



SANDHILL

TAUNTON PARK SOMERSET



Elegant living in an outstanding setting



STRONGVOX
HOMES





Sandhill Park is a truly special opportunity that we are very privileged to be involved with. Developments of this quality and calibre rarely become available and it really does offer a unique location for the buyer of these houses.

Toby Ballard Managing Director, Strongvox Homes



Sandhill Park - Engraving by T. Bonnor, 1792



Artist impression of house conversion (Devington Homes)



Sandhill Park Estate

Welcome to Sandhill Park

Sandhill Park in Bishops Lydeard, near Taunton, Somerset 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 just four and five bedroom homes offer an unrivalled location and the very highest quality in terms of design and specification. The secluded setting is perfect for the properties which have been individually designed to complement the historic backdrop of Sandhill Park. Architects have produced a range of traditional looking homes with features such as balconies, wrap around verandas, double-fronted elevations and attractive gable designs. Approached via a winding and private driveway through attractive parkland Sandhill Park is perfect for those who refuse to compromise on their new home.



BISHOPS LYDEARD





The best of Somerset

Sandhill Park in Bishops Lydeard, 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 – with the Bristol Channel to the north. The location offers the best of both worlds, a truly rural setting yet within easy access to Taunton, which is six miles away, and key road and rail networks. Living at Sandhill Park also means easy access to Bristol and Exeter – both vibrant cities offering world class shopping and international airports. The village itself offers local amenities including a primary school, Post Office, convenience store and a local pub. 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, county cricket ground, gyms and golf courses.

Taunton to London (by train)	1 hour 45 mins upwards
Taunton to Exeter (by train)	25 mins
Taunton to Bristol (by train)	35 mins
Taunton to Bath (by train)	approx 1 hour
Sandhill Park to Exeter Airport	35 miles
Sandhill Park to Bristol Airport	42 miles




SANDHILL
PARK

1

2

8

3

9 mins

4

7

BISHOPS
LYDEARD

5

6



1. New development (Strongvox Homes) CGI



2. Artist impression of house conversion (Devington Homes)



3. Rising Sun Inn



4. Podshavers Barn Restaurant



5. Local Post Office



6. West Somerset Railway



7. Daisy Cottage Tea Rooms



8. Cedar Falls Health Spa

Sandhill Park, Bishops Lydeard

Sandhill Park sits within the natural beauty and peace of its surrounding 100 acre secluded parklands. Nearby the village of Bishops Lydeard offers local amenities including a Post Office, convenience store, a local pub and the Cedar Falls Health Farm is nearby for a perfect spa day. Popular with steam railway enthusiasts, Bishops Lydeard lies alongside the West Somerset Railway while nearby Dunster gives visitors and locals the chance to explore its picturesque and interesting Medieval village and castle. For families, the area has a range of schools for children of all ages from the local Bishops Lydeard C of E Primary through to The Castle secondary school in Taunton which has a host of highly rated private schools including King's Taunton, Taunton School and Queen's College.

Taunton Town Centre	15 mins (car)
Rising Sun, Bagborough	9 mins (car)
Podshavers Restaurant	6 mins (car)
Bishops Lydeard C of E Primary School	5 mins (car)
Local Post Office	3 mins (car)
Cedar Falls Health Spa	1 min (car) 15 mins (walk)



SANDHILL PARK

- | | |
|--|--|
|  The Gatehouse |  The Sandhill (B) |
|  The Somerset |  The Lydeard |
|  The Taunton |  The Chelsea |
|  The Sandhill (A) |  The Kensington |



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



Computer generated images of Sandhill Park street scenes



The Gatehouse

Three bedroom house

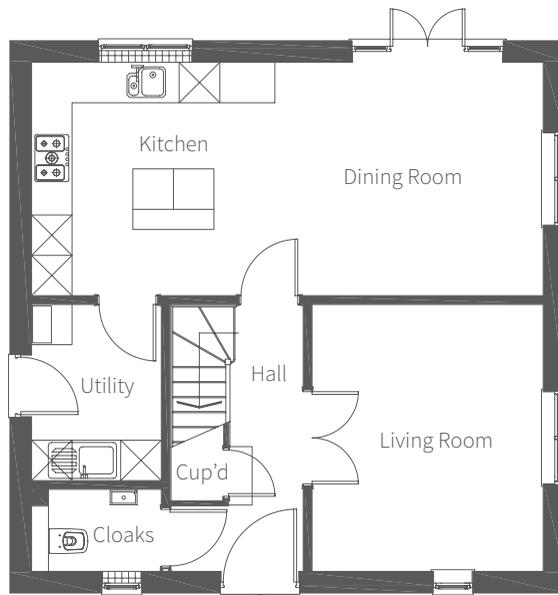
The Gatehouse is a charming three bedroom detached property benefitting from a high specification and superb accommodation over two floors. The downstairs comprises of WC, utility kitchen / dining room with French doors into the enclosed garden with double doors into a separate lounge. Upstairs comprises of a master bedroom with en suite walk in shower room. There are two further bedrooms and a bathroom. All bedrooms benefit from wardrobes.

Ground Floor	Millimetres		Feet/inches		First Floor	Millimetres		Feet/inches	
	Millimetres	Feet/inches	Millimetres	Feet/inches		Millimetres	Feet/inches	Millimetres	Feet/inches
Kitchen	7600	x 3500	24' 11"	x 11' 5"	Bedroom 1	4275	x 3537	14' x 11' 6"	
Lounge	4000	x 3450	13' 1"	x 11' 3"	Bedroom 2	3262	x 3261	10' 7"	x 10' 7"
					Bedroom 3	3275	x 2950	10' 8"	x 9' 8"

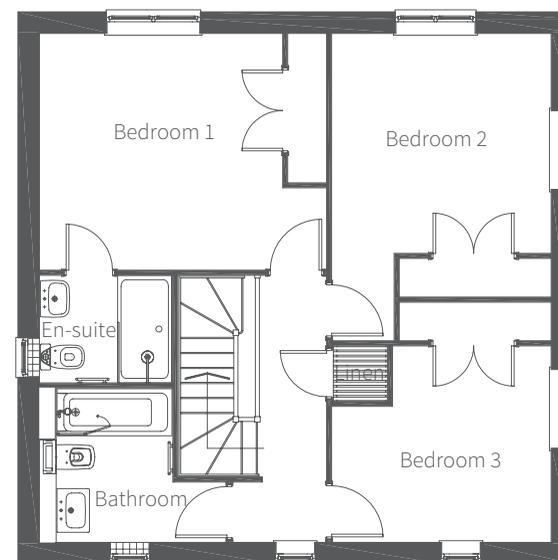
Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may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



Plot 9



Ground Floor



First Floor

The Somerset

Four bedroom house

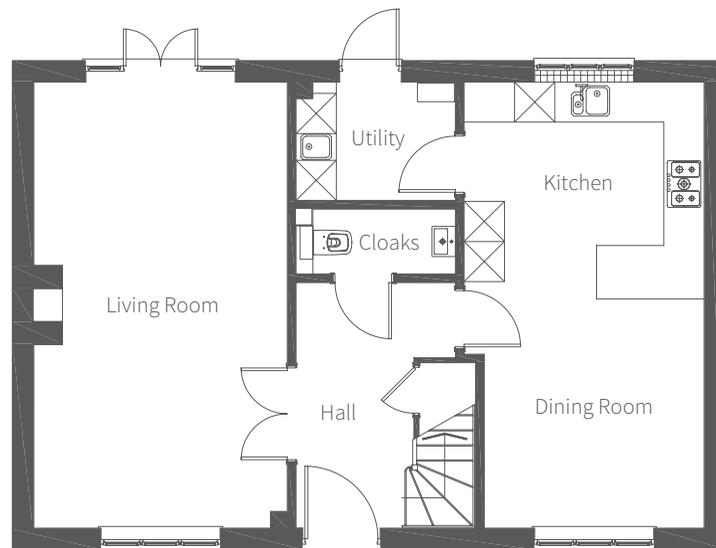
The Somerset is a well-proportioned four bedroom family home, benefitting from a high specification and delightful accommodation over two floors. The ground floor comprises WC, utility and a large open plan kitchen / dining room. The spacious lounge, (with an opening for a wood burner or similar) benefits from French doors leading to an enclosed rear garden. The first floor comprises of a master bedroom and en suite with three further bedrooms. Three out of four benefitting from wardrobes.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
	Kitchen	6700 x 3600		21' 11" x 11' 9"	Bedroom 1
Lounge	6700 x 3800	21' 11" x 12' 5"	Bedroom 2	3446 x 3330	11' 3" x 10' 9"
			Bedroom 3	3330 x 3191	10' 9" x 10' 5"
			Bedroom 4	2924 x 2954	9' 6" x 9' 7"

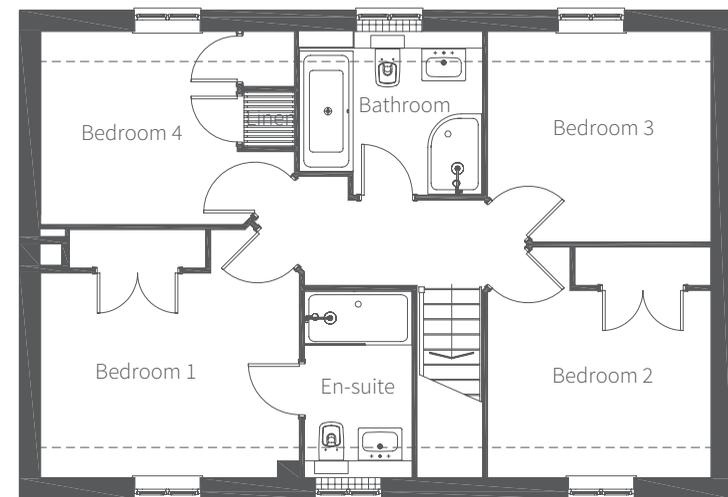
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Plot 5



Ground Floor



First Floor

The Taunton

Four bedroom house

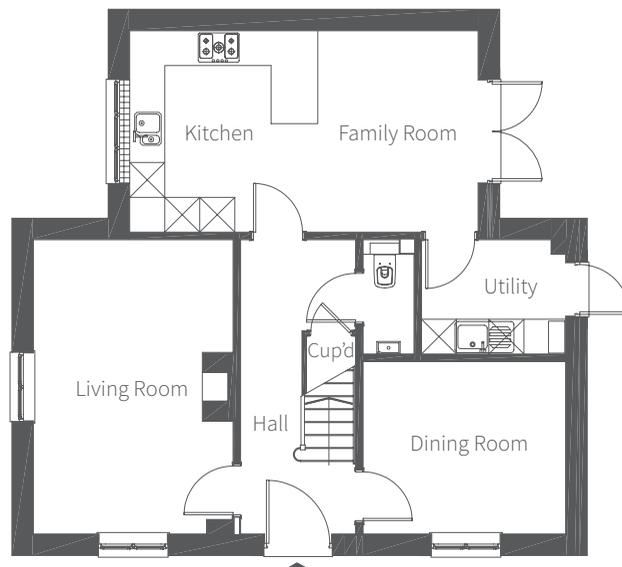
The Taunton is a four bedroom family home with a wonderful high specification. It benefits from a separate dining room and lounge (with an opening for a wood burner or similar). The kitchen / family room benefits from French doors into the enclosed garden. There is also a WC with a utility room and back door. The upstairs comprises master bedroom with en suite walk in shower room, three further bedrooms, the second benefitting from a Jack and Jill bathroom. Two of the bedrooms benefit from wardrobes.

Ground Floor	Millimetres		Feet/inches		First Floor	Millimetres		Feet/inches	
	Millimetres	Feet/inches	Millimetres	Feet/inches		Millimetres	Feet/inches	Millimetres	Feet/inches
Kitchen	6000 x 3500	19' 8" x 11' 5"	Bedroom 1	5100 x 3212	16' 8" x 10' 5"				
Lounge	5100 x 3450	16' 8" x 11' 3"	Bedroom 2	3537 x 2737	11' 6" x 7' 9"				
Dining	3500 x 3000	11' 5" x 9' 10"	Bedroom 3	3500 x 3112	11' 5" x 10' 2"				
			Bedroom 4	3500 x 2825	11' 5" x 9' 3"				

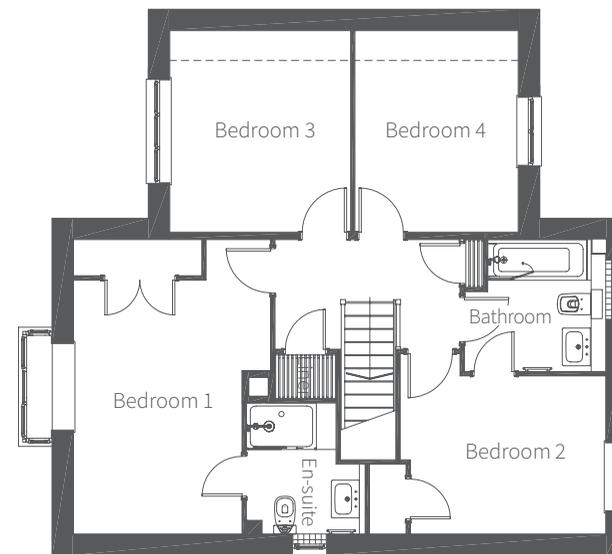
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Plot 27



Ground Floor



First Floor

The Sandhill

Four bedroom house

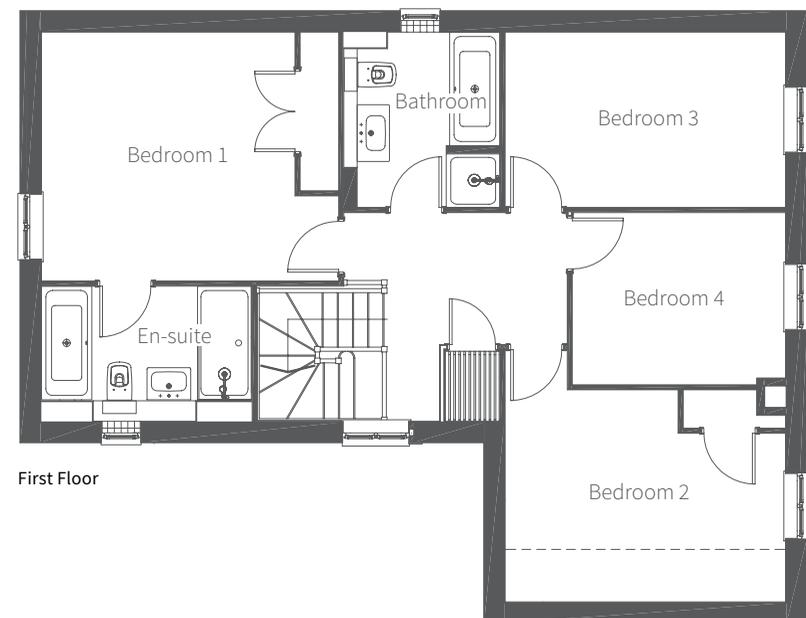
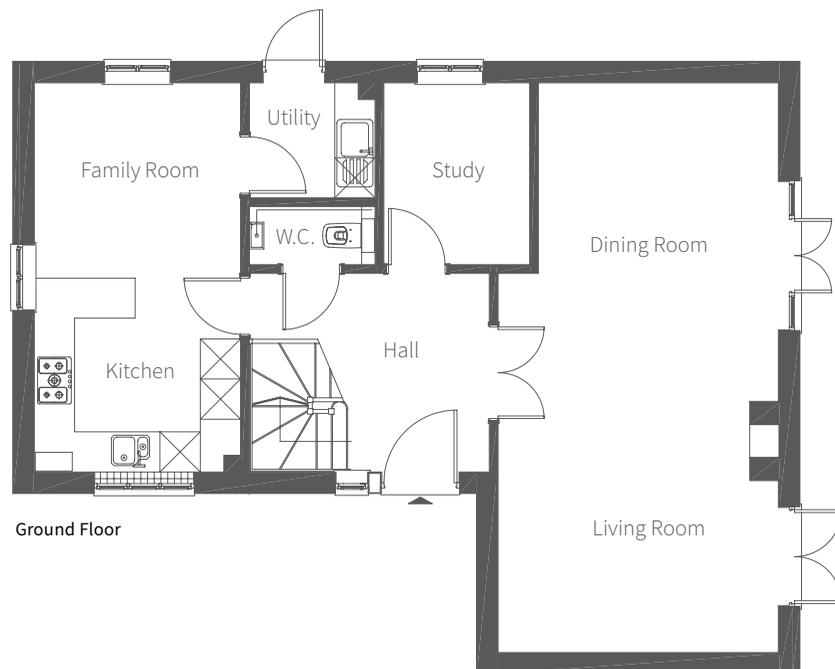
The Sandhill is a four bedroom home with an impressive high specification. The ground floor comprises of a kitchen / family room, utility, study and a good sized dining room and lounge (with an opening for a wood burner or similar) both with French doors opening to an enclosed garden. Upstairs comprises of a master bedroom with en suite walk in shower room, with three further bedrooms and main bathroom. Two of the bedrooms benefit from wardrobes.

Ground Floor			First Floor		
Floor	Millimetres	Feet/inches	Floor	Millimetres	Feet/inches
Kitchen	5850 x 3100	19' 2" x 10' 2"	Bedroom 1	3800 x 3780	12' 5" x 12' 4"
Lounge	8550 x 4200	28' x 13' 9"	Bedroom 2	4200 x 3200	13' 9" x 10' 5"
Study	2750 x 2200	9' x 7' 2"	Bedroom 3	4200 x 2650	13' 8" x 8' 8"
			Bedroom 4	3250 x 2600	10' 7" x 8' 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.



Plot 2



The Lydeard

Five bedroom house

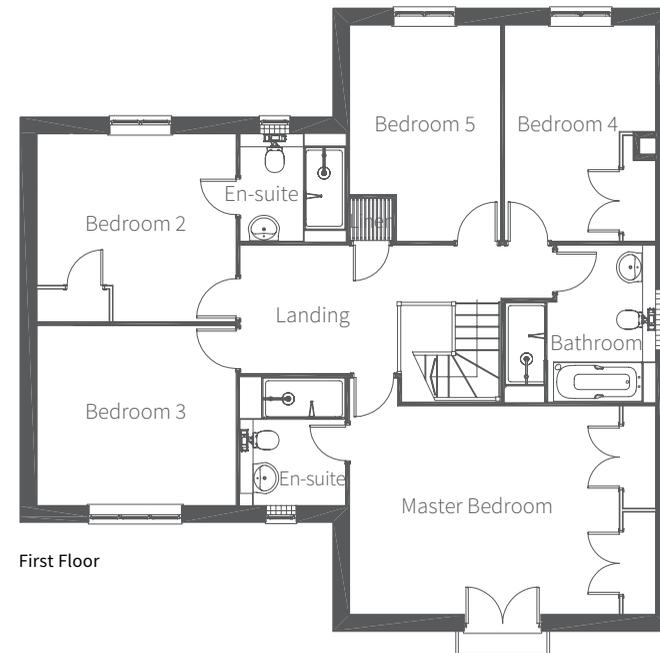
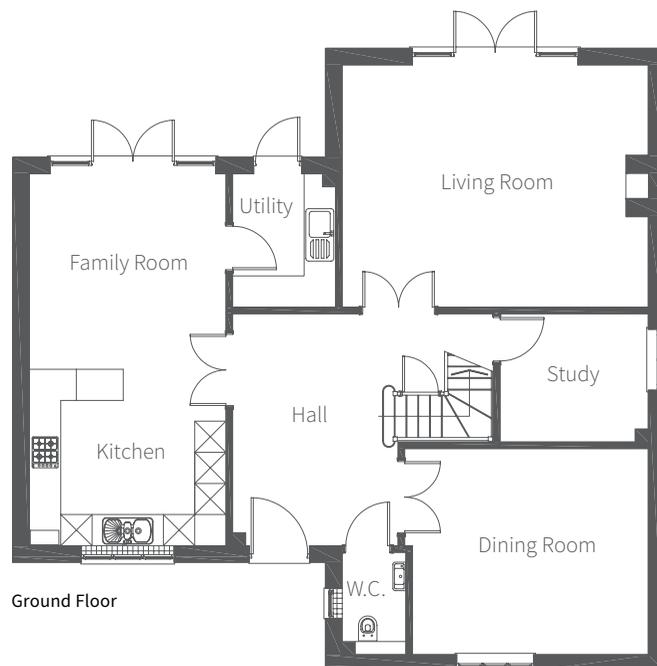
The Lydeard is an impressive five bedroom family home with a high specification, separate dining room, study, living room (plus an opening for a wood burner or similar) with French doors to the garden. The kitchen / family room leads to a utility room and also benefits from French doors to the garden.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

Ground Floor	Millimetres		Feet/inches		First Floor	Millimetres		Feet/inches	
	Millimetres	Feet/inches	Millimetres	Feet/inches		Millimetres	Feet/inches	Millimetres	Feet/inches
Kitchen	7200	x 3800	23' 7"	x 12' 5"	Bedroom 1	5250	x 4030	17' 2"	x 13' 2"
Lounge	5900	x 4700	19' 4"	x 15' 5"	Bedroom 2	3837	x 3637	12' 6"	x 11' 9"
Dining	4700	x 4000	15' 5"	x 13' 1"	Bedroom 3	3837	x 3500	12' 6"	x 11' 5"
Study	2870	x 2500	9' 4"	x 8' 2"	Bedroom 4	4187	x 2925	13' 9"	x 9' 6"
					Bedroom 5	4187	x 2912	13' 8"	x 9' 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.



Plot 4



The Chelsea

Five bedroom house

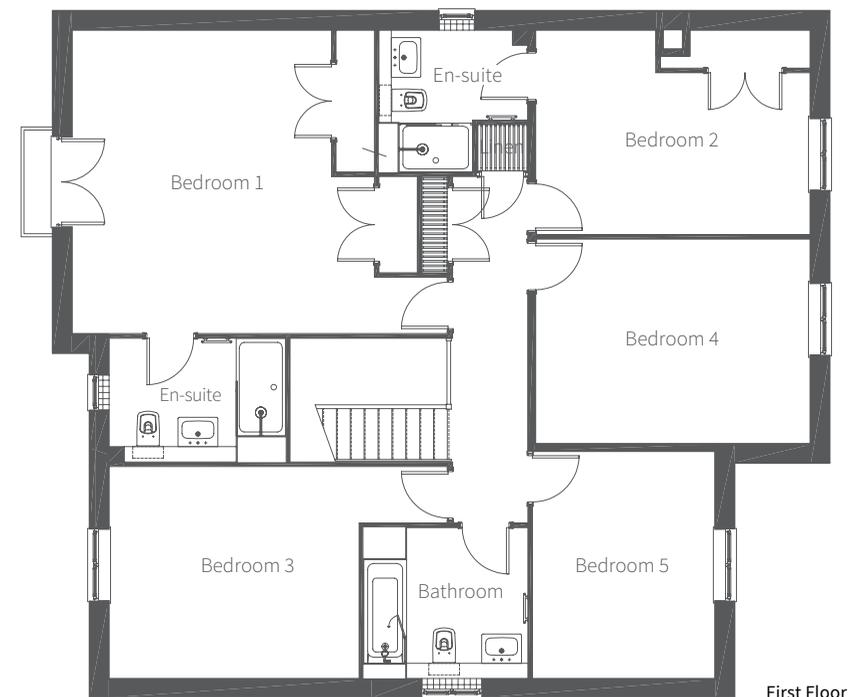
The Chelsea is a wonderfully spacious five bedroom family home benefitting from a high specification with four separate reception rooms downstairs. Dining room, family room and living room. WC leading off the hall. Kitchen leading to utility. The living room benefits from French doors and an opening for a wood burner or similar with oak mantle. Upstairs the master bedroom benefits from double wardrobes a walk in shower en suite and a Juliette balcony. There are four further bedrooms another with en suite and a main bathroom.

Ground Floor			First Floor		
Floor	Millimetres	Feet/inches	Floor	Millimetres	Feet/inches
Kitchen	4400 x 5450	14' 5" x 17' 8"	Bedroom 1	5000 x 4224	16' 4" x 13' 9"
Lounge	6800 x 4500	22' 3" x 14' 9"	Bedroom 2	4500 x 3375	14' 9" x 11'
Dining	5300 x 3450	17' 4" x 11' 3"	Bedroom 3	4087 x 3487	13' 4" x 11' 5"
Family	4500 x 3750	14' 9" x 12' 3"	Bedroom 4	4500 x 3362	14' 9" x 11'
			Bedroom 5	3750 x 2980	12' 3" x 9' 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.



Plot 17



The Kensington

Five bedroom house

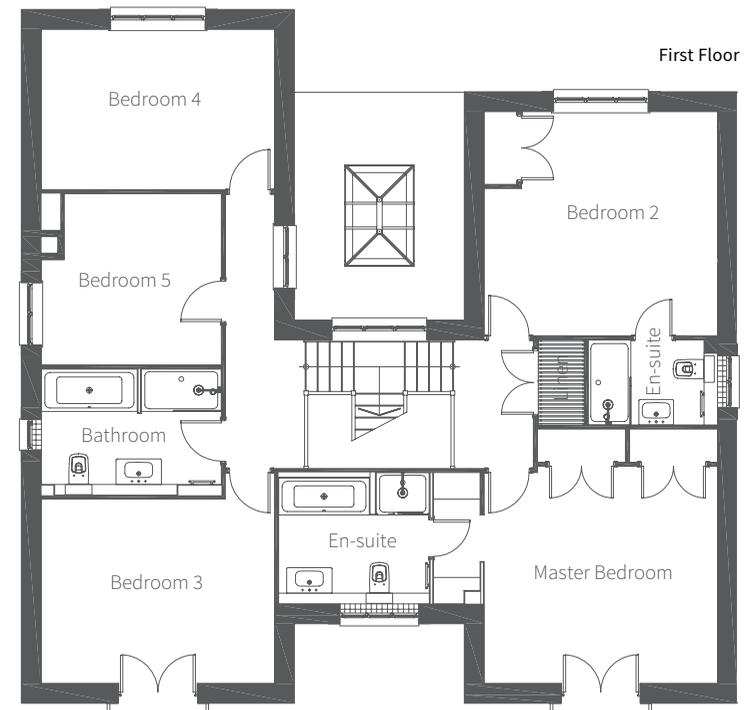
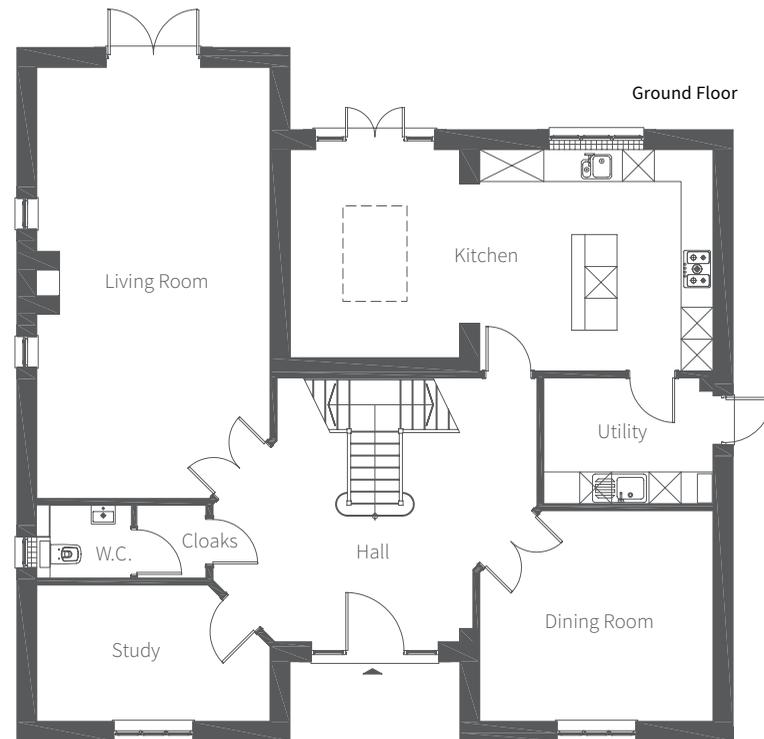
A uniquely impressive five bedroom family home. The downstairs comprises of a separate dining room, study, living room with an open fire place (for wood burner or similar) and double doors to the enclosed garden. The kitchen has an impressive sky light ceiling and double doors leading to the garden and utility room. WC / cloakroom joins an elegant, spacious hall with sweeping stairs leading up to the master bedroom comprising of two double 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	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	4400 x 4200	14' 5" x 13' 9"	Bedroom 1	4400 x 4094	14' 5" x 13' 4"
Lounge	8150 x 4400	26' 8" x 14' 5"	Bedroom 2	4400 x 4167	14' 5" x 13' 7"
Dining	4400 x 4000	14' 5" x 13' 4"	Bedroom 3	4400 x 3487	14' 5" x 11' 5"
Study	4400 x 2600	14' 5" x 8' 6"	Bedroom 4	4400 x 3050	14' 5" x 10'
Family	3850 x 3200	12' 7" x 10' 5"	Bedroom 5	3387 x 3217	11' x 10' 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.



Plot 1









Elegant living. Outstanding quality.

Strongvox have 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.







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

- Fully fitted kitchen with wall and floor cupboards (choice*)
- Silestone worktops, with up stand and splashback behind hob
- Stainless steel single NEFF oven, combination microwave 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 door
- 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 steel 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 timber 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.

hansgrohe

NHBC

crosswater^x

NEFF

PORCELANOSA



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 Sandhill Park 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 your 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

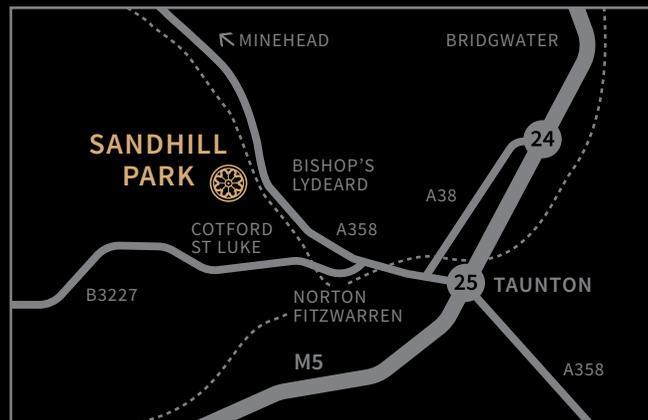
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You will be provided with details of who to contact if you believe we have not fulfilled our charter commitments.



STRONGVOX
HOMES

Location



Directions from the M5, junction 25

From the M5 motorway, junction 25, take the A358 Tone Way towards Taunton. At the first roundabout take the first exit and cross a set of traffic lights. At the next roundabout take the third exit following the A358 and then take the first exit at the next roundabout (A358). Follow the A358 to Minehead cross one set of traffic lights. At the next set of traffic lights keep in the left hand lane and bear left. At the mini roundabout take the right turn and proceed through two sets of lights. At the mini roundabout go straight over and the next roundabout take the right turn on the roundabout still following the A358. Several miles on take the second exit on the mini roundabout and on your left there is a turning to the West Somerset Railway – please take this turn. Once over the hump backed bridge take the second turning on the right to arrive at the development.

For Sat Nav: use TA4 3DD

ENQUIRIES: 0845 8610017

**STRONGVOX**
HOMES

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