'4"
Dining	3840' x 3140	12'7" x 10'4"	Bedroom 2	3510' x 3340	11'6" x 10'11"
Kitchen / Family	6930' x 3450	22'9" x 11'4"	Bedroom 3	3917' x 3340	12'10" x 10'11"
Study	3460 x 2605	11'4" x 8'7"	Bedroom 4	3475' x 2775	11'5" x 9'1"
Utility	2750 x 1750	9'0" x 5'9"	Bedroom 5	2825 x 2645	9'3" x 8'8"
	*Excluding Bay **Excluding unit recess			*Excluding wardrobe/recess	

**Please note: other floor plans and elevations for each property are available. 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 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.



Plot 30



# The Lydeard

## Five bedroom house

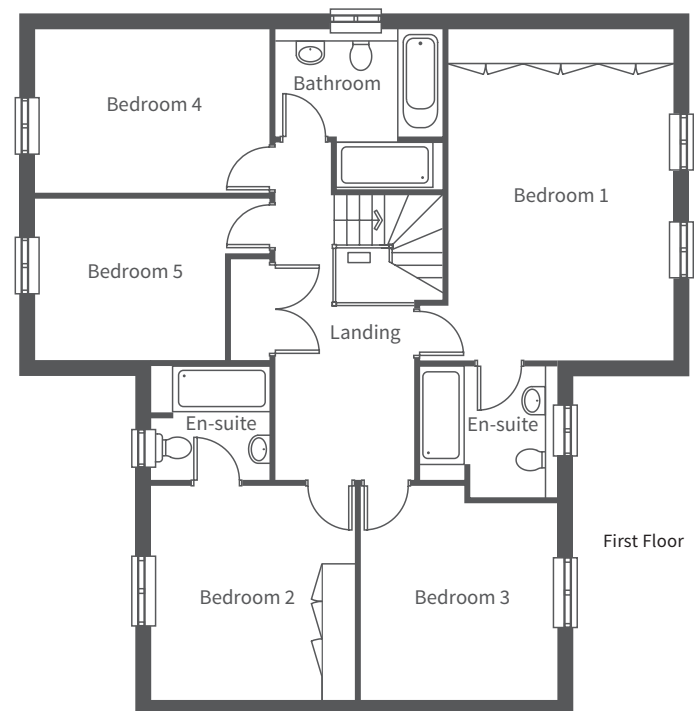
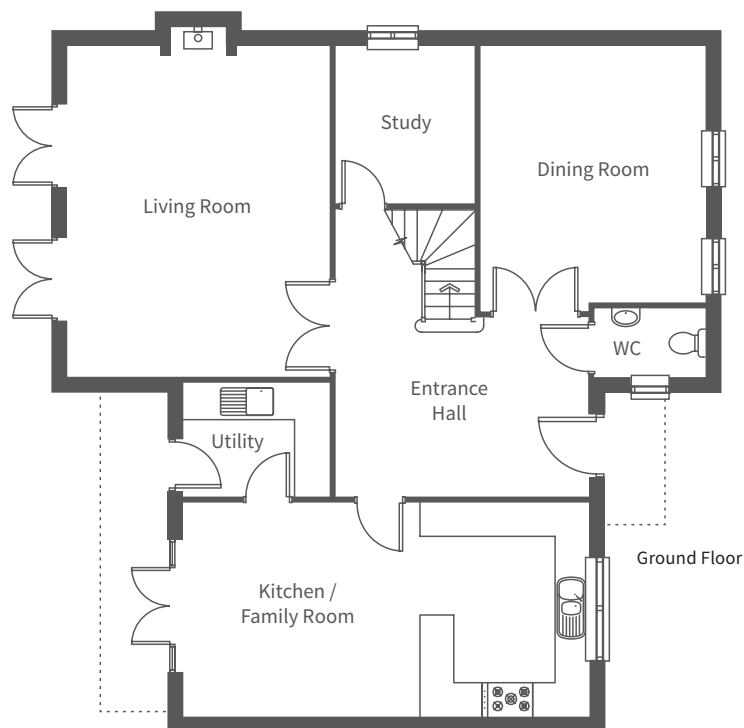
The Lydeard is an impressive five bedroom family home with a high specification, separate dining room, study, living room (plus an opening for a wood burner or similar) with French doors to the garden. The kitchen / family room leads to a utility room and also benefits from French doors to the garden. It has an impressive hall with WC. The second floor comprises of a master bedroom with fitted wardrobes and walk in shower en suite. There are four further bedrooms, one benefitting from an en suite and fitted wardrobes.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Living	5850 x 4650	19'2" x 15'3"	Bedroom 1	5250 x 3990	17'3" x 13'1"
Dining	4500 x 3950	14'9" x 12'11"	Bedroom 2	3790 x 3595	12'5" x 11'9"
Kitchen / Family	7150 x 3750	23'5" x 12'4"	Bedroom 3	3490 x 3455	11'5" x 11'4"
Study	2750 x 2450	9'0" x 8'0"	Bedroom 4	4185 x 2875	13'9" x 9'5"
Utility	2550 x 1950	8'4" x 6'5"	Bedroom 5	3390 x 2875	11'1" x 9'5"
					*Excluding wardrobe/recess

**Please note: other floor plans and elevations for each property are available. 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 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.



Plot 21



# The Kensington

## Five bedroom house

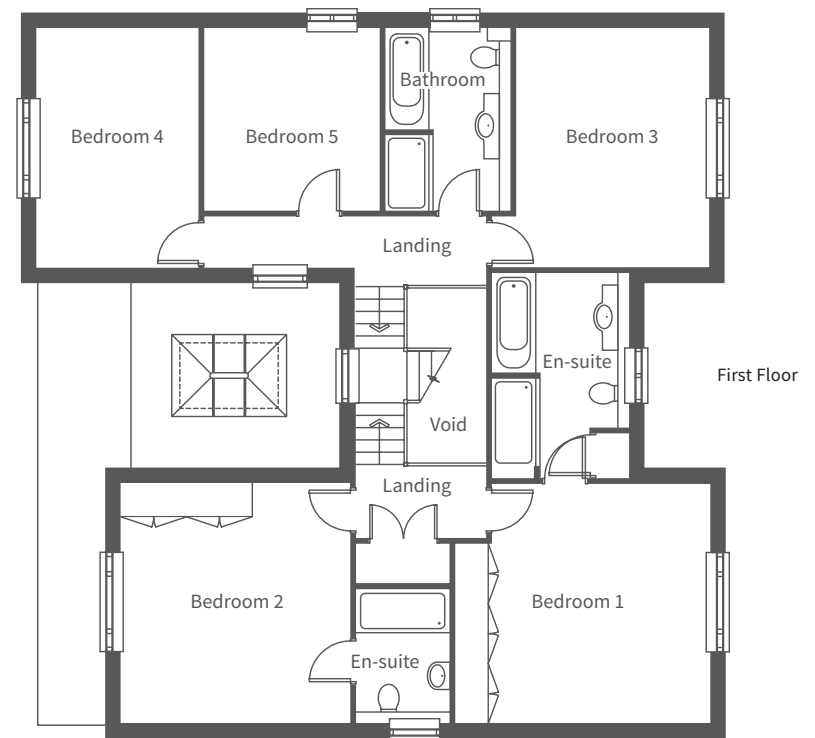
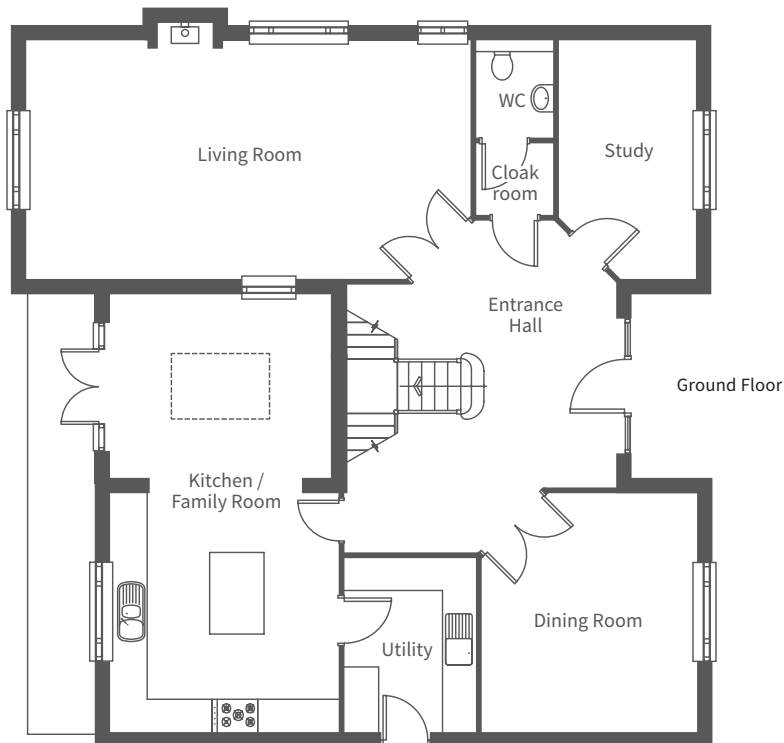
A uniquely impressive five bedroom family home. The downstairs comprises of a separate dining room, study, living room with an open fire place (for wood burner or similar). The kitchen has an impressive sky light ceiling and double doors leading to the garden and utility room. WC / cloakroom joins an elegant, spacious hall with sweeping stairs leading up to the master bedroom comprising wardrobes, a shower and bath en suite. Four further bedrooms, one of which has a walk in shower en suite, and the family bathroom completes the upstairs.

Ground Floor			First Floor		
	Millimetres	Feet/inches		Millimetres	Feet/inches
Living	8100' x 4350'	26'7" x 14'3"	Bedroom 1	4028' x 4350'	13'3" x 14'3"
Dining	4350' x 3950'	14'3" x 12'11"	Bedroom 2	4210' x 4350'	13'10" x 14'3"
Kitchen / Family	7950' x 4150'	26'1" x 13'7"	Bedroom 3	4350' x 3530'	14'3" x 11'7"
Study	4350' x 2550'	14'3" x 8'4"	Bedroom 4	4350' x 2980'	14'3" x 9'9"
Utility	3150' x 2350'	10'4" x 7'8"	Bedroom 5	3325' x 3200'	10'11" x 10'6"
		*Max			*Excluding wardrobe

**Please note: other floor plans and elevations for each property are available. 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 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.



Plot 27







## Elegant living. Outstanding quality.

Strongvox has carefully considered every aspect of your new home from location to house design and 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.



N/ABC

hansgrohe

PORCELANOSA

NEFF

crosswater\*





## High specification

Every aspect of the final specification has been thought about with you in mind. From the traditional design, through to the practical benefits of modern living, to Hansgrohe with Crosswater that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.

hansgrohe

NHBC

crosswater<sup>x</sup>

EFF

PORCELANOSA

### Kitchen

- Fully fitted kitchen with wall and floor cupboards (choice\*)
- Composite granite worktops, with up stand and splashback behind hob
- Eyelevel single Neff oven together with a combination oven and warming drawer, five burner gas hob and hood extractor fan
- Stainless steel under pinned 1½ bowl sink with a chrome tap
- Integrated Fridge Freezer and Dishwasher
- White down lighters to kitchen area
- Amtico flooring (continues in to utility)

### Utility

- Fitted kitchen units with profile worktops
- Stainless steel one bowl sink with a chrome monobloc mixer tap
- Space and plumbing for washing machine and tumble dryer

### Bathroom, En suite & Cloakroom

- The bathroom, en suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with Hansgrohe taps
- The trayless shower within the en suite includes a concealed Crosswater thermostatic shower valve with full height tiling and a glass screen
- Rainfall shower, with separate handheld attachment
- Half height tiling by Porcelanosa to the bathroom, en suite and downstairs cloakroom
- Basin vanity unit
- Chrome heated towel rail to family bathroom and en suite
- Recessed white down lighters to the WC, bathrooms and en suites
- Shaver socket fitted in bathroom and en suite
- Ceramic flooring with under floor heating in bathroom and en suite

\*Subject to build stage

### Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls – ‘white with a hint of grey’ (or similar) and ceilings – white
- Oak ‘cottage style’ timber doors
- Oak staircase and balustrades
- All homes feature smooth finish timber front doors with multi point locking system
- Built in wardrobes to bedrooms 1 and 2

### Electrical Installation

- BT points are fitted to the kitchen, family room, study, bedrooms 1 and 2
- Main BT router point to be based in downstairs / upstairs cupboard as applicable
- TV points are fitted to the kitchen, family room, study, bedrooms 1 and 2 with wiring to communal satellite and digital terrestrial TV system
- Chrome switches and sockets downstairs
- A mains operated smoke alarm with battery backup is fitted to the hallway and landing
- External recessed down light (in canopy) or coach light fitted to the front
- Wiring for rear external lights
- Power and light to garages with electric garage doors

### Energy Efficiency, Heating & Insulation

- Gas fired central heating with thermostatically controlled radiators
- Underfloor heating in en suite and bathrooms
- Double glazed uPVC windows
- Internal double doors, glazed
- Cavity wall and loft insulation installed to NHBC standards
- Energy performance certificates are provided for each home

### External Finishes

- Outside tap
- Front gardens will be landscaped with the rear gardens laid to turf
- Patios and Paths laid in slab, as per planning layout

## Inspirations™

Be inspired by our range of extras on offer to personalise your dream home.  
Ask our Sales Advisor for more information.



# Individual homes for independent lives

At Strongvox Homes we work hard to offer you something special and our quality and attention to detail fulfil our vision to provide individual homes in which people will enjoy living for many years to come.

Our company is built on firm foundations with all directors experienced in providing homes around the country and their combined expertise means you are assured of a carefully and beautifully designed home.

We are a locally-based, private company and delighted to be creating a stunning development of four and five bedroom homes at Amingford Grange where we are offering you the chance to be part of exclusive living in one of the finest locations in the West Country.



# Our Customer Charter

At Strongvox we are committed to delivering a quality service and our customer charter sets out to demonstrate how our customers are at the heart of our business.

We want you to enjoy your journey and love living in a Strongvox home for many years to come.

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 are on hand 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 NHBC warranty and we will provide you with information about the cover

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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

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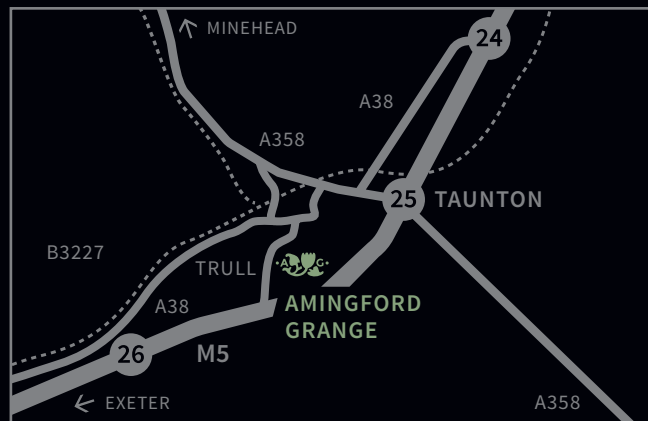
You will be provided with details of who to contact if you believe we have not fulfilled our charter commitments.



**STRONGVOX**  
HOMES



## Location



### Directions from the M5, junction 25

Take the Tone Way into Taunton heading straight over at the Creech Castle traffic lights. Take the left exit from the next roundabout and carry straight on up through Each Reach, bearing left at the top however keeping on the same road past Sainsburys on your right. Carry on until you pass the Police station on your left and the Court house on your right. Continue on the road for approx 2 miles and at a small cross roads after a left hand bend you will find Amberd Lane on your left.

**For Sat Nav:** use TA3 7AA

ENQUIRIES: 0845 8610013

**STRONGVOX**  
HOMES

[amingfordgrange@strongvox.co.uk](mailto:amingfordgrange@strongvox.co.uk)

YORK HOUSE, BLACKBROOK PARK AVENUE, BLACKBROOK BUSINESS PARK, TAUNTON, SOMERSET, TA1 2PX

[ENQUIRIES@STRONGVOX.CO.UK](mailto:ENQUIRIES@STRONGVOX.CO.UK) [WWW.STRONGVOX.CO.UK](http://WWW.STRONGVOX.CO.UK)

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