



LOCKYER'S

NORTH CURRY FIELD SOMERSET



Luxurious living in a peaceful village setting



STRONGVOX
HOMES

1952 EHR 2012



"Being based locally in Taunton we are very excited to be developing such an exciting project at Lockyer's Field, North Curry"

Toby Ballard Managing Director, Strongvox Homes



The Coffee Shop, North Curry



Bird in Hand, North Curry



Post Office, North Curry

Welcome to Lockyer's Field

Lockyer's Field 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 its surroundings.

Since 2004 we have built over 1,260 homes across just over 30 sites. An average of around 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 with 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 Lockyer's Field 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


LOCKYER'S
FIELD



1. Computer generated house types, Lockyer's Field



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

Lockyer's Field, 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, 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	2 mins (car)
Somerset County Cricket Ground	19 mins (car)
Taunton Railway Station	20 mins (car)
Somerset College of Arts & Technology	22 mins (car)
Blackdown Hills AONB	30 mins (car)
Exeter	50 mins (car)



Lockyer's Field House Types

-  The Dean (3 bedroom home)
-  The Devoran (3 bedroom home)
-  The Camden (4 bedroom home)
-  The Creech (4 bedroom home)
-  The Greenwich (4 bedroom home)
-  The Amberd (5 bedroom home)



LOCKYER'S
FIELD



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

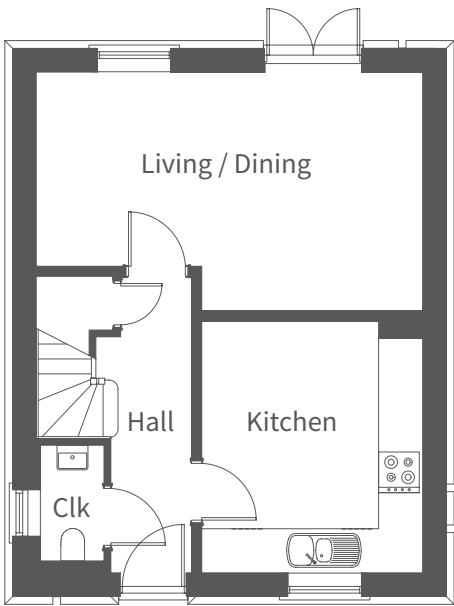
A stylish home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises cloakroom, kitchen/breakfast room and living/dining room with French doors opening to the enclosed rear garden. The stairs, which incorporate a storage cupboard, lead to the first floor and master bedroom with en-suite, two further bedrooms, family bathroom and storage.

Ground Floor	Millimetres	Feet / inches	First Floor	Millimetres	Feet / inches
Living/ Dining	5700 x 3525	18'9" x 11'7"	Bedroom 1	3190 x 3140	10'6" x 10'4"
Kitchen	3260 x 3715	10'8" x 12'2"	Bedroom 2	3190 x 2635	10'6" x 8'8"
			Bedroom 3	2410 x 2915	7'11" x 9'7"
			Bathroom	2410 x 1880	7'11" x 6'2"

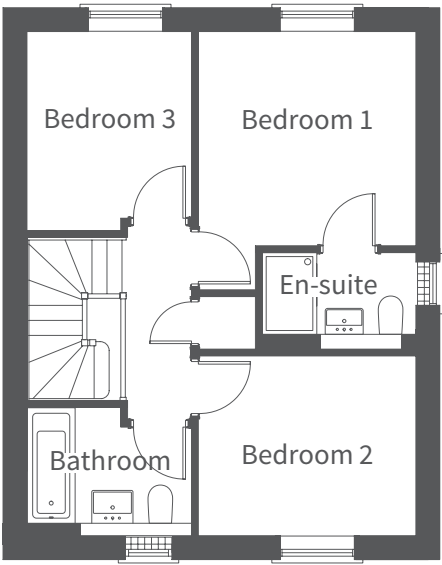
Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may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



Plots 5, 6 and 7



Ground Floor



First Floor

The Devoran

Three bedroom home

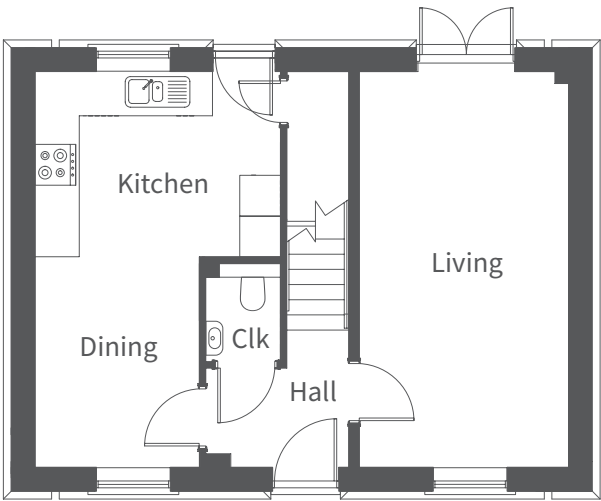
A beautiful home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises cloakroom, kitchen/dining room and spacious living room with French doors opening to the enclosed rear garden. The stairs lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom.

Ground Floor	Millimetres	Feet / inches	First Floor	Millimetres	Feet / inches
Living	3075 x 5815	10'1" x 20'	Bedroom 1	3505 x 3135	11'6" x 10'3"
Kitchen/ Dining	3605 x 5815	11'10" x 20'	En-suite	2165 x 1400	7'1" x 4'7"
			Bedroom 2	3345 x 3115	11' x 10'3"
			Bedroom 3	2565 x 2375	8'5" x 7'9"
			Bathroom	2205 x 1975	7'3" x 6'6"

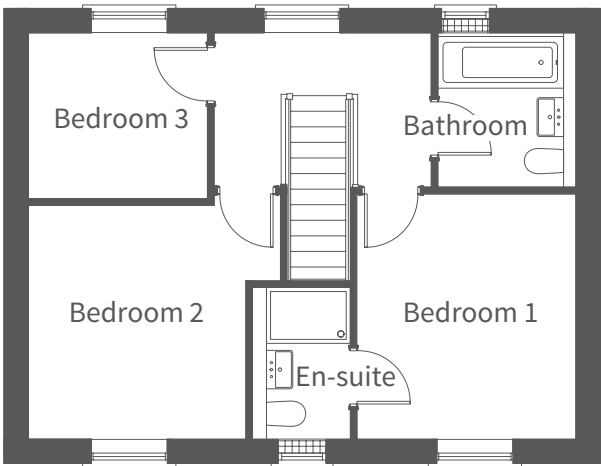
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Plot 8



Ground Floor



First Floor

The Camden

Four bedroom home

A wonderful home benefiting from high specification and delightful accommodation over two floors. On the ground floor the entrance hall leads to the living, study, cloakroom, kitchen and under stairs storage. The living room has a door through to the impressive kitchen/dining room which has two sets of French doors opening to the enclosed rear garden, as well as access to the utility room and side door. On the first floor there's an en-suite to the master bedroom, three further bedrooms, a family bathroom and an airing cupboard.

Ground Floor	Millimetres	Feet / inches	First Floor	Millimetres	Feet / inches
Living	4740 x 3625	15'7" x 11'11"	Bedroom 1	4000 x 3675	13'1" x 12'1"
Kitchen/ Dining	8850 x 2950	29' x 9'8"	En-suite	2200 x 1500	7'3" x 4'11"
Study	2970 x 2815	9'9" x 9'3"	Bedroom 2	3740 x 3675	12'3" x 12'1"
Utility	1895 x 1825	6'3" x 6'	Bedroom 3	3475 x 3225	11'5" x 10'7"
			Bedroom 4	3085 x 2340	10'2" x 7'8"
			Bathroom	3085 x 2075	10'2" x 6'10"

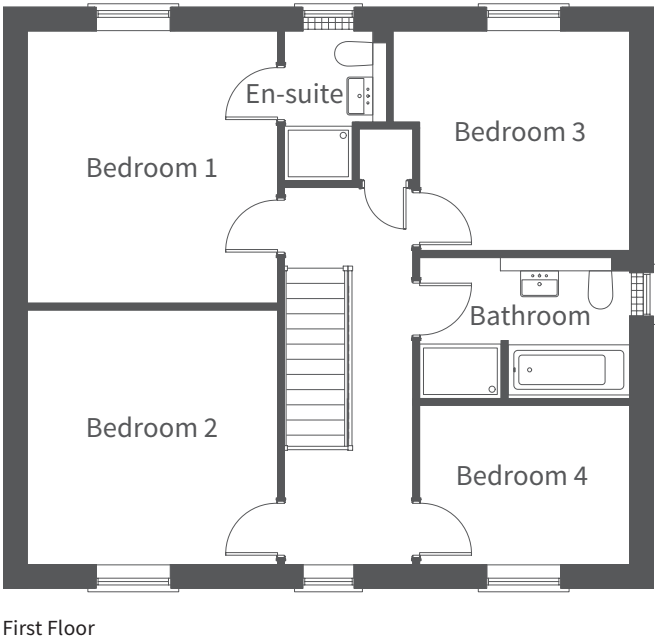
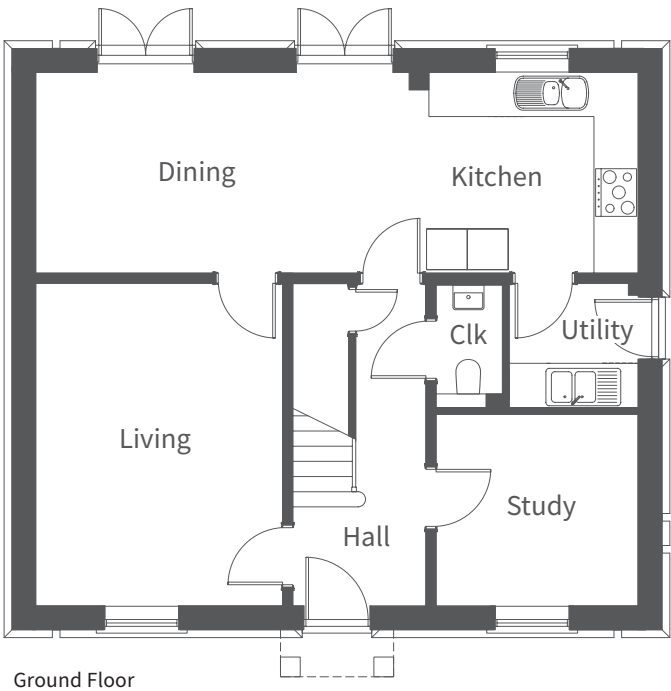
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Plot 1 (top), 4 (bottom)



Plot 10



The Creech

Four bedroom house

An impressive family home with a welcoming hall leading to the study, living/dining room, kitchen/family room, cloakroom and stairs. The spacious living/dining room has French doors to the garden and the study links through the utility to the kitchen/family room, which also benefits from French doors to the garden. The stairs, which incorporate a storage cupboard, lead up to a wonderful galleried landing, master bedroom with dressing room and en-suite, second bedroom with en-suite, two further bedrooms, family bathroom and storage.

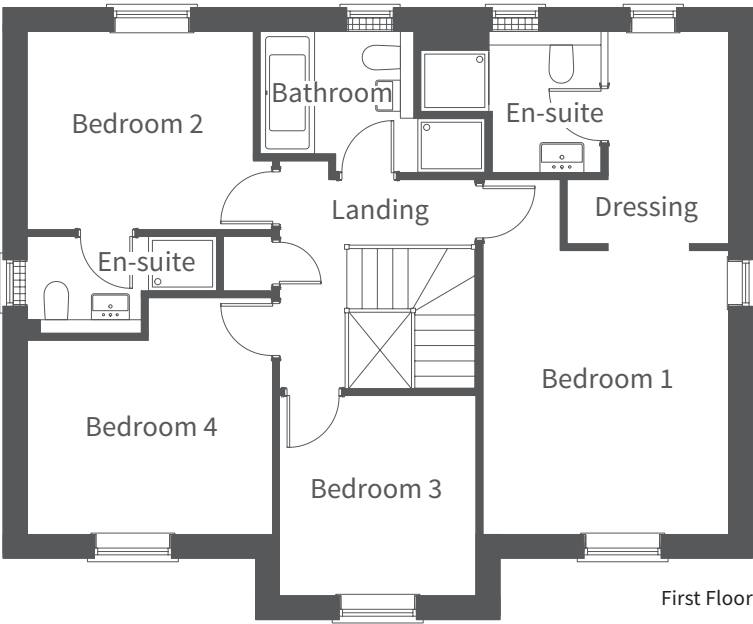
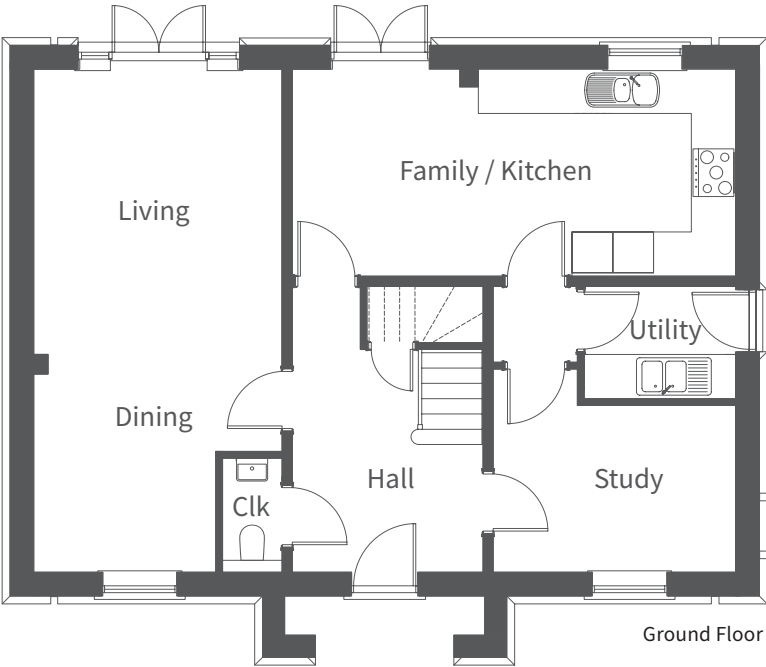
Ground Floor	Millimetres	Feet / inches	First Floor	Millimetres	Feet / inches
Living/ Dining	7390 x 3645	24'3" x 11'11"	Bedroom 1	4170 x 3610	13'8" x 11'10"
Kitchen/ Family	6515 x 3040	21'4" x 10'	Dressing	3115 x 1775	10'3" x 5'10"
Study	3560 x 2450	11'8" x 8'1"	En-suite	2650 x 2075	8'8" x 6'10"
Utility	1650 x 2225	5'5" x 7'4"	Bedroom 2	3330 x 2910	10'11" x 9'7"
			Bedroom 3	2940 x 2890	9'8" x 9'6"
			Bedroom 4	3610 x 2855	9'6" x 9'5"
			Bathroom	2260 x 1800	7'5" x 5'11"

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

Plot 17



The Greenwich

Four bedroom home

A lovely home with high specification and accommodation split over two floors. On entering the front door the hallway leads to the living room, kitchen/dining room, cloakroom and stairs to the first floor. French doors open on to the rear garden from the spacious living room and 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 there's an en-suite to the master bedroom, three further bedrooms, family bathroom and an airing cupboard.

Ground Floor	Millimetres	Feet / inches	First Floor	Millimetres	Feet / inches
Living	6490 x 3525	21'3" x 11'7"	Bedroom 1	4040 x 3560	13'3" x 11'8"
Kitchen/ Dining	8400 x 3675	27'7" x 12'1"	En-suite	2590 x 1600	8'6" x 5'3"
Utility	2025 x 1775	6'8" x 5'10"	Bedroom 2	4260 x 3675	14' x 12'1"
			Bedroom 3	4040 x 3105	13'3" x 10'2"
			Bedroom 4	2520 x 2350	8'3" x 7'8"
			Bathroom	2840 x 1585	9'4" x 5'2"

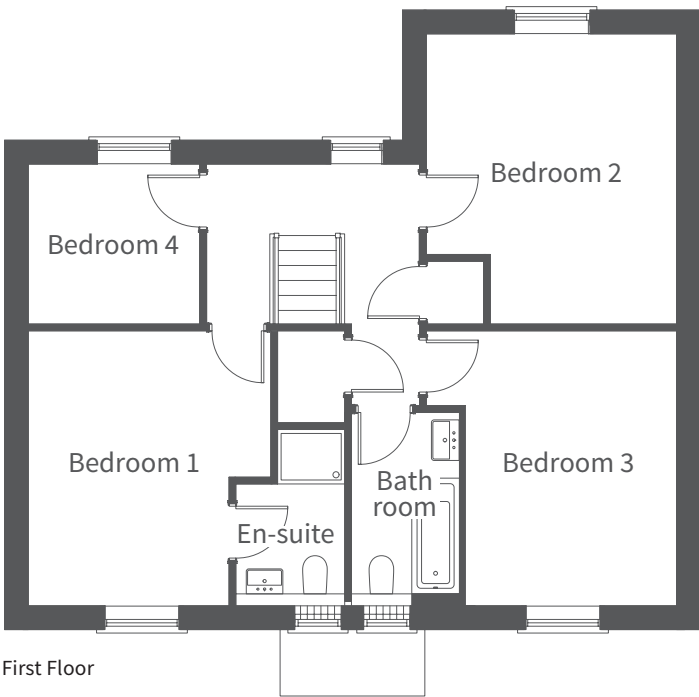
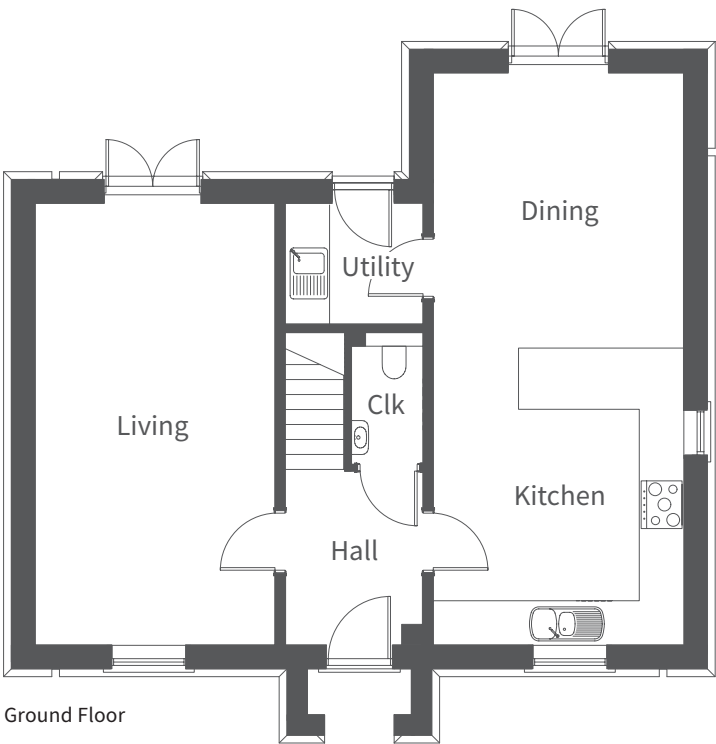
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Plot 3 (top), 11 (middle), 19 (bottom)



Plot 20



The Amberd

Five bedroom house

An impressive family home with a welcoming hall leading to the study, living room, dining room, kitchen/family room, cloakroom and stairs. The dining room has a feature bay window and links through the utility to the spacious kitchen/family room which benefits from French doors to the garden. The living room has a wood burner and also has French doors to the garden. The stairs, which incorporate a storage cupboard, lead up to a wonderful galleried landing, master and second bedrooms with en-suites, three further bedrooms, family bathroom and storage.

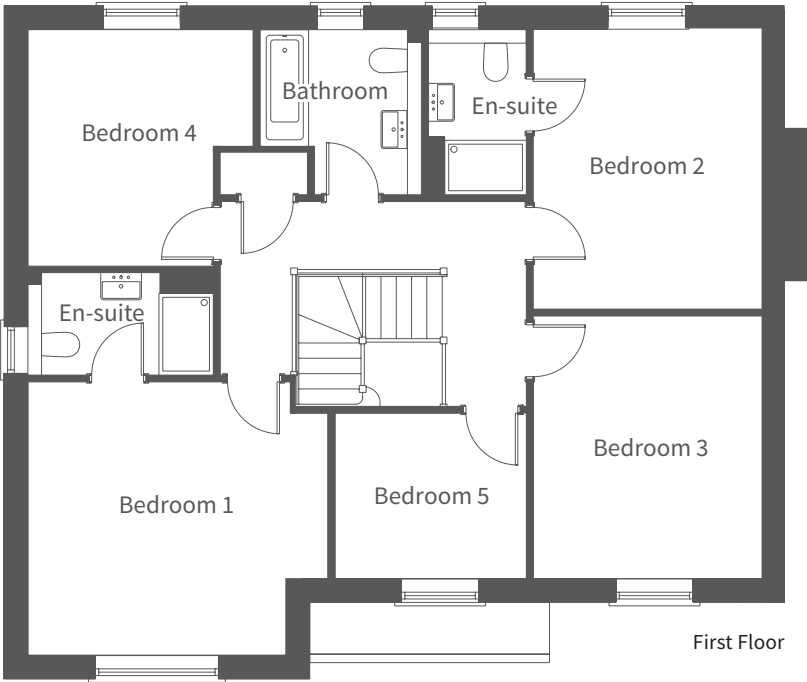
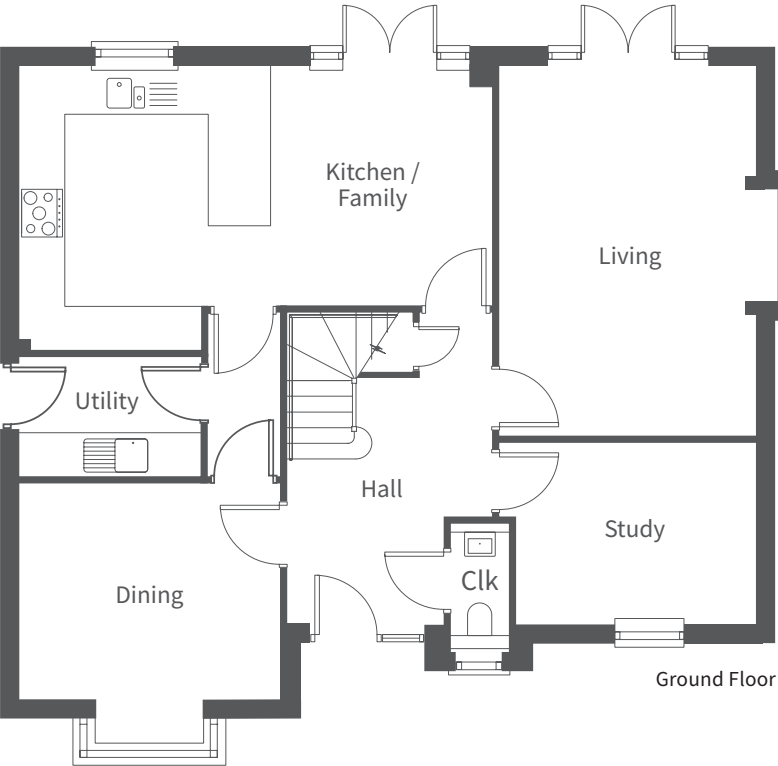
Ground Floor	Millimetres	Feet / inches	First Floor	Millimetres	Feet / inches
Living	5300 x 3725	17'5" x 12'3"	Bedroom 1	4410 x 4015	14'6" x 13'2"
Kitchen/ Family	6890 x 4100	22'7" x 13'6"	En-suite	2725 x 1500	8'11" x 4'11"
Dining	3790 x 3110	12'5" x 10'3"	Bedroom 2	4105 x 3340	13'5" x 10'11"
Study	3450 x 2615	11'4" x 8'7"	En-suite	2425 x 1425	7'11" x 4'8"
Utility	2680 x 1730	8'9" x 5'8"	Bedroom 3	3865 x 3340	12'8" x 10'11"
			Bedroom 4	3475 x 3325	11'5" x 10'11"
			Bedroom 5	2815 x 2430	9'3" x 8'
			Bathroom	2425 x 2375	7'11" x 7'9"

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Plot 9

Plot 18





Overview of Discounted Open Market Housing

- Housing provided at a discount to the open market value. Discount is 30% on 2 or 3 bedroom homes. The discount is tied to a S106 agreement and is held in perpetuity - ie the discounted price would apply to any future resale.
- The buyer owns the whole of the property, there is no third party as in shared ownership and similar schemes.
- Eligibility Criteria applies to each property.
- Applicants wishing to purchase this type of property must meet the requirements of the S106 agreement.





Lockyer's Field Discounted
Open Market House Types

-  The Wimborne (2 bedroom home)
-  The Dean (3 bedroom home)



LOCKYER'S FIELD



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The Wimborne

Two bedroom home

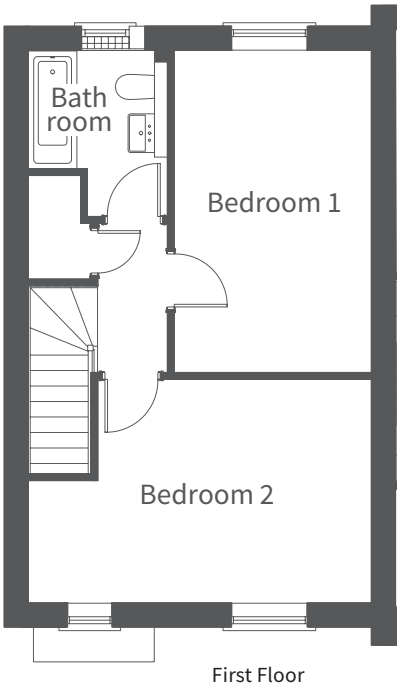
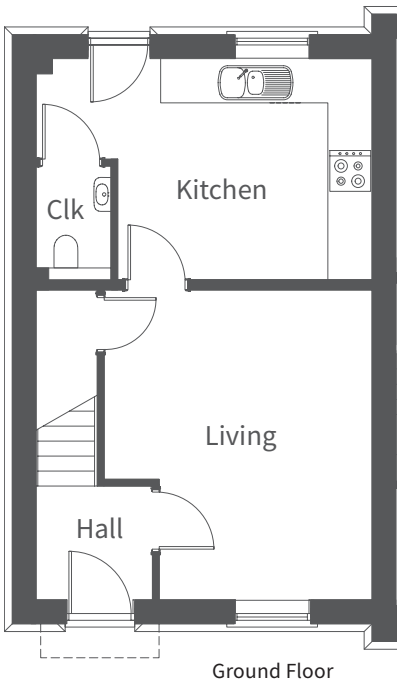
A lovely home comprising spacious living room, modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units. There's also a cloakroom and under stairs storage, with two bedrooms, family bathroom and further storage upstairs.

Ground Floor	Millimetres	Feet / inches	First Floor	Millimetres	Feet / inches
Living	3935 x 4550	12'11" x 14'11"	Bedroom 1	2830 x 4635	9'4" x 14'2"
Kitchen	3735 x 3250	12'3" x 10'8"	Bedroom 2	4935 x 3215	16'3" x 10'7"
			Bathroom	2000 x 1700	6'7" x 5'7"

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Plots 12, 13



The Dean

Three bedroom house

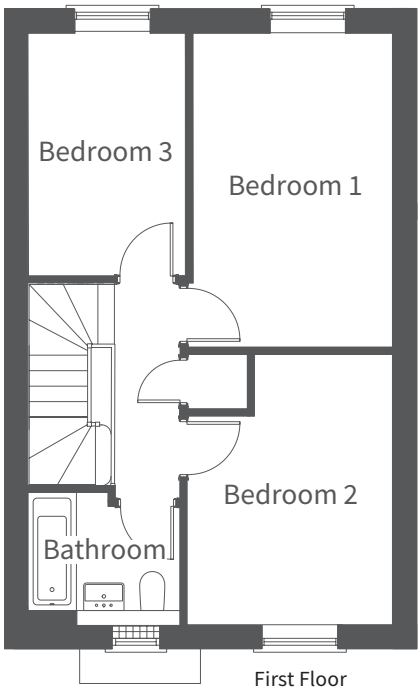
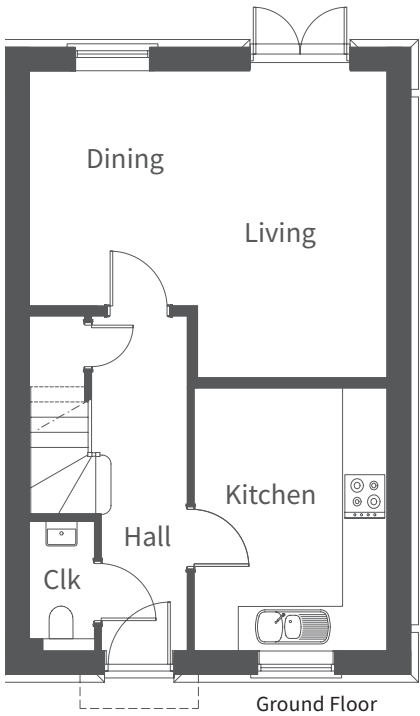
A stylish home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises cloakroom, kitchen/breakfast room and living/dining room with French doors opening to the enclosed rear garden. The stairs, which incorporate a storage cupboard, lead to the first floor, three bedrooms, bathroom and storage.

Ground Floor	Millimetres	Feet / inches	First Floor	Millimetres	Feet / inches
Living	5250 x 4505	17'3" x 14'9"	Bedroom 1	2875 x 4525	9'5" x 14'10"
Kitchen	2830 x 3845	9'4" x 12'7"	Bedroom 2	2960 x 3885	9'9" x 12'9"
			Bedroom 3	2265 x 3495	7'5" x 11'6"
			Bathroom	2190 x 1900	7'2" x 6'3"

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Plot 16





Example kitchen - Hayes End, West Hill



Elegant living. Outstanding quality.

Strongvox has carefully considered every aspect of your new home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.



hansgrohe

Tileflair



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 that complete the stylish sanitary ware. Every detail has been considered, because we know how important the finishing touches are to making a home.

Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands - Quartz form worktop 5 beds
- Eye level stainless steel single oven (3 beds)/ double oven (4 & 5 beds) with 4 burner gas hob (3 beds)/5 burner gas hob (4 & 5 beds) and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel 1½ bowl sink with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher (except plots 12-16)

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 (except plots 5-8)

Bathroom, En-suite and Cloakroom

- Villeroy & Boch sanitaryware (Duravit plots 12-16) 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 with 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, lounge and bedrooms 1 & 2
- TV points fitted to lounge and bedroom 1 (plus bedroom 2 to 4 & 5 beds)
- 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

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard (Dean, Devoran and Wimborne have combination boiler)
- 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 LABC standards
- Energy Performance Certificate provided for each home

External Finishes

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

LABC

- Each of our homes are independently surveyed during the course of construction by the Local Authority Building Control 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



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 two – five bedroom homes at Lockyer's Field where we are offering you the chance to be part of exclusive living in one of the finest locations in the West Country.



Our Customer Charter

At Strongvox we are committed to delivering a quality service and our Customer Charter demonstrates how our customers are at the heart of our business.

We want you to enjoy your journey and love living in a Strongvox home for many years to come.

Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible

•

We are available to answer any questions and here to help you personalise your new home with selections from our Standard Choices and Inspirations ranges

•

You will be kept fully informed about the progress of your purchase

•

You will be provided with health and safety advice to minimise the risk of danger during construction of your new home

•

All aspects of your new home will be fully demonstrated to you before you move in

•

Your new home is covered by a 10 year LABC warranty and we will provide you with information about the cover

•

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

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

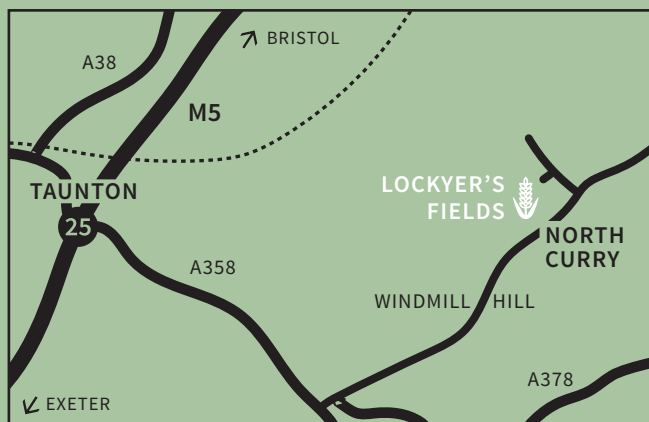
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You will be provided with details of who to contact if you believe we have not fulfilled our Charter commitments.





CURRY BREWERY



Directions from M5 J25

From the M5 J25 take the A358 East exit from the roundabout towards Yeovil. Continue through Henlade onto the dual carriageway and turn left at the top of Mattock's Tree Hill (Thornfalcon) traffic lights. Take the first left for North Curry and continue into North Curry village. At the triangle in the centre of the village turn left onto Queen Square, go straight on to Knapp Lane and continue along the road. Lockyer's Field is on the left.

For Sat Nav: TA3 6EA

ENQUIRIES: 0800 4725459



lockyersfield@strongvox.co.uk

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

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

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