



# H A R B O U R

SHERBORNE COURT NORTH DORSET



Luxurious living in a beautiful market town



**STRONGVOX**  
HOMES











Sherborne High Street



*"We always work hard looking at the detail to make sure that the design and specification of our houses sets us apart from the competition and I am confident that this will be another development we can be very proud of."*

**Toby Ballard** Managing Director, Strongvox Homes



Yeovil



8th Century Sherborne Abbey



Sherborne Post Office

## Welcome to Harbour Court

Harbour Court in Sherborne, Dorset is our latest beautifully thought out Strongvox development.

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country in which people will enjoy living for many years to come.

All Strongvox homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in harmony with its surroundings.

Since 2004 we have built over 1,200 homes across 30 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.





SHERBORNE  
SCHOOL







Lulworth Cove, Dorset

# Beautiful Dorset

Sherborne, said to be the most beautiful town in Dorset, is situated on the River Yeo, just east of Yeovil and to the west of Shaftesbury on the edge of the Blackmore Vale. It has its own railway station on the Exeter to London Waterloo line. Yeovil is just 6 miles further on from Sherborne offering the area’s biggest employer Westlands, Shaftesbury is to the east, famous for Gold Hill and the Hovis advertisement. Just 20 miles on lies the beautiful Cathedral city of Salisbury.

If you fancy a day relaxing on the beach then the Dorset coast is achievable in less than an hour’s drive. Further afield? Then Exeter Airport can cater for more exotic destinations, reachable by car in just over an hour.

Sherborne to London (by train)	2 hour 20 mins
Sherborne to Exeter (by train)	1 hour 10 mins
Sherborne to Bristol (by train)	2 hour 5 mins
Sherborne to Bath (by train)	1 hour 15 mins
Sherborne to Exeter Airport (by car)	2 hours
Sherborne to Bristol Airport (by car)	1 hour 14 mins





MILBORNE PORT

SHERBORNE

  
HARBOUR  
COURT

7

1

2

3

5

6

4

8





1. Computer generated street scene Harbour Court



2. Sherborne High Street



3. The Conduit, Sherborne



4. Sherborne Castle



5. Sherborne Abbey



6. Sherborne Railway Station



7. The Gryphon Academy, Sherborne



8. Yeovil

# Harbour Court, Sherborne

Sherborne nestles amongst the countryside in the north west corner of Dorset.

This beautiful market town has an abundance of ancient buildings including an Abbey and two castles. The Abbey and many of the medieval and Georgian buildings are built from distinctive ochre-coloured hamstone. It is well known for cultural events and festivals, hosting regular classical concerts and performances plus an annual ‘Pack Monday Fair’ with stalls, sideshows and a funfair. There is a wide range of independent shops and boutiques with the popular Cheap Street home to a weekly flea market.

Sherborne is home to world famous schools with Independent Preparatory, Girls and Boys schools, Sherborne Primary School and the secondary school Gryphon Academy. Gryphon has been featured in the Best Schools Guide and has a good Ofsted report.

The Gryphon Academy	7 mins (car)
Sherborne Railway Station	8 mins (car)
Sherborne Boys School	8 mins (car)
Yeovil	15 mins (car)
Shaftesbury, Dorset	20 mins (car)
Salisbury, Wiltshire	60 mins (car)





# H A R B O U R C O U R T



## Harbour Court House / Apartment Types



**The Apartments** (1 bedroom home)



**The Dean** (3 bedroom home)

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





Computer generated image of Harbour Court street scene



# The Apartments

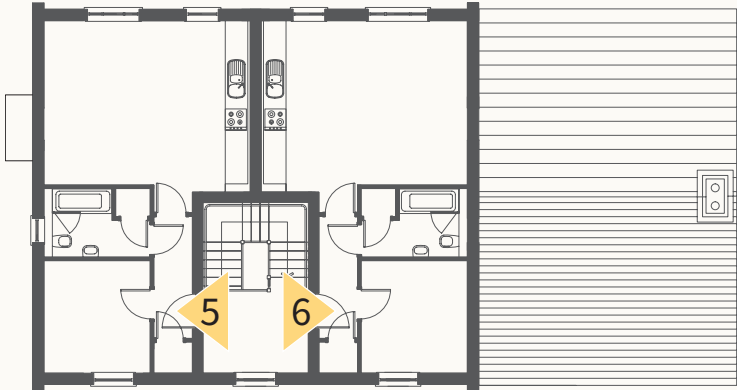
One bedroom apartments



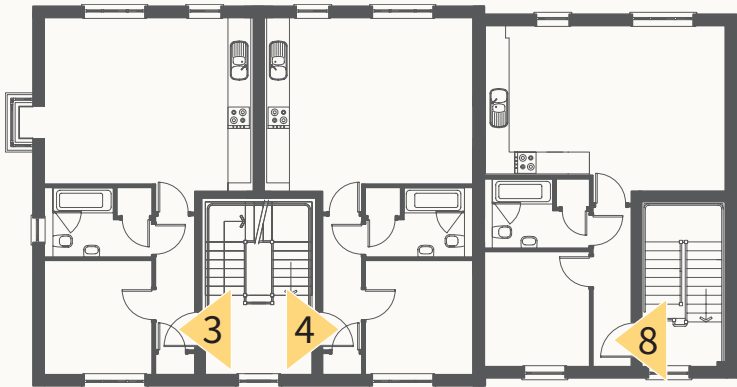
Stunning new period style apartment buildings comprising of 8 one bedroom apartments fitted out to a high specification and design. Each apartment building has either 2 or 3 floors. Apartments feature an open plan kitchen, dining and lounge room, bedroom, bathroom and parking space, bike storage and communal area.



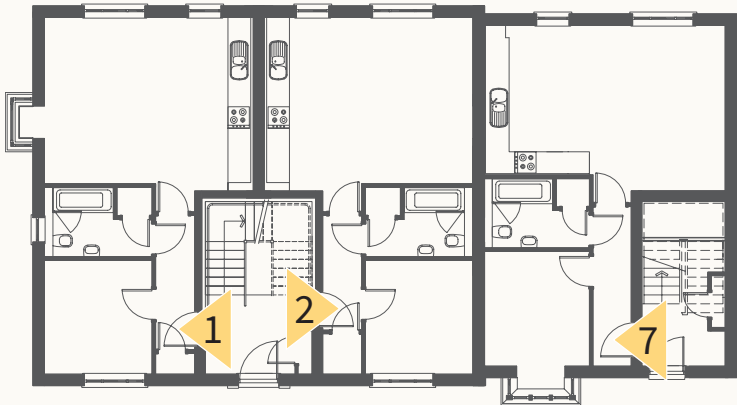
Second Floor



First Floor

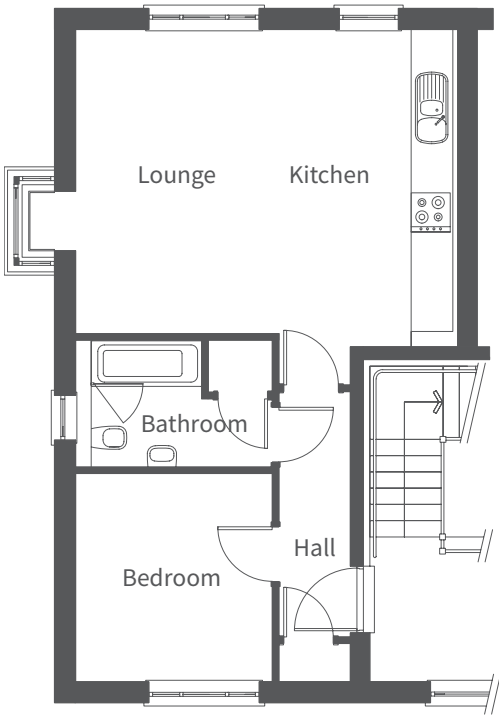


Ground Floor



One bedroom apartment

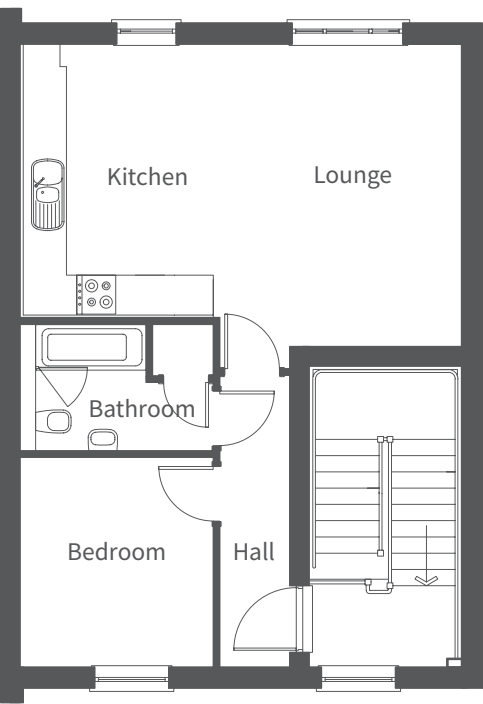
Plots 1, 2, 3, 4, 5, 6



Plots 1, 2, 3, 4, 5, 6	Millimetres	Feet/inches
Lounge/ Kitchen	5785 x 4460	18' 9" x 15' 2"
Bedroom 1	3185 x 3010	10' 4" x 9' 8"

One bedroom apartment

Plots 7, 8



Plots 7, 8	Millimetres	Feet/inches
Lounge/Kitchen	6695 x 4620	21' 9" x 15' 1"
Bedroom 1	3210 x 2955	10' 5" x 9' 7"

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.











# The Dean

Three bedroom home



The Dean is a stylish three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises cloakroom, kitchen/breakfast room and open plan living/dining room with French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.



The Dean is available in a choice of three exterior finishes:

Render

Stone colour render.

Plots 11, 14, 19, 20, 21 and 22



Stone

Sherborne 'Honey Brown' stone colour.

Front elevation only: Plots 9, 10, 15 and 16  
All elevations: Plots 23 and 24



Brick

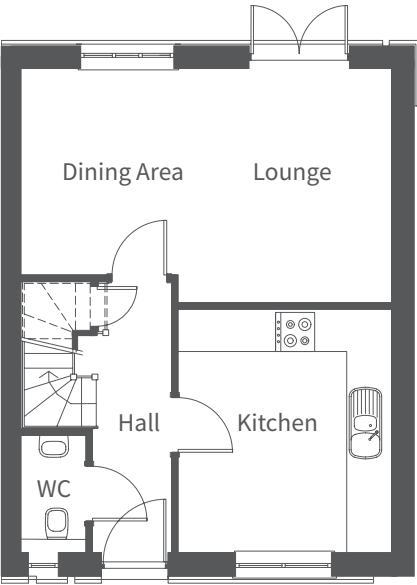
'Sandown Red' brick colour.

Plots 12, 13, 17, and 18

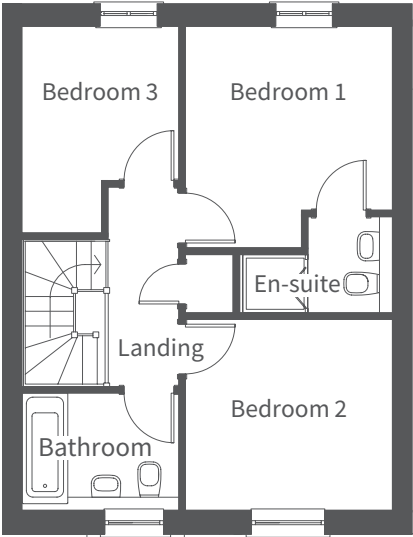


Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge/ Dining	5670 x 3585	18' 6" x 11' 7"	Bedroom 1	3170 x 3390	10' 4" x 11' 1"
Kitchen	3265 x 3725	10' 7" x 12' 2"	Bedroom 2	3170 x 2920	10' 4" x 9' 5"
NOTE: Bay windows feature on plots 9, 15 and 16			Bedroom 3	2400 x 3160	7' 8" x 10' 3"

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.



Ground Floor



First Floor



# The Dean

Three bedroom home









# The Dean

Three bedroom home







## 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.



hansgrohe



DURAVIT











## 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 taps and Vado shower valves that complete the sanitary ware. Every detail has been considered, because we know how important the finishing touches are to making a home.

### Kitchen

- A choice\* of fully fitted kitchen with ample wall and floor cupboards
- A choice\* of profile worktop with matching up-stands
- Stainless steel eye level single oven, 4 burner gas hob and hood extractor fan
- A stainless steel / glass splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Integrated Neff fridge freezer and dishwasher
- Recessed downlighters

### Bathroom, En-suite and Cloakroom

- All equipped with contemporary Duravit sanitary ware in white with stylish Hansgrohe taps
- Concealed cisterns with wall hung toilet
- En-suite shower includes a concealed Vado thermostatic shower valve with a resin stone shower tray and full height tiling
- Full height tiling to the bathroom around the bath, semi-pedestal basin and toilet when situated on the same wall (splash back tiling behind the basin when not situated on the same wall)
- Recessed down lighters
- Shaver socket fitted in bathroom and en-suites

### Decoration and Internal Finish

- Smooth emulsion finish to the walls and ceilings
- Cottage style vertical five panel internal doors
- Composite front doors with multi point locking system

### Electrical Installation

- BT points are fitted to the lounge and bedroom 1
- TV points are fitted to the lounge and bedroom 1 with wiring for Sky and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway
- External recessed down light or coach light fitted
- Electric point and BT point for wireless router

### Energy Efficiency, Heating and Insulation

- Gas fired combi boiler with thermostatically controlled radiators and heated towel rails in en-suite and bathroom
- Hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to LABC standards
- Energy Performance Certificates are provided for each home

### External Finishes

- External tap provided
- Front lawns either laid to turf or shrubs (dependent on planning)
- Rear gardens fenced and laid to turf or hard landscaped (plot dependent)
- Patios and paths laid in Natural Bronte slab in line with planning

### LABC Warranty

- Each home is independently surveyed during the course of construction by LABC who will issue their 10 year warranty certificate upon structural completion of the property

\*Subject to build stage









# Developer of choice

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 one and three bedroom homes at Harbour Court 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 demonstrates 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 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

•

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 LABC 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

•

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









## Location



### Directions from A30

**WESTBOUND:** From Shaftesbury take the A30 towards Sherborne and continue on this road into Sherborne. Stay on the A30, go straight over the roundabout onto Coldharbour and turn right into Harbour Way. Opposite Compton Court.

**EASTBOUND:** From Yeovil take the A30 towards Sherborne and continue on this road into Sherborne. Straight over the traffic lights at the bottom of Kitts Hill, incline up Greenhill to go straight over another set of traffic lights. Continue until you see Compton Court on your right and Harbour Way is on the left.

Harbour Court is on the right.

**For Sat Nav:** use DT9 4AJ

ENQUIRIES: 0800 4725538



harbourcourt@strongvox.co.uk

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