



MANOR

NORTH CURRY LAWNS SOMERSET



Luxurious living in a peaceful village setting



STRONGVOX
HOMES

1952 EHR 2012



North Curry



Post Office

OFFICE &
INGS BANK



"Being based locally in Taunton we are very excited to be developing such an exciting project at Manor Lawns, North Curry"

Toby Ballard Managing Director, Strongvox Homes



The Coffee Shop, North Curry



Bird in Hand, North Curry



Queen Square Garden, North Curry

Welcome to Manor Lawns

Manor Lawns in the picturesque village of North Curry 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 their surroundings.

Since 2004 we have built over 1,000 homes across 23 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.





The best of Somerset

The Parish of North Curry offers the best of both worlds, a truly rural setting within excellent access to the historic county town of Taunton, which is only eight miles away, and key road and rail networks.

Nestled nearby two Areas of Outstanding Natural Beauty; to the south lies the beautifully dramatic and unspoilt Blackdown Hills which borders Devon; to the west the Quantock Hills with panoramic views of land, heath and coast.

Living at Manor Lawns 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.

Taunton to London (by train)	approx 1 hour 45 mins
Taunton to Exeter (by train)	25 mins
Taunton to Bristol (by train)	35 mins
Taunton to Bath (by train)	1 hour 15 mins
North Curry to Exeter Airport (by car)	50 mins
North Curry to Bristol Airport (by car)	55 mins



TAUNTON

NORTH CURRY


MANOR
LAWNS



1. Computer generated house types, Manor Lawns



2. North Curry Village



3. North Curry C of E Primary School



4. Taunton Railway Station



5. Blackdown Hills



6. The Castle Hotel, Taunton



7. County Ground, Taunton



8. Taunton School

Manor Lawns, North Curry

This pretty Somerset village is located in the first designated Conservation Area in Taunton Deane which boasts many facilities and amenities including; ‘The Bird In Hand’ an independently owned pub and restaurant, first licensed in the 1760’s, is set in the heart of the village; ‘The North Curry Brewery Company’ with a selection of fine ales; ‘The Coffee Shop’, located nearby in the Town Farm Barn, is a community project run by volunteers which also offers artwork and crafts by local artists; ‘The Village Hall’ hailing a film society, quizzes, parish meetings together with charity events. The village also benefits from a playing field, sports field and pavilions.

For families the area has a range of schools for children of all ages from the local North Curry C of E Primary School with excellent Ofsted report 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.

North Curry C of E Primary School	3 mins (car)
Taunton Railway Station	20 mins (car)
Somerset College of Arts & Technology	22 mins (car)
Somerset County Cricket Ground	16 mins (car)
Blackdown Hills AONB	30 mins (car)
Exeter	50 mins (car)



MANOR LAWNS

Manor Lawns House Types

- | | | | |
|---|----------------------------|---|---------------------------|
|  | The Dean (3 bed home) |  | The Richmond (5 bed home) |
|  | The Helford (3 bed home) |  | The Windsor (5 bed home) |
|  | The Barnet (3 bed home) | | |
|  | The Islington (4 bed home) | | |
|  | The Camden (4 bed home) | | |
|  | The Greenwich (4 bed home) | | |
|  | The Waltham (4 bed home) | | |
|  | Affordable Housing | | |



Computer generated image of Manor Lawns site plan.

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



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 WC, kitchen/ breakfast room and open plan living/dining room with French doors opening out onto the enclosed rear garden. The stairs, which incorporate a storage cupboard, lead to the first floor which comprises of a master bedroom with en-suite, two further bedrooms and bathroom.

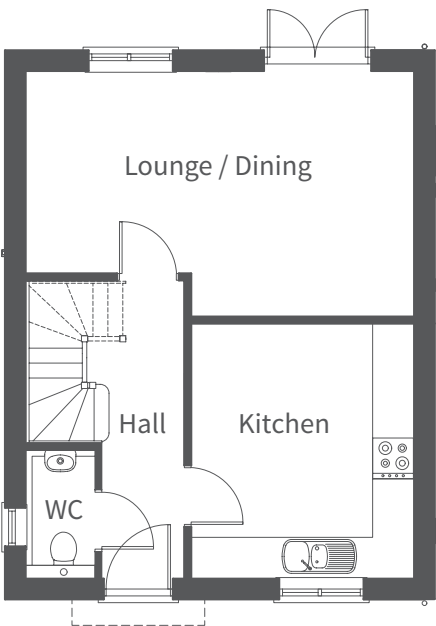
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Breakfast	3291 x 3765	10' 9" x 12' 4"	Bedroom 1	3209 x 3445	10' 6" x 11' 3"
Living/ Dining	5733 x 3625	18' 9" x 11' 10"	Bedroom 2	3210 x 2825	10' 6" x 9' 3"
			Bedroom 3	2453 x 3018	8' 0" x 9' 10"

* Maximum

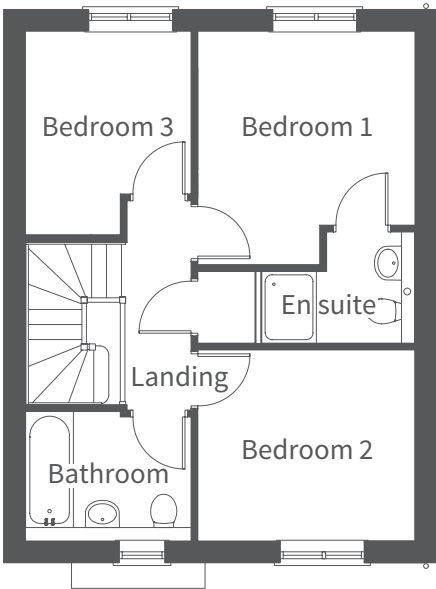
Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



Plots 16 and 17



Ground Floor



First Floor

The Helford

Three bedroom home

A three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area with door to the enclosed rear garden and living room with French doors opening out onto the rear garden. The stairs, which incorporate a storage cupboard, lead to the first floor which comprises of a master bedroom with en-suite, two further bedrooms and bathroom.

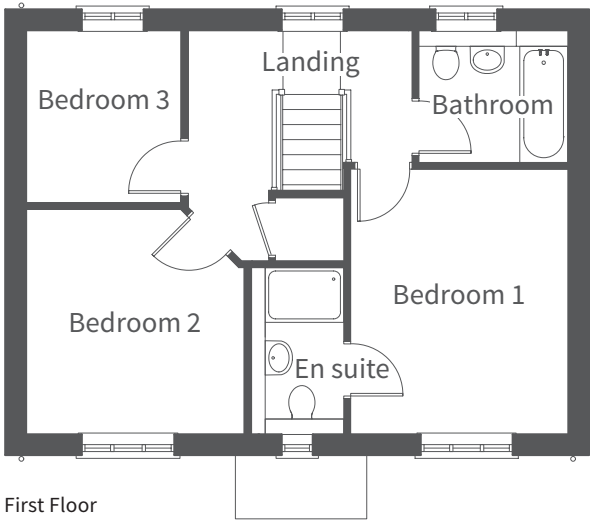
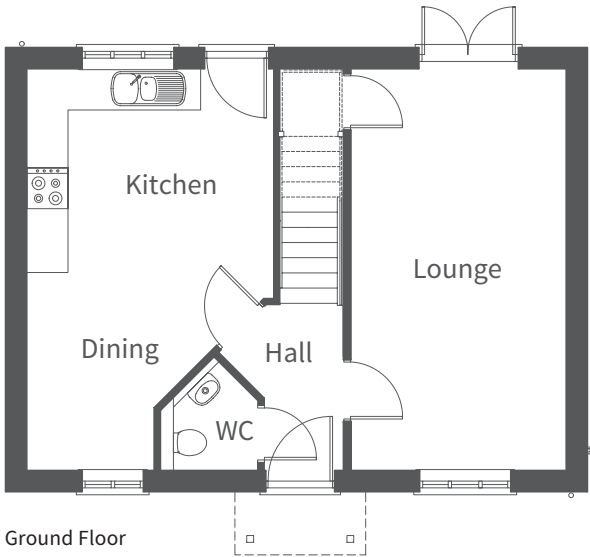
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	3645 x 5915	11' 11" x 19' 5"	Bedroom 1	3203 x 3892	10' 6" x 12' 9"
Lounge	3175 x 5915	10' 5" x 19' 5"	Bedroom 2	3218 x 3290	10' 6" x 10' 9"
			Bedroom 3	2280 x 2540	7' 5" x 8' 4"

* Maximum

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 8



The Barnet

Three bedroom home

The Barnet is an attractive three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises of a kitchen and spacious open plan living/dining room both featuring French doors which open out onto the enclosed rear garden. From the hall, with WC, stairs lead to the first floor master bedroom with en-suite plus two further bedrooms, a family bathroom and an airing cupboard.

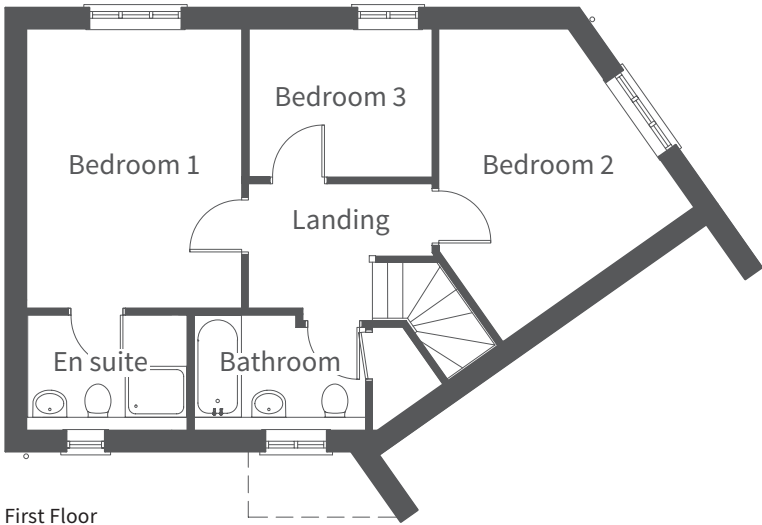
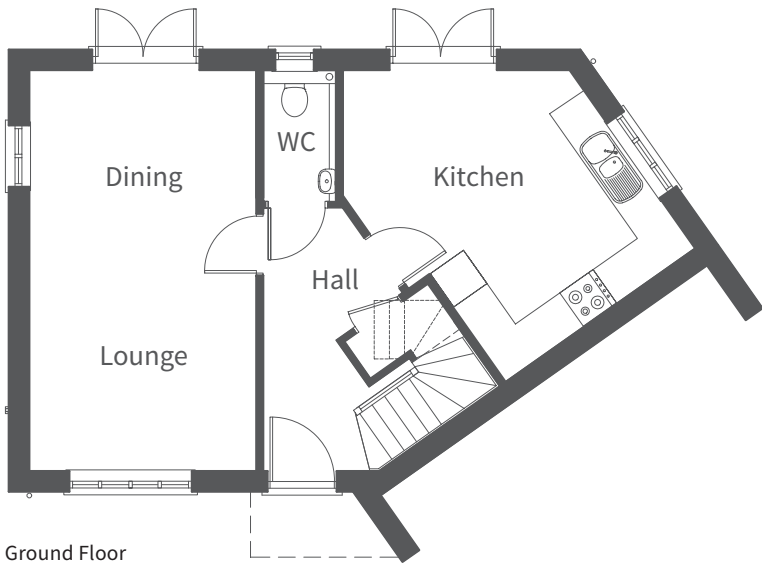
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Breakfast	3800 x 4140	12' 5" x 13' 6"	Bedroom 1	3182 x 4130	10' 5" x 13' 6"
Living/ Dining	3350 x 5865	10' 11" x 19' 5"	Bedroom 2	3453 x 3525	11' 3" x 11' 6"
			Bedroom 3	2728 x 2200	8' 11" x 7' 2"

* Maximum

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 9



The Islington

Four bedroom home

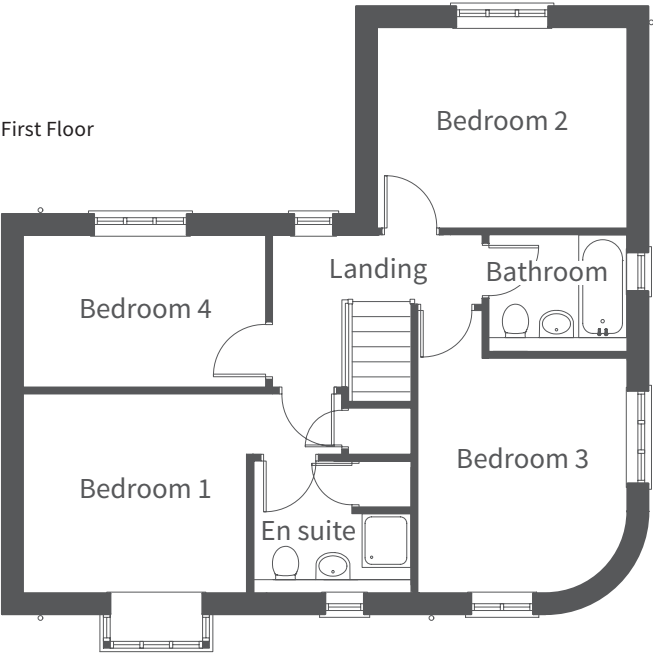
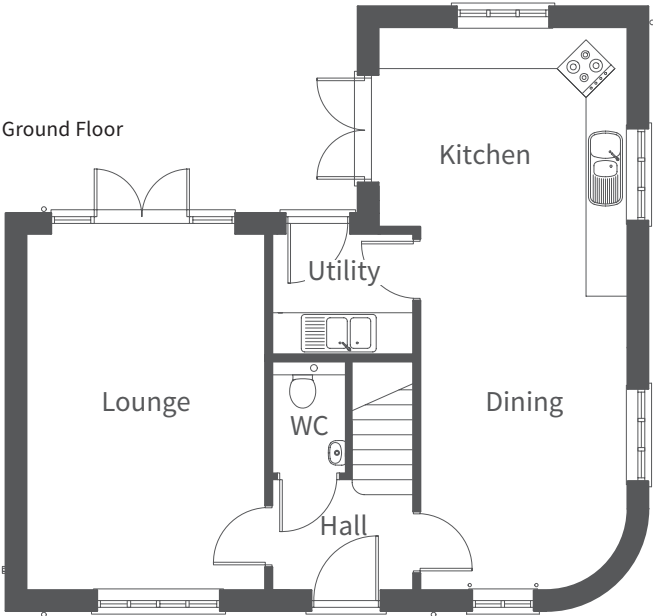
The Islington is a four bedroom home with high specification and accommodation split over two floors. The entrance hall on the ground floor leads to the living room, kitchen/dining room and WC/cloakroom. The large kitchen/dining room has access to the utility room and also leads onto the enclosed rear garden through French doors. The living room also has French doors onto the rear garden. On the first floor the master bedroom has an en-suite. Three further bedrooms lead off the landing area with a separate family bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	8277 x 3050	27' 1" x 10' 0"	Bedroom 1	3280 x 2930	10' 9" x 9' 6"
Living	3514 x 5240	11' 6" x 17' 2"	Bedroom 2	3665 x 2952	12' 0" x 9' 8"
			Bedroom 3	3080 x 3454*	10' 1" x 11' 4"
			Bedroom 4	3565 x 2240	11' 7" x 7' 4"

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 14



The Camden

Four bedroom home

The Camden is a four bedroom home benefiting from high specification and delightful accommodation over two floors. On the ground floor the entrance hall has access to the lounge, study, WC and kitchen. The lounge has a door through to the dining room which has French doors opening onto the enclosed rear garden. The kitchen has further French doors onto the rear garden and access to the utility room and back door. On the first floor you will find the master bedroom with en-suite. There are a further 3 bedrooms, a separate family bathroom and an airing cupboard.

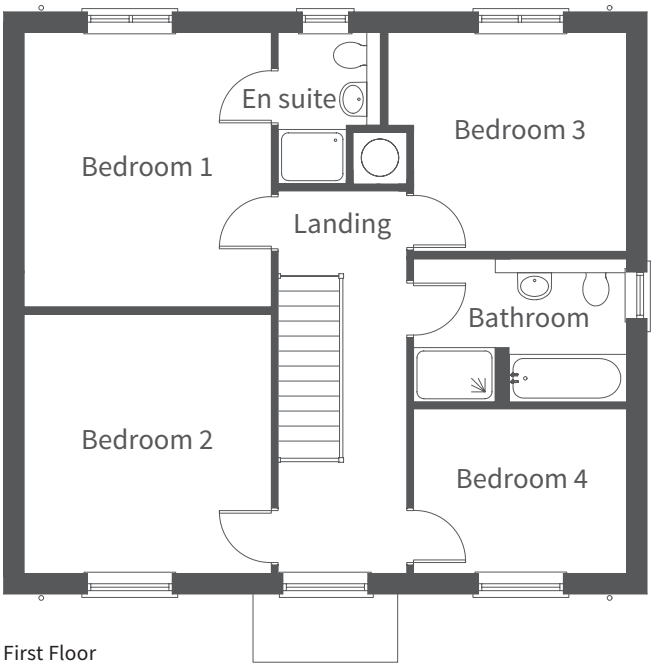
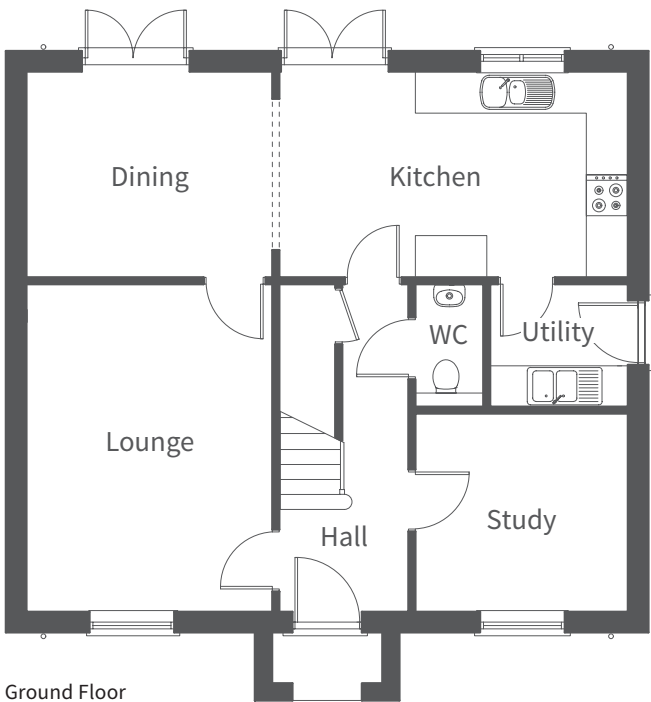
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	5125 x 3025	16' 9" x 9' 11"	Bedroom 1	3643 x 4040	11' 11" x 13' 3"
Living	3615 x 4815	11' 10" x 15' 9"	Bedroom 2	3642 x 3830	11' 11" x12' 6"
Dining	3615 x 3025	11' 10" x 9' 11"	Bedroom 3	3516 x 3228	11' 6" x 10' 7"
Study	3125 x 2915	10' 3" x 9' 6"	Bedroom 4	3140 x 2430	10' 3" x 7' 11"

* Maximum

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 19



The Greenwich

Four bedroom home

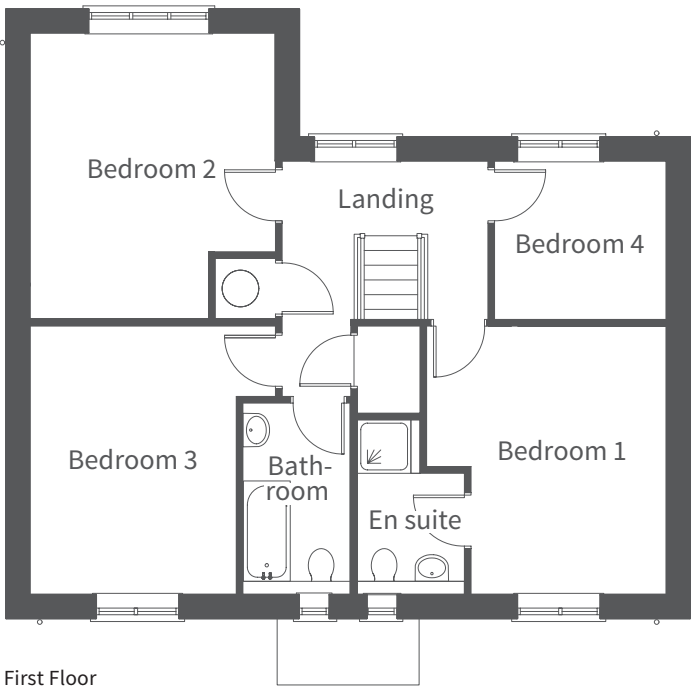
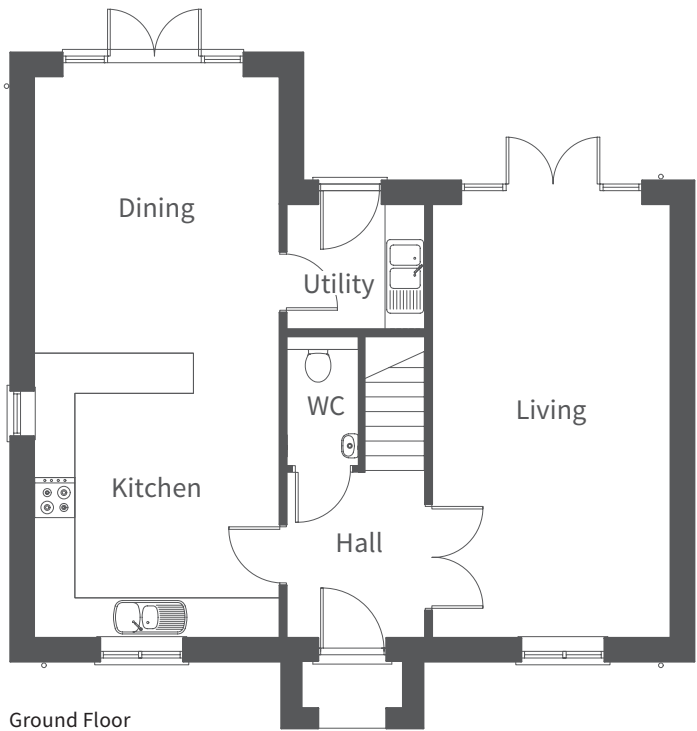
The Greenwich is a lovely four bedroom home with high specification and accommodation split over two floors. On the ground floor there is access from the hallway to the living room, kitchen/dining room and WC/cloakroom. The spacious living room has access through French doors to the enclosed rear garden. The kitchen/dining room has access to both the enclosed rear garden via French doors and to the utility room with back door. On the first floor the master bedroom has an en-suite and there are 3 further bedrooms and a family bathroom and an airing cupboard.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	8403 x 3678	27' 6" x 12' 0"	Bedroom 1	3589 x 4030	11' 9" x 13' 2"
Living	3574 x 6490	11' 8" x 21' 3"	Bedroom 2	3668 x 4303	12' 0" x 14' 1"
			Bedroom 3	3106 x 4030	10' 2" x 13' 2"
			Bedroom 4	2589 x 2390	8' 5" x 7' 10"

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 20



The Waltham

Four bedroom home

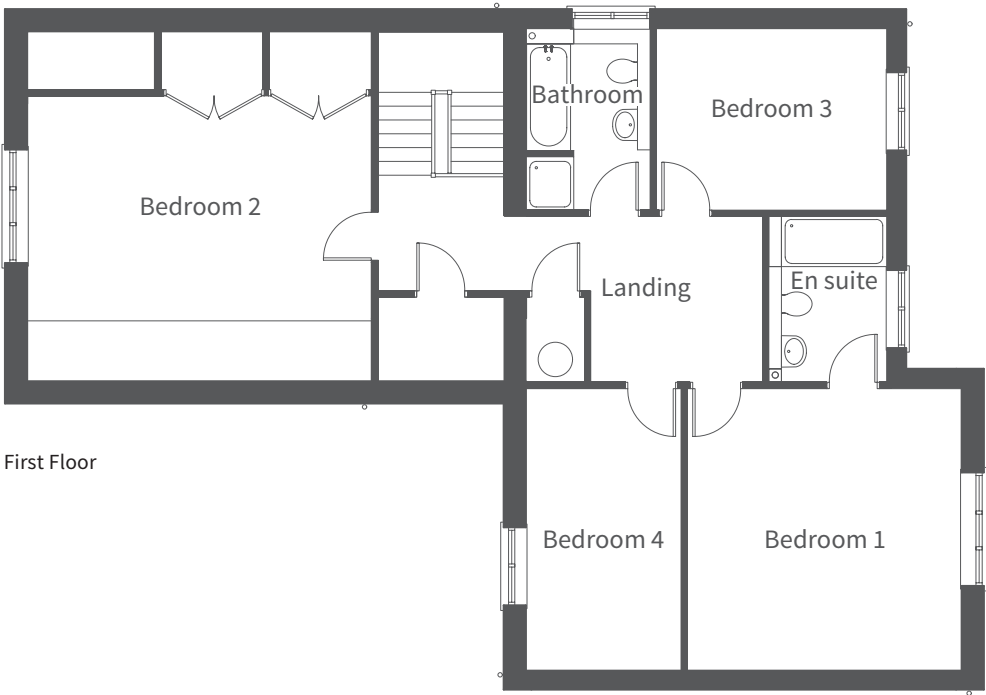
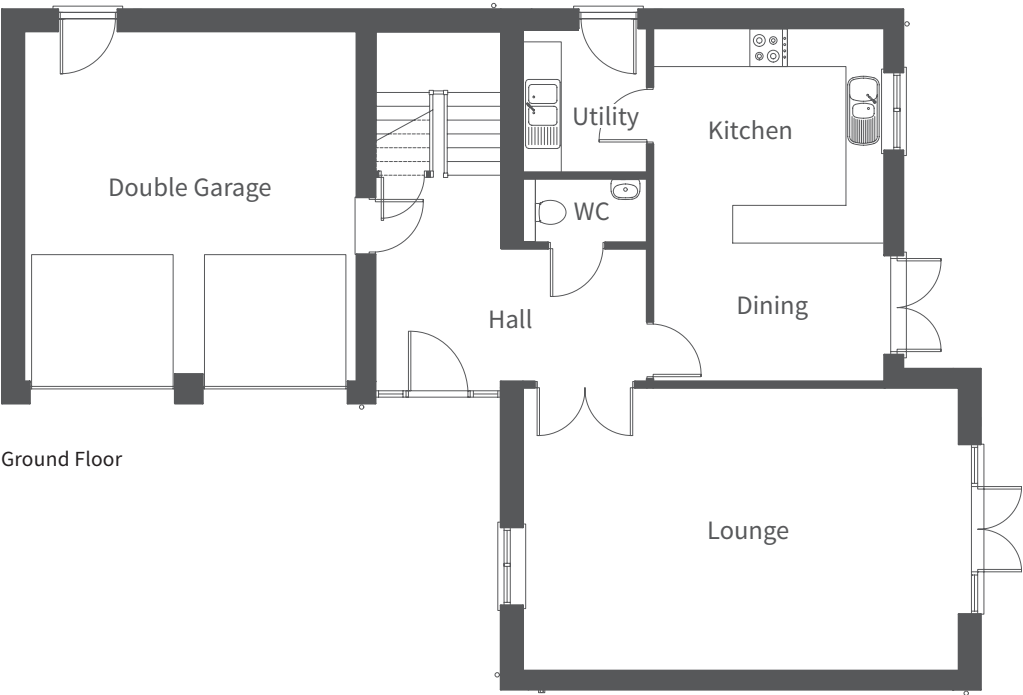
The Waltham is a delightful four bedroom home arranged over two floors. From the entrance hall double doors lead to the living room and then onto the garden through French doors. Also from the entrance hall are doors into the double garage, WC/cloakroom and to the kitchen/dining room which leads to the utility room with back door. Additional French doors open from the dining room into the garden. The stairs, which incorporate a storage cupboard, lead to the first floor. From the landing there is a master bedroom with en-suite, a large second bedroom with fitted wardrobes, two further bedrooms, separate family bathroom and an airing cupboard.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	3685 x 5556	12' 1" x 18' 2"	Bedroom 1	4390 x 4500	14' 4" x 14' 9"
Living	6950 x 4510	22' 9" x 14' 9"	Bedroom 2	3585 x 5515	11' 7" x 18' 1"
			Bedroom 3	3697 x 2917	12' 1" x 9' 6"
			Bedroom 4	2490 x 4500	8' 2" x 14' 9"

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 Richmond

Five bedroom home

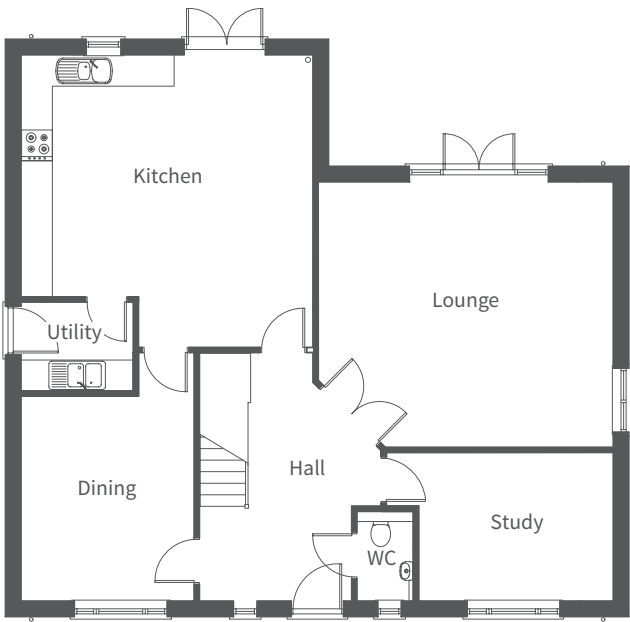
The Richmond is an impressive five bedroom home arranged over three floors. Leading from the entrance hall there is a large kitchen with French doors onto the rear garden and a utility room, a living room with further French doors onto the rear garden, a separate dining room which can be accessed via the hallway or kitchen, study and cloakroom. On the first floor from the generous landing with built in cupboards and airing cupboard there is the master bedroom with en-suite and dressing room, two further good size bedrooms and a separate family bathroom. On the second floor you will find bedrooms four and five and a shower room.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	5690 x 4715	18' 8" x 15' 5"	Bedroom 1	4590 x 4940	15' 0" x 16' 2"
Living	5750 x 5170	18' 10" x 16' 11"	Bedroom 2	3405 x 4340	11' 2" x 14' 2"
Dining	3375 x 4010	11' 0" x 13' 1"	Bedroom 3	3405 x 3755	11' 2" x 12' 3"
Study	3795 x 2895	12' 5" x 9' 5"	Bedroom 4	5115 x 4945	16' 9" x 16' 2"
			Bedroom 5	3405 x 4945	11' 2" x 16' 2"

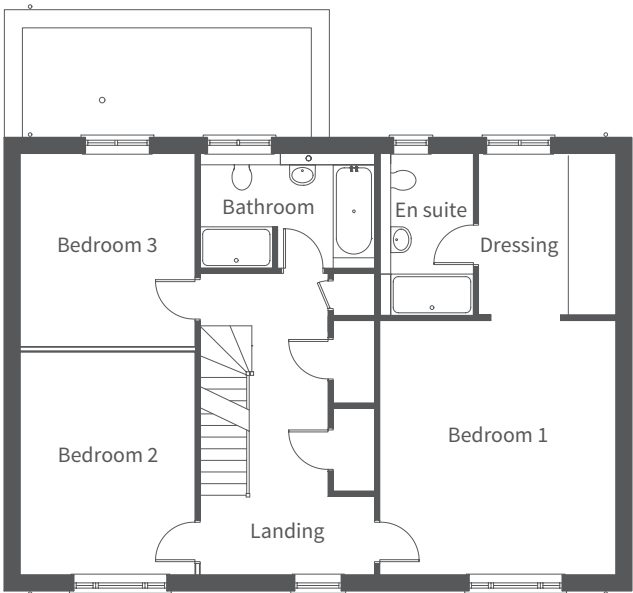
Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



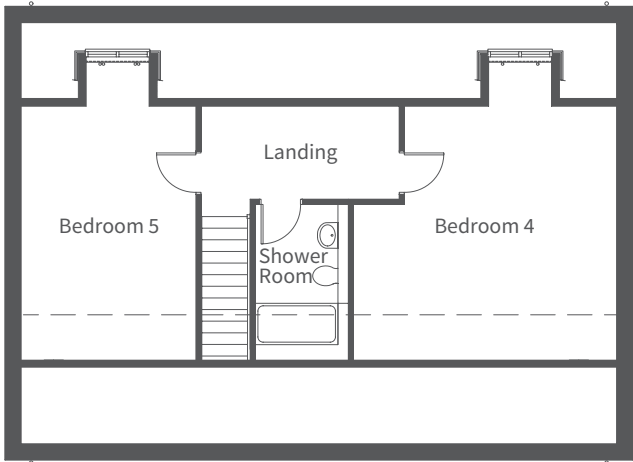
Plot 29



Ground Floor



First Floor



Second Floor

The Windsor

Five bedroom home

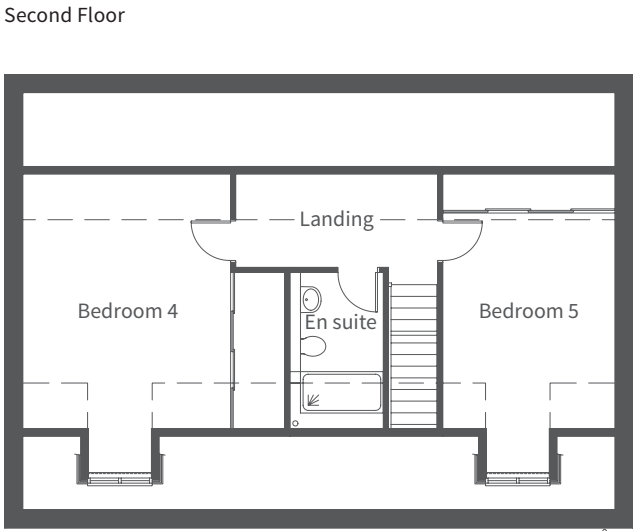
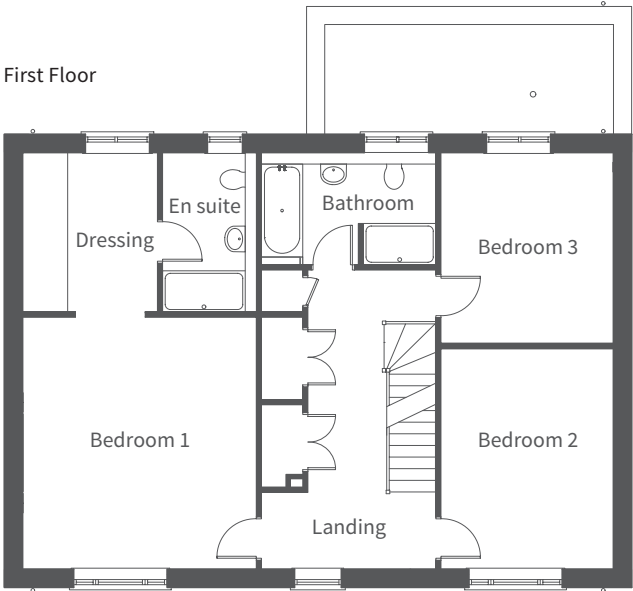
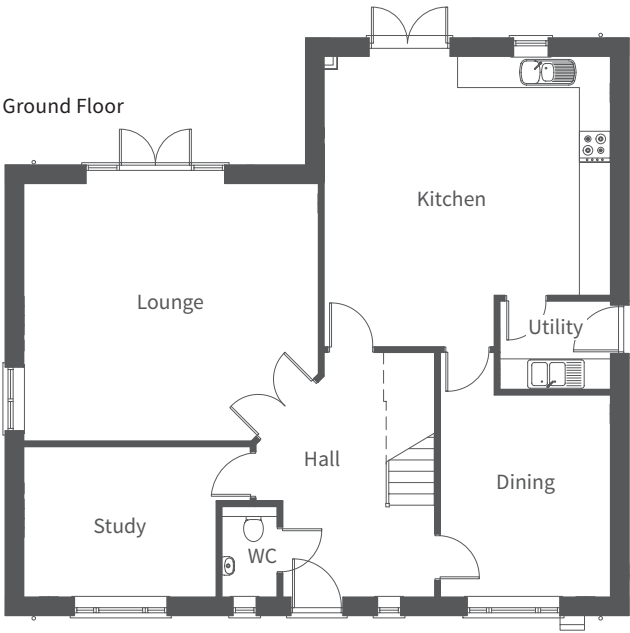
The Windsor is a beautiful five bedroom home arranged over three floors. On the ground floor from the entrance hall there is a large kitchen with French doors onto the enclosed rear garden and a utility room, a separate dining room with doors to the entrance hall and kitchen. Also on this floor there is a living room with French doors onto the rear garden, a study and cloakroom. On the first floor from the generous landing with built in cupboards and airing cupboard there is the master bedroom with en-suite and dressing room, two further good size bedrooms and a separate family bathroom. On the second floor you will find bedroom four with built in wardrobe, bedroom five and a bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	5590 x 4665	15' 3" x 18' 7"	Bedroom 1	4540 x 4890	14' 10" x 16' 0"
Living	5750 x 5025	18' 10" x 16' 5"	Bedroom 2	3355 x 4290	11' 0" x 14' 0"
Dining	3325 x 3945	10' 10" x 12' 11"	Bedroom 3	3355 x 3705	11' 0" x 12' 1"
Study	3775 x 2940	12' 4" x 9' 7"	Bedroom 4	4030 x 4915	13' 2" x 16' 1"
			Bedroom 5	3340 x 4915	10' 11" x 16' 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.



Plot 30





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.



N/IBC

hansgrohe

crosswater*

PORCELANOSA

NEFF

Villeroy & Boch
1748





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 with Villeroy & Boch 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

Villeroy & Boch
1748

NEFF

PORCELANOSA

Kitchen

- A choice* of fully fitted kitchen units with ample wall and floor cupboards
- A choice* of profile worktops with matching up-stands. Note: The Windsor and Richmond house types feature an underpinned sink with Quartz Form work tops
- Eye level stainless steel single oven (3 beds) with 4 burner gas hob and hood extractor. Eye level stainless steel double oven (4 beds) with 4 burner gas hob and hood extractor. Note: The Richmond and Windsor feature have an eye-level oven together with a combination oven and warming drawer plus 4 burner gas hob with additional wok burner and hood extractor fan. The Islington (plots 14 & 18) have a built under double oven
- 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.
- All homes have integrated fridge / freezer and dishwasher

Utility

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with a chrome monobloc mixer tap
- Space and plumbing for washing machine

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with Villeroy & Boch sanitaryware in white with stylish Hansgrohe taps
- Concealed cisterns together with wall hung toilet
- The shower within the en-suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling
- Full height tiling by Porcelanosa around bath. Where basin (semi-pedestal) and WC are situated on the same wall half height tiling. Splash back tiling behind basin where not situated on the same wall. Half height tiling behind toilet in cloakroom
- Recessed down lights in the bathroom, cloakroom and en-suite
- Shaver sockets fitted in bathroom and en-suites
- Baths to have tongue and groove side panel

Decoration and Internal Finish

- Each home features a smooth white emulsion finish to the walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

Electrical Installation

- BT points are fitted to the kitchen, lounge and Bedroom 1
- TV points are fitted to the lounge and Bedroom 1
- Communal Sky TV / Digital TV system
- A mains operated smoke alarm with battery backup is fitted
- Down lights to kitchen and hall area
- External recessed down light or coach light fitted to front and rear

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard with thermostatically controlled radiators and heated towel rails in en-suite and bathroom. Note: The Helford and Barnet have a combination boiler
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to NHBC standards
- Energy performance certificates are provided for each home

External Finishes

- An external tap will be provided
- Front lawns either laid to turf or shrubs (dependent on planning). Rear lawns fenced and laid to turf
- Patios and paths laid in Natural Bronte slab in line with planning

NHBC

- Each of our homes are independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property

*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable



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 two, three, four and five bedroom homes at Manor Lawns 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

•

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 M5 J25

From J25 north bound take the third exit from the roundabout taking the A358. From J25 south bound take the first exit onto the A358, follow this road through Henlade and on to the dual carriageway. At the top of the dual carriageway turn left and then take the first left as the road bends to the right. Follow this road all the way to North Curry, drive through North Curry and as you are leaving the village there is a turning on the right into White Street. Take this turning and then second right into Overlands and the development is at the top of the road on the right.

For Sat Nav: use TA3 6JL

ENQUIRIES: 0800 4725456



manorlawns@strongvox.co.uk

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

ENQUIRIES@STRONGVOX.CO.UK WWW.STRONGVOX.CO.UK

These particulars have been prepared in good faith to give a fair overall view of the property and details may vary from time to time. It should not be assumed that any contents/furnishings/furniture etc photographed or illustrations including the Computer Generated Images in these particulars are included in the sale. Any distances referred to are given as a guide only and are not precise.

The information in these particulars does not constitute any part of a contract or warranty. Design and print production: Harvest Design, Somerset