



# MILBORNE

MILBORNE PORT PLACE SOUTH SOMERSET



Luxurious living in a peaceful country setting



**STRONGVOX**  
HOMES











**WAYNE PULLEN**  
*Family Butcher*

**Tel:**  
**01963**  
**250222**

**NEWSAGENTS TOBACCONISTS**  
**CONFECTIONERS STATIONERS**



"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 project we can be very proud of."

**Toby Ballard** Managing Director, Strongvox Homes



The Gainsborough Arms, Milborne Port



St John the Evangelist Church, Milborne Port



Sherborne

## Welcome to Milborne Place

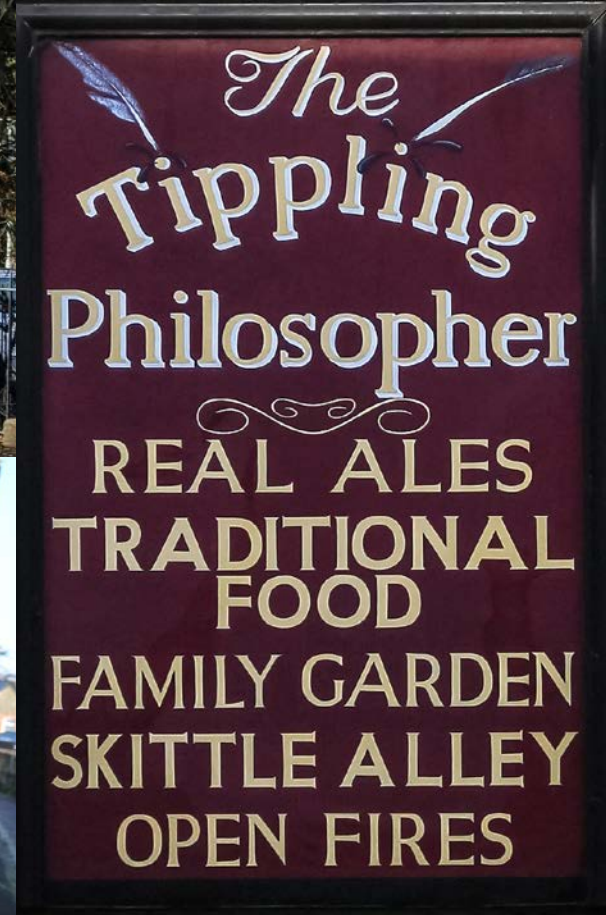
Milborne Place in the picturesque village of Milborne Port is our latest beautifully thought out Strongvox development.

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 approximately 900 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.









Lulworth Cove, Dorset

# The best of Somerset on the edge of Dorset

The pretty village of Milborne Port nestles just to the east of Sherborne (said to be the most beautiful town in Dorset) and west of Shaftsbury on the Dorset and South Somerset border with the Blackmore Vale in its sights.

Sherborne is just 3 miles away and offers an eclectic array of shopping and historic buildings including two castles, an abbey and for the connoisseurs of food a range of restaurants. Sherborne has its own railway line - Exeter to London Waterloo. Yeovil is just 6 miles further on from Sherborne offering the area's biggest employer Westlands, Shaftesbury is to the east of Milborne Port, 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 Dorset 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 the 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 10 mins
Sherborne to Bath (by train)	1 hour 15 mins
Milborne Port to Exeter Airport (by car)	1 hour 10 mins
Milborne Port to Bristol Airport (by car)	1 hour 4 mins





MILBORNE  
PLACE

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SHERBORNE

7

MILBORNE PORT

5

4

6





1. Computer generated street scene, Milborne Place



2. Milborne Port Village



3. Milborne Port Primary School



4. Sherborne Castle



5. Sherborne Abbey



6. Sherborne Railway Station



7. The Gryphon Academy, Sherborne



8. Gold Hill, Shaftesbury

## Milborne Place, Milborne Port

Milborne Port nestles amongst the countryside in the south east corner of Somerset.

The village is fortunate to have all the main services which a village needs - shops, post office, doctors' surgery, library, churches, pubs, clubs, playing fields, children's play areas, as well as a good range of clubs and societies.

Milborne Port Primary School leads on to Gryphon Academy in Sherborne. Gryphon has been featured in the best schools guide and has had an excellent Ofsted report.

The Gryphon Academy, Sherborne	7 mins (car)
Sherborne Railway Station	8 mins (car)
Sherborne Boys School	8 mins (car)
Yeovil	20 mins (car)
Shaftesbury, Dorset	24 mins (car)
Salisbury, Wiltshire	60 mins (car)





# MILBORNE PLACE

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



-  The Wimborne
-  The Dean
-  The Helford
-  The Devoran
-  The Thornton
-  Affordable housing







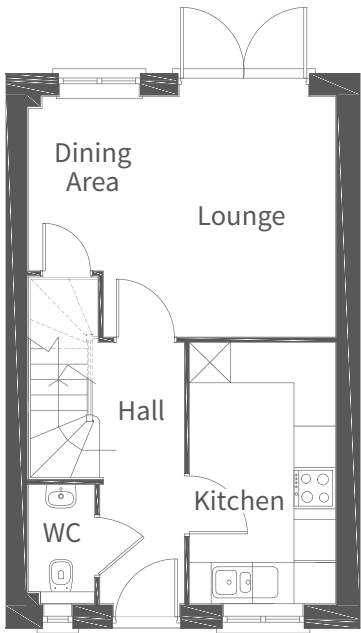
# The Wimborne

## Two bedroom home

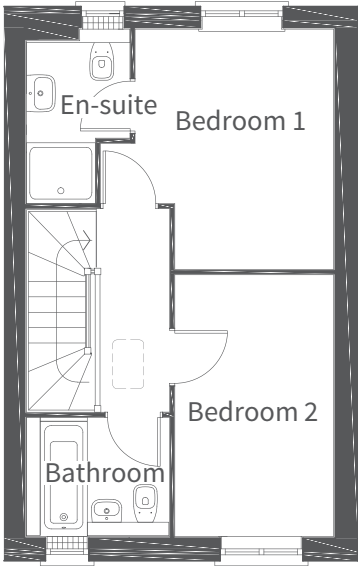
The Wimborne is a lovely two bedroom home comprising open plan living space, with a modern kitchen. On the first floor you will find the master bedroom with en-suite, one further bedroom and a family bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	2116 x 3788	6' 11" x 12' 5"	Bed 1	3483 x 4375	11' 5" x 14' 4"
Lounge	4450 x 3488	14' 7" x 11' 5"	Bed 2	2300 x 3793	7' 6" x 12' 5"
			Bathroom	1926 x 1726	6' 4" x 5' 8"

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



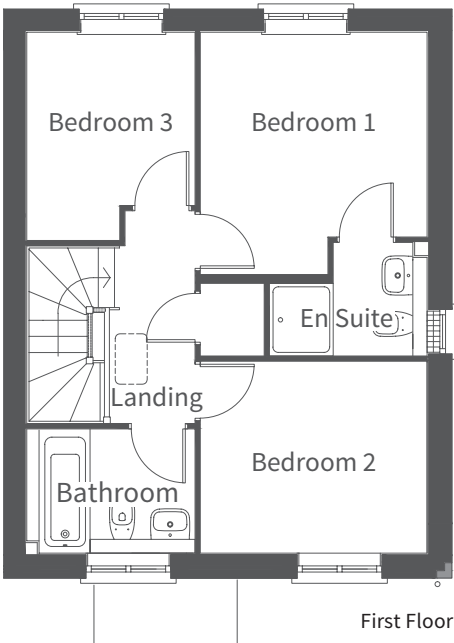
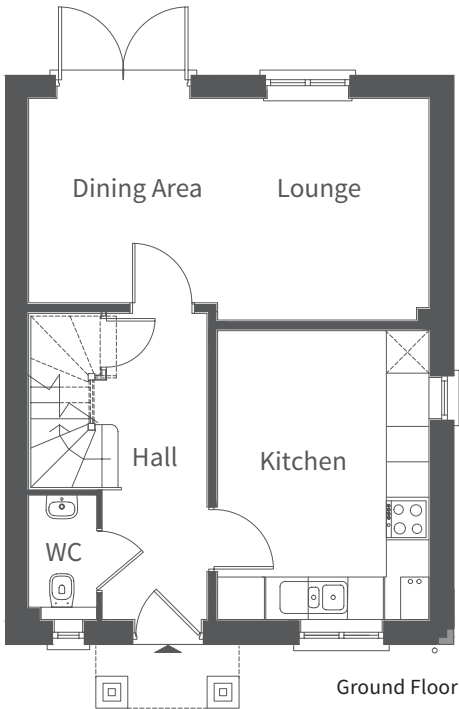
# The Dean

## Three bedroom home

The Dean 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 first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge/ Dining	5675 x 2882	18'7" x 10'7"	Bedroom 1	3199 x 2890	10'6" x 9'7"
Kitchen	2983 x 4075	9'9" x 13'4"	Bedroom 2	3200 x 2707	10'6" x 8'10"
			Bedroom 3	2376 x 2937	7'9" 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 Devoran

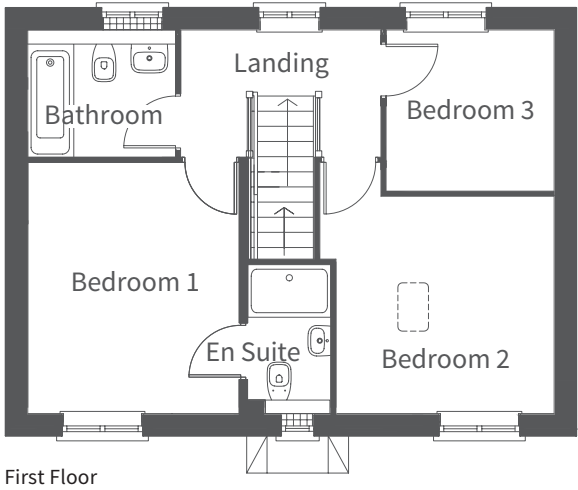
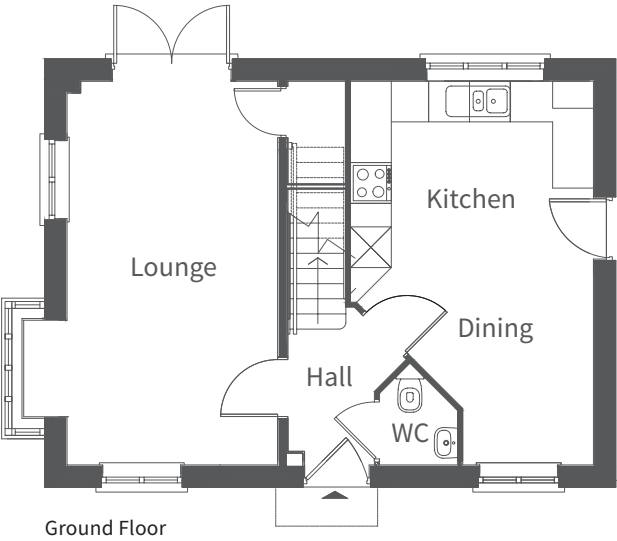
## Three bedroom home

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 French doors opening out onto the enclosed rear garden and a large living room. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	5639 x 3302	18' 6" x 10' 10"	Bedroom 1	3700 x 3113	12' 2" x 10' 2"
Kitchen/ Dining	5700* x 3613	18' 8"* x 11' 10"	Bedroom 2	3201 x 3213	10' 6" x 10' 6"
			Bedroom 3	2374 x 2474	7' 9" x 8' 1"

\* 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.





# The Helford

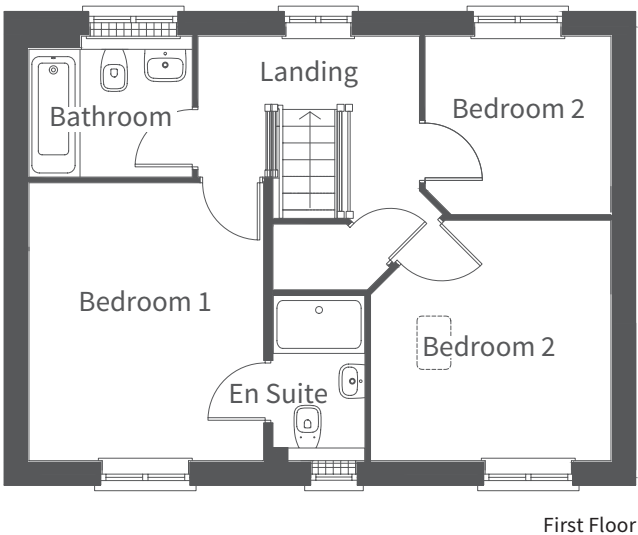
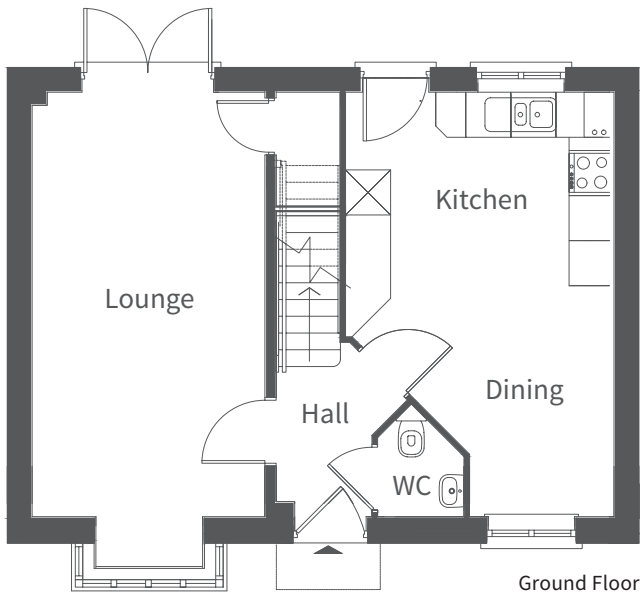
## Three bedroom home

A three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area and living 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.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	5650 x 3100	18' 6" x 10' 10"	Bedroom 1	3700 x 3125	12' 2" x 10' 4"
Kitchen/ Dining	5700* x 3613	18' 8"* x 11' 10"	Bedroom 2	3201 x 3201	10' 6" x 10' 6"
			Bedroom 3	2374 x 2475	7' 10" x 8' 1"

\* Maximum

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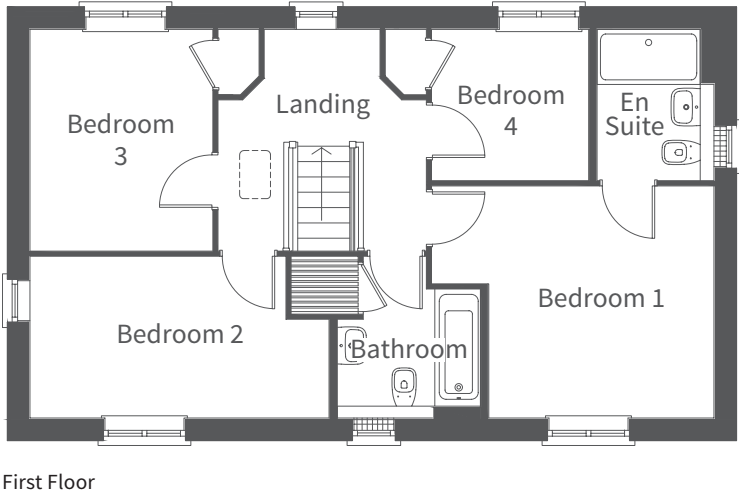
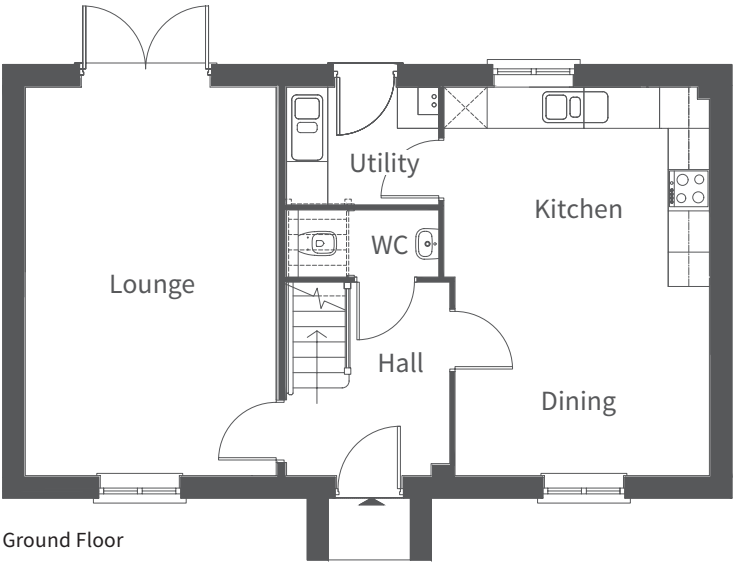
# The Thornton

## Four bedroom home

The Thornton is an impressive four bedroom detached family home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, utility room and large open plan kitchen/diner. The spacious lounge benefits from French doors leading to the enclosed rear garden. The first floor comprises master bedroom with en-suite, three further bedrooms and bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	5650 x 3650	18' 6" x 12' 0"	Bedroom 1	3375 x 3276	11' 1" x 10' 9"
Kitchen	2900 x 3863	9' 6" x 12' 8"	Bedroom 2	2351 x 4351	7' 9" x 14' 3"
Dining	2750 x 3701	9' 0" x 12' 2"	Bedroom 3	3225 x 2661	10' 7" x 8' 8"
			Bedroom 4	2201 x 2287	7' 3" x 7' 6"

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.







## 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/ABC

hansgrohe

SILESTONE  
by COSENTINO

british ceramic tile 

 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 taps with Crosswater valves 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.

### Kitchen

- A choice\* of fully fitted kitchen with ample wall and floor cupboards
- A choice\* of profile worktop with matching up-stands
- Stainless steel 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 fridge freezer and dishwasher (in 4 bedroom properties only)

### Utility

- Complementing fitted kitchen units with profile worktops (subject to build stage)
- 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 contemporary Duravit sanitary ware 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
- Half height tiling by British Ceramic Tile to the bathroom over the bath basin (semi-pedestal) and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Recessed white down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites
- Cloakrooms to have Tongue & Groove to half height with dado rail (Devoran and Helford house types only)

\*Subject to build stage

### Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Cottage style vertical five panel internal doors
- All homes feature smooth finish steel front doors with multi point locking system

### Electrical Installation

- BT points are fitted to the lounge and Bed 1
- TV points are fitted to the lounge and Bed 1 with wiring for Sky and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway
- White down lighters to kitchen area
- External recessed down light or coach light fitted
- Electric point and BT point in understairs cupboard for wireless router (where applicable)

### 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 ensuite and bathroom.
- 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 gardens will be landscaped
- Patios & Paths laid in Buff Riven slab, as per planning layout

### NHBC

- Each of our homes is 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

## Inspirations™

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

hansgrohe

NHBC

crosswater

EFF

british ceramic tile







# 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 and four bedroom homes at Milborne Place 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

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

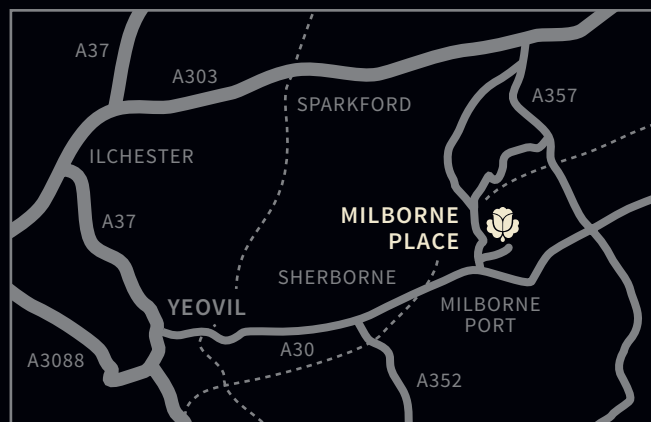








## Location



### Directions from Sherborne

Take the Yeovil end of the A30 from Sherborne to Milborne Port. On arriving at Milborne Port, just past the Tippling Philosopher pub, take a left turn on to North Street. Next take the right turn just after the last house on the right into Wheathill Lane. You will find Milborne Place just a short distance beyond this on the right.

**For Sat Nav:** use DT9 5EY

ENQUIRIES: 0800 4725458



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

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

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