

RUSSET

SANDFORD COPSE SOMERSET



Luxurious living in a desirable village setting





"As a traditional West Country builder, we are very excited to be building such an impressive development in the highly desirable village of Sandford."

Toby Ballard Managing Director, Strongvox Homes



All Saints Church, Sandford



Sandford Railway Heritage Centre



Thatchers Cider Shop, Sandford

Welcome to Russet Copse

Russet Copse in the village of Sandford is our latest beautifully thought out Strongvox development. Founded in 2004, we've worked hard to create our reputation for delivering exceptional, beautifully designed homes in wonderful West Country locations. We build an average of 200 homes a year, which means we can keep an eye on the detail for every house we build (across just over 30 sites to date) – and that's important to us. Considerate of local architecture and design influences, our sites are sympathetic to their surroundings with every house displaying individuality. We pay great attention to detail and our appreciation of traditional design and materials echoes throughout our new homes, setting us apart from bigger developers.





View from Cheddar Gorge

The best of North Somerset

Sandford offers the best of both worlds, a semi-rural setting with excellent access to Bristol, Bath and Weston-super-Mare with key road and rail networks.

Situated on the edge of the limestone Mendip Hills; a stunning landscape with hundreds of ancient hilltop monuments and an abundance of flower rich grasslands and wooded combes; the lakes of the Chew Valley to the east and the famous Cheddar Gorge and Caves to the south.

Living at Russet Copse also means easy access to the vibrant, cultural cities of Bristol and Bath, both offering world class shopping and Bristol airport is only a short drive away to take you further afield.

Weston-super-Mare to London (train)	approx 2 hours 30 min
Weston-super-Mare to Bristol (train)	25 min
Sandford to Bristol (car)	40 min
Sandford to Weston-super-Mare (car)	17 min
Sandford to Bath (car)	1 hour
Sandford to Bristol Airport (car)	13 min





1. Street scene, Russet Copse



2. The Railway Inn, Sandford



 Sandford C of E Primary School



 Sandford Railway Heritage Centre



5. Strawberry Line Cycle Route



6. Cheddar Gorge



7. Mendip Snowsport Centre



8. Bristol Airport

Russet Copse, Sandford

Russet Copse is a spectacular development of three and four bedroom homes offering semi-rural living on the edge of the Mendip Hills. Situated adjacent to Sandford Primary School (Ofsted outstanding) with the seaside town of Weston-super-Mare and the exciting city of Bristol close by, Russet Copse is in an enviable location.

Beautifully designed homes display character and individuality and as most homes are detached, Russet Copse has a welcome feeling of space, unlike many new developments. Sympathetic to its surroundings with generous outside space, an ecology zone around the perimeter of the site and an orchard, it's a truly impressive place to live.

It boasts many facilities and amenities including: The Railway Inn gastropub; Thatchers Cider; Strawberry Line cycle path; Sandford Railway Heritage Centre; Mendip Snowsport Centre; a local shop; village hall and a range of schools for children of all ages.

Sandford Primary School (walk)	1 min
Churchill Academy and Sixth Form (car)	3 min
Mendip Snowsport Centre (car)	3 min
Winscombe (car)	5 min
Cheddar Gorge (car)	15 min







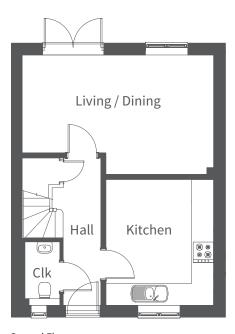
The Dean is available in five exterior finishes with a slate, plain or pan tiled roof:

Coloured Render

Stone White: Plots 26, 27, 45, 103 and 104 **Straw Yellow:** Plots 7, 8, 23, 24, 74 and 75

Sky Blue: Plot 46



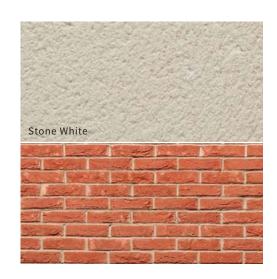


Red Brick

Brick: Plots 49, 57, 58, 71, 72 and 108

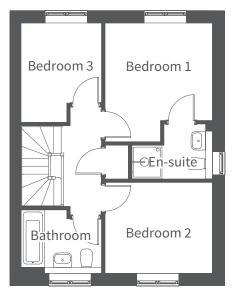
Brick* plus Stone White Render: Plots 53, 54, 77, 84, 105 and 106

*To front elevation ground floor



Ground Floor	Millimetres	Feet / inche
Living / Dining	3525 x 5650	11'5" x 18'5'
Kitchen	3180 x 3715	10'4" x 12'1
First Floor		
Bedroom 1 En-suite	3170 x 3505 1625 x 2380	10'4" x 11'5' 5'3" x 7'8"
Bedroom 2	2685 x 3170	8'8" x 10'4"
Bedroom 3	2380 x 2930	7'8" x 9'6"
Bathroom	1875 x 2380	6'1" x 7'8"

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 and colours 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



kitchen/dining room with bay window to the side, and spacious living room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. A garage and driveway parking are provided.

The Devoran is available in four exterior finishes with a slate or plain tiled roof:

Coloured Render

Stone White: Plots 50 and 78 Straw Yellow: Plot 102

Strong Pink: Plots 9, 34, 51 and 85



Blue Lias Stone

Stone* plus Stone White Render: Plots 44 and 48

*To ground floor front and side elevation

Ground Floor

Kitchen / Dining

Living

First Floor

Bedroom 1

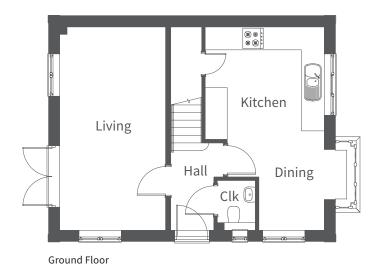
Bedroom 2

Bedroom 3

Bathroom

En-suite





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 and colours 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.

Millimetres Feet / inches

3090 x 5925 10'1" x 19'4"

3475 x 5925 11'4" x 19'4"

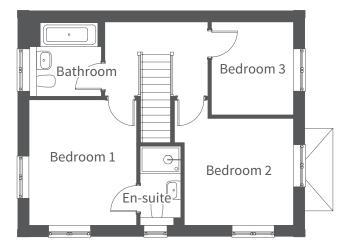
3140 x 3660 10'3" x 12'0"

1200 x 2305 3'9" x 7'5"

3115 x 3185 10'2" x 10'4"

2390 x 2710 7'8" x 8'8"

2105 x 2165 6'9" x 7'1"





The Helford is available in five exterior finishes with a slate, plain or pan tiled roof:

Coloured Render

Stone White: Plots 11, 39, 81 and 115

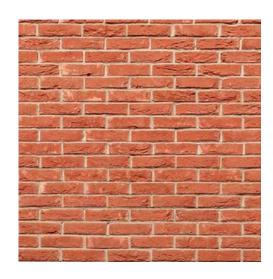
Straw Yellow: Plot 110 Strong Pink: Plots 1 and 113

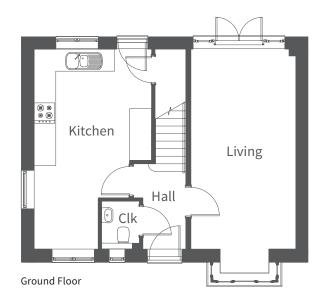
Sky Blue: Plot 83



Red Brick

Brick: Plots 5, 10, 22, 35, 52, 73, 82, 86 and 109





Millimetres 3090 x 5925	Feet / inches 10'1" x 19'4"
3475 x 5925	11'4" x 19'4"
3140 x 3660 1200 x 2305	10'3" x 12'0" 3'9" x 7'5"
3185 x 3115	10'4" x 10'2"
2390 x 2710	7'8" x 8'8"
2105 x 2165	6'9" x 7'1"
	3090 x 5925 3475 x 5925 3140 x 3660 1200 x 2305 3185 x 3115 2390 x 2710

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 and colours 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.





A splendid detached bungalow with high specification and delightful accommodation. The generous entrance hall leads to the kitchen/breakfast room, storage and through double doors to the living room with bi-fold doors opening to the enclosed rear garden. The hall sweeps round to the bathroom, master bedroom with en-suite and two further bedrooms. A double garage and driveway parking are provided.

The Rowan is available in three exterior finishes with a slate, plain or pan tiled roof:

Coloured Render

Stone White*: Plot 17 and 40

*With Blue Lias Stone to porch

Blue Lias Stone

Stone* plus Stone White Render: Plots 20 and 42

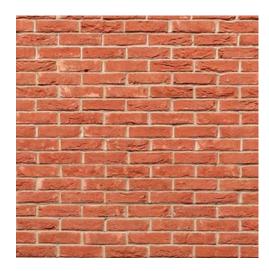
*To front elevation

Red Brick

Brick: Plots 21 and 41

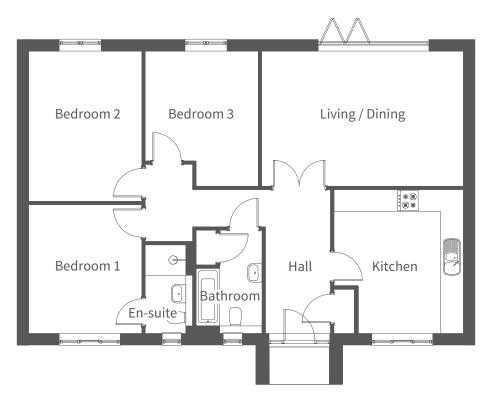






Ground Floor	Millimetres	Feet / inches
Kitchen / Breakfast	3800 x 4225	12'4" x 13'8"
Living / Dining	3965 x 5935	13'0" x 19'4"
Bedroom 1 En-suite	3320 x 3780 1500 x 2595	10'8" x 12'4" 4'9" x 8'5"
Bedroom 2	3320 x 4410	10'8" x 14'4"
Bedroom 3	3335 x 3965	10'9" x 13'0"
Bathroom	1950 x 3025	6'3" x 9'9"

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 and colours 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 Thornton is available in four exterior finishes with a slate or plain tiled roof:

Coloured Render

Stone White: Plot 107

Blue Lias Stone

Stone* plus Stone White Render: Plot 47

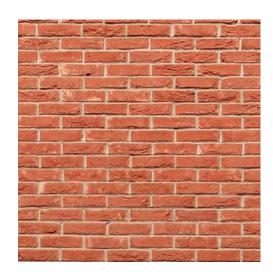
Stone** plus Stone White Render: Plots 112 and 114

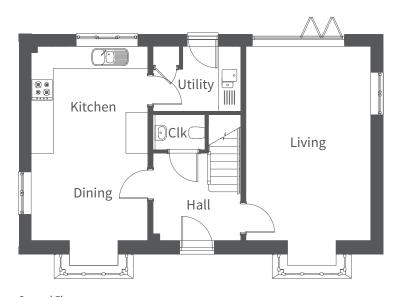
*To front elevation **To front elevation ground floor

Red Brick Brick: Plot 76









Ground Floor	Millimetres	Feet / inches
Living	3670 x 5705	12'0" x 18'7"
Kitchen / Dining	3430 x 5705	11'2" x 18'7"
Utility	1910 x 2580	6'2" x 8'4"
First Floor		
Bedroom 1 En-suite	3410 x 4010 1700 x 2195	11'1" x 13'1" 5'5" x 7'2"
Bedroom 2	2380 x 4405	7'8" x 14'4"
Bedroom 3	2640 x 3230	8'6" x 10'5"
Bedroom 4	2200 x 2200	7'2" x 7'2"
Bathroom	1900 x 2080	6'2" x 6'8"

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 and colours 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



The Camden is available in seven exterior finishes with a slate, plain or pan tiled roof:

Coloured Render

Stone White: Plots 12, 19, 38, 80, 111 and 116

Sky Blue: Plot 14



Blue Lias Stone

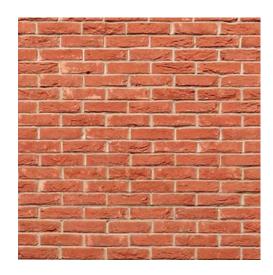
Stone* plus Stone White Render: Plot 2 and 55 Stone** plus Stone White Render: Plot 3 Stone* plus Straw Yellow Render: Plot 79

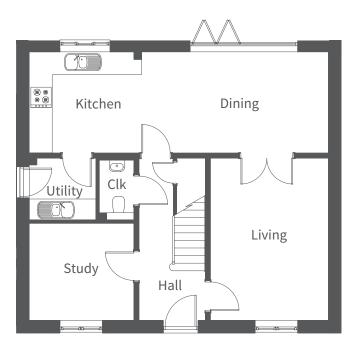
*To front and side elevations **To front ground floor and side elevations



Red Brick

Red Brick: Plots 18 and 43





Ground Floor	Millimetres	Feet / inche
Living	3440 x 4740	11'2" x 15'5"
Kitchen / Dining	2950 x 8740	9'6" x 28'6"
Study	2825 x 3050	9'2" x 10'0"
Utility	1815 x 1935	5'9" x 6'3"
First Floor		
Bedroom 1 En-suite	3505 x 4010 1600 x 2200	11'4" x 13'1" 5'2" x 7'2"
Bedroom 2	3505 x 3730	11'4" x 12'1"
Bedroom 3	3335 x 3435	10'9" x 11'2"
Bedroom 4	2340 x 3050	7'6" x 10'0"
Bathroom	1965 x 3050	6'4" x 10'0"

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 and colours 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



The Knowle is available in five exterior finishes with a slate, plain or pan tiled roof:

Coloured Render

Stone White* plus Red Brick: Plots 4, 16 and 56

*To front elevation



Blue Lias Stone

Stone* plus Stone White Render: Plots 13 and 37 Stone** plus Stone White Render: Plots 15 and 36

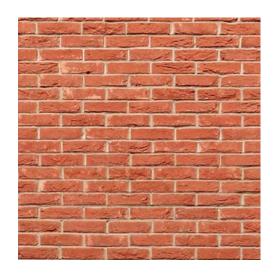
Stone** plus Straw Yellow Render: Plot 6

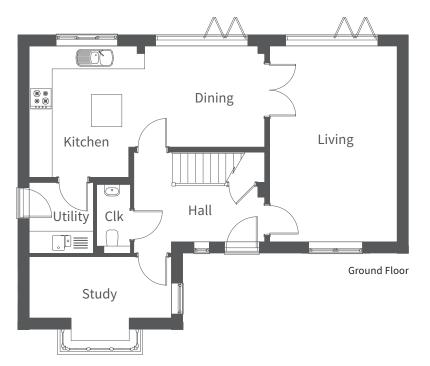
*To front and side elevations **To front elevation



Red Brick

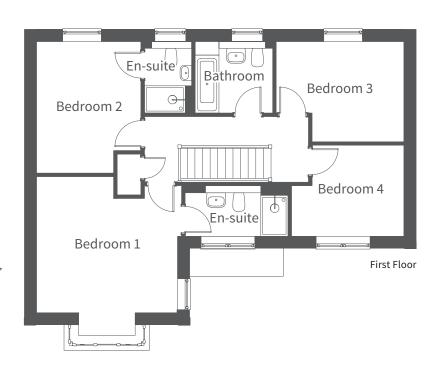
Brick: Plot 25





Ground Floor	Millimetres	Feet / inches
Living	3720 x 5705	12'2" x 18'7"
Kitchen / Dining	3835 x 6895	12'5" x 22'6"
Study	1780 x 4130	5'8" x 13'5"
Utility	1860 x 2080	6'1" x 6'8"
First Floor		
Bedroom 1 En-suite	4130 x 3990 1485 x 3020	13'5" x 13'0" 4'8" x 9'9"
Bedroom 2 En-suite	3060 x 3855 1385 x 2095	10'0" x 12'6" 4'5" x 6'8"
Bedroom 3	2935 x 3745	9'6" x 12'2"
Bedroom 4	2670 x 3295	8'7" x 10'8"
Bathroom	2098 x 2275	6'8" 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 and colours 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.

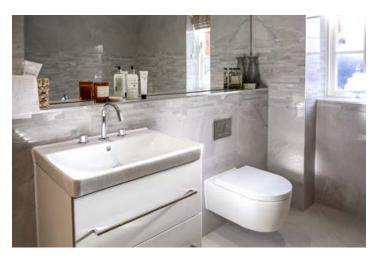






Elegant living. Outstanding quality.

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.













High specification

Every aspect of the specification has been considered with you in mind, from the traditional design using sash and casement style windows to the extensive use of natural materials including Blue Lias Stone and either slate, plain clay or double pan tiled roofs. There's also all the practical benefits of modern living, with well planned fitted kitchens and stylish bathrooms with concealed cisterns and wall hung toilets. Every detail has been thought about, because we understand how important the finishing touches are to making a home.



hansarohe



Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Eye level stainless steel single oven (3 beds)/ double oven (4 beds) with 4 burner gas hob and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel sink (3 beds)/1½ bowl sink (4 beds) with chrome monobloc mixer tap
- Integrated Neff fridge/freezer and dishwasher

Utility

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer (4 beds)

Bathroom, En-suite and Cloakroom

- Duravit sanitaryware in white with stylish Hansgrohe taps
- Concealed cisterns together with wall hung toilet
- · Tiling:

Full height to en-suite shower, plus a concealed thermostatic shower valve, handheld shower and low profile resin stone shower tray

Half height around bath (full height tiling where optional extra shower added)

Half height to basin (semi-pedestal) and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)

- Shaver sockets to bathroom and en-suite
- · Tongue and groove side panel to bath
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom

Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- · Front door with multi point locking system

Electrical Installation

- BT points fitted to kitchen, living room and bedroom $1\,$
- TV points fitted to living room and bedroom 1 & 2
- Communal Sky TV / Digital TV system
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External recessed down light or coach light fitted to front and rear
- Power and lights to garage (selected plots)

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard (4 beds)/combination boiler (3 beds)
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home

External Finishes

- External tap provided
- Natural stone, render or brick external finishes
- Slate, plain clay or double pan tiled roofs
- Front lawns either laid to turf or shrubs (dependent on planning)
- Rear gardens laid to turf and 6ft close boarded fence
- Patios and paths laid in Natural Bronte slab (in line with planning)

Premier Guarantee

 Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon build completion of the property

*Subject to build stage.

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



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 three and four bedroom houses and bungalows at Russet Copse, 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 Premier Guarantee warranty and we will provide you with information about the cover

You will be provided with information about our after sales service.

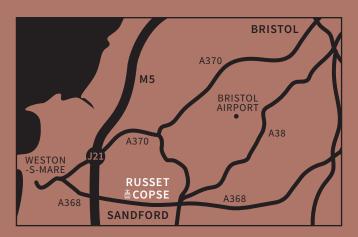
Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

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





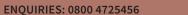
Location



From the A38 Churchill traffic lights (Bath Road/Dinghurst Road) take the A368 towards Weston-super-Mare. Continue on this road and past the Mendip Snowsport Centre the road sweeps right onto Greenhill Road. Continue to Sandford Primary School and Russet Copse on the right.

From the 370 Weston-super-Mare take the A371 to Locking past the Helicopter Museum, up the hill and over the M5. In the centre of Banwell take the left turn to East Street A368. Continue on this road past Thatchers Cider and a car dealership. Russet Copse is on the left just before Sandford Primary School.

For Sat Nav: BS25 5PA





russetcopse@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 illustrated 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