



**CREST
NICHOLSON**

GRANGE MEADOWS

DEVELOPMENT PLAN

A beautifully designed and stylish collection of 3, 4 & 5 bedroom homes.

3, 4 & 5 BEDROOM HOMES



3 BEDROOM HOMES

- The Hatfield
- The Chesham

4 BEDROOM HOMES

- The York
- The Romsey
- The Marlborough
- The Winkfield

5 BEDROOM HOMES

- The Whixley
- The Buckingham
- Affordable Housing

V Visitor Parking
PS Pump Station





**CREST
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GRANGE MEADOWS

Potters Way, TA5 2TA

For all enquiries please call

01278 226 162

crestnicholson.com/grangemeadows



House Type Illustration

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Development Map/Site Plan

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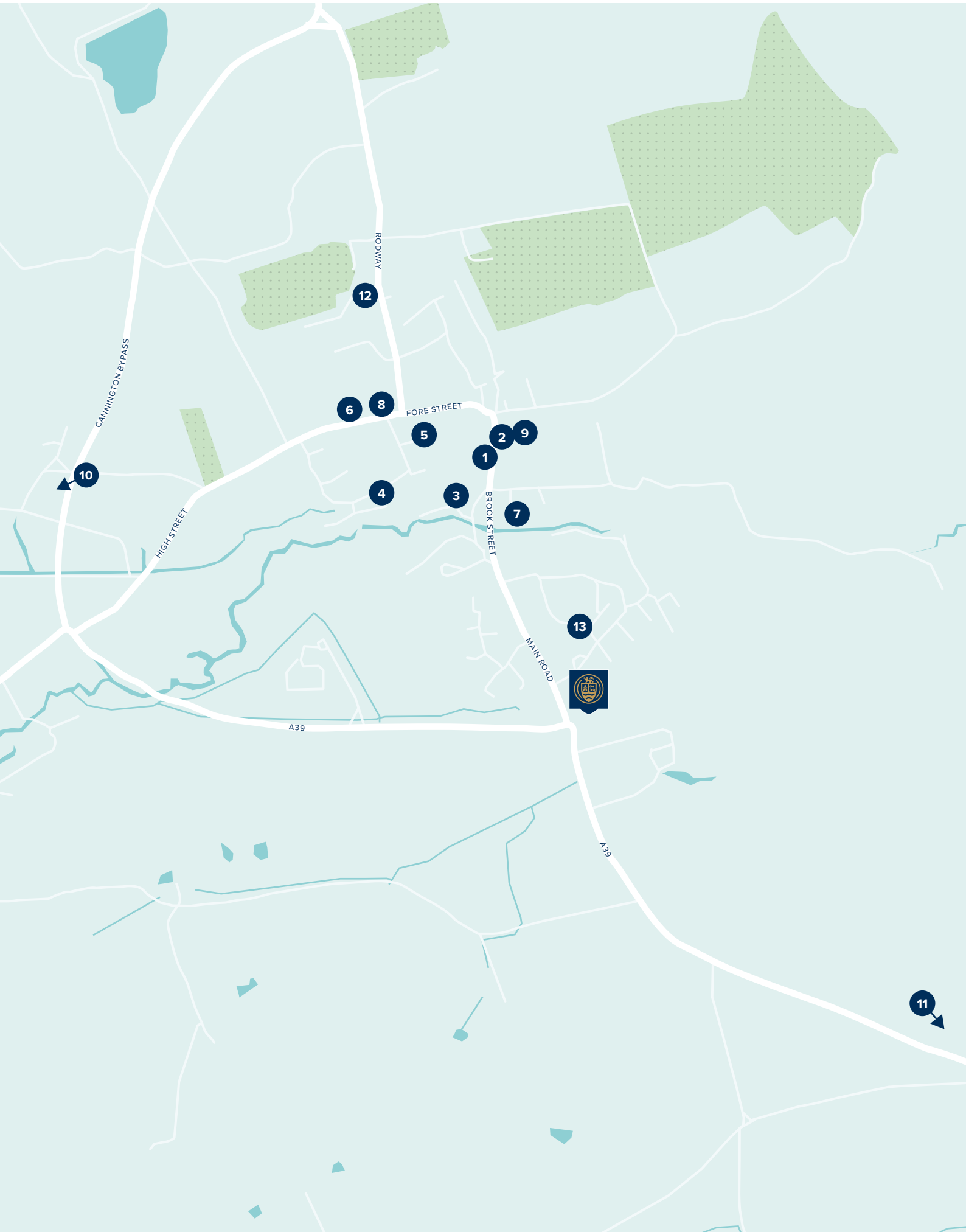
GRANGE MEADOWS

CANNINGTON, SOMERSET

A new development in the heart of the beautiful Somerset countryside, Grange Meadows lies at the entrance to Cannington, a delightful village steeped in history and packed with local amenities.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN CANNINGTON

Cannington spoils you with its relaxed countryside manner, large variety of amenities and easy access to stunning outdoors scenery such as the Quantock Hills.

On your doorstep

Cannington is a thriving village boasting excellent local provisions. From a butcher and baker to shops, café, several pubs, a college and walled garden dating back almost 900 years.

- 1 The Village Bakery
- 2 Cannington News
- 3 The Friendly Spirit Pub
- 4 Cannington Health Centre
- 5 The Walled Gardens of Cannington and Tea Room
- 6 Spar
- 7 Brook Street Play Area
- 8 Cannington Post Office

Education

There's a good selection of local primary and secondary schools. Cannington is home to a campus for Bridgwater & Taunton College, a renowned further education centre.

- 9 Cannington Church of England Primary School
- 10 Brymore Academy
- 11 Haygrove Secondary School
- 12 Bridgwater & Taunton College Cannington Campus
- 13 The Wendy House Pre-School

Travel

Cannington is well located for major road and rail links. Bridgwater train station and the M5 motorway are both easily accessed. Bridgwater Train Station is a 14 minutes drive from Cannington.

- Taunton – 10 minutes*
- Exeter St David's – 39 minutes*
- Bristol Temple Meads – 47 minutes*
- London Paddington – 2 hour 23 minutes*
- Bridgwater Station – 4 miles
- M5, junction 24 – 6 miles
- Taunton – 13 miles
- Bristol Airport – 21 miles
- Bristol – 41 miles





GRANGE MEADOWS

10 Potters Way, Cannington
Somerset TA5 2TA

For all enquiries please call

01278 226 162

crestnicholson.com/grangemeadows

CONVENIENT LIVING IN BEAUTIFUL COUNTRYSIDE

Grange Meadows is a fantastic collection of 3, 4 & 5 bedroom homes set within the beautiful Somerset countryside, on the edge of the Quantock Hills Area of Outstanding Natural Beauty.

The Grange Meadows development is in a fantastic location at the southern entrance to the historic village of Cannington. Just a ten-minute walk along Main Road brings you to the heart of the village where you will find the local bakery and the butchers, where people in the village have been tempted in by the smell of fresh bread, and the handmade sausages for years. The village primary school is close to Brook Street Play Area, a great stop off when walking the kids back from school. The wide range of amenities means frequent trips to larger towns and supermarkets can be avoided, as there is also a Spar convenience store, post office, health centre and independent shops. For those fun nights out, Cannington is well served by a selection of pubs.

Perhaps the jewel in the village is The Walled Gardens of Cannington, which were first established almost 900 years ago. With its beautiful array of plants, flowers and water features the immaculately maintained gardens are a fantastic asset to the village, and enjoyed by locals and visitors who travel to see this popular beauty spot.

For those times when the length of your shopping list means you just have to go to a larger town, Bridgwater fits the bill perfectly. Just a 10 minute car journey, or a pleasant bike ride away, the town features national chain stores, major fast food restaurants, gyms and big name supermarkets. The town's long history is connected to its status as an inland port and the River Parrett is a main feature of the town centre. After a busy shopping

trip why not stroll down the river banks one summer evening, and perhaps enjoy a relaxing meal and a few drinks.

Nature lovers will be spoilt for choice living at Cannington. Just a few miles west up the A39 lies the Quantock Hills Area of Outstanding Natural Beauty. This protected area is the perfect place for walkers and comprises a hugely varied landscape, from heathland summits to jagged coastline and undulating farmlands. A fantastic place to explore, whether on a day off or for a more energetic Sunday afternoon. You will not want for refreshment, as local legend says - you are never more than 1.7 miles from a pub on the Quantocks.





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THE BUCKINGHAM

The Buckingham is a spacious five-bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the main bedroom suite is generously proportioned with an en suite and the four further bedrooms share the modern family bathroom.

5 BEDROOM HOME





**CREST
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THE BUCKINGHAM

5 Bedroom Home

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GROUND FLOOR

KITCHEN / FAMILY AREA

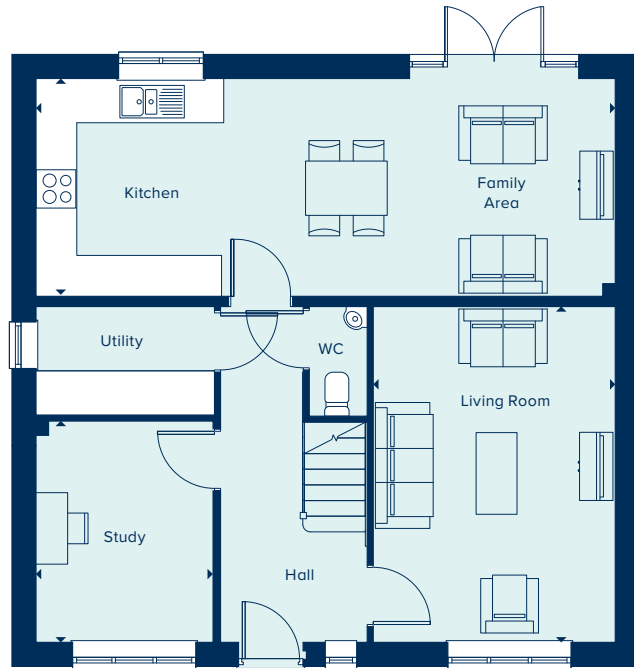
8.51m x 3.20m 27'10" x 10'6"

LIVING ROOM

4.94m x 3.56m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

3.77m x 2.67m 12'4" x 8'9"

BEDROOM 2

3.96m x 2.60m 13'0" x 8'6"

BEDROOM 3

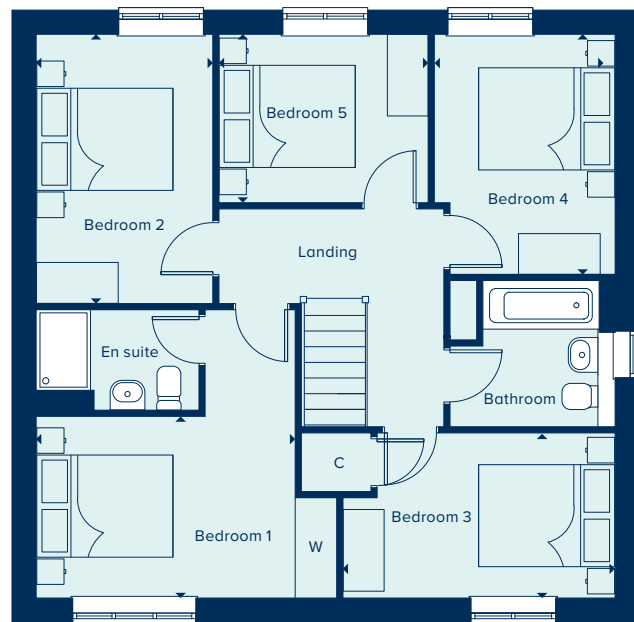
4.00m x 2.43m 13'1" x 7'11"

BEDROOM 4

3.53m x 2.66m 11'7" x 8'8"

BEDROOM 5

3.07m x 2.48m 10'1" x 8'1"



C Cupboard W Wardrobe

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME





**CREST
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THE MARLBOROUGH

4 Bedroom Home

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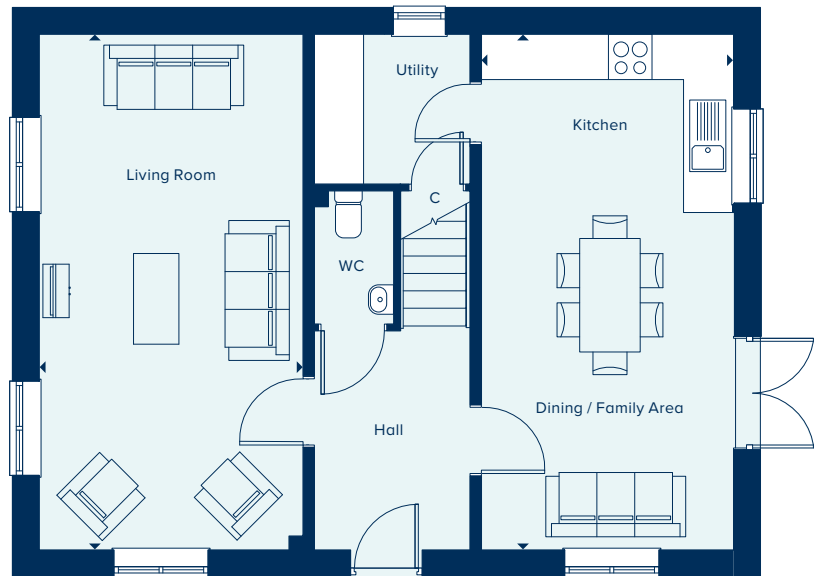
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.06m 11'11" x 10'0"

BEDROOM 2

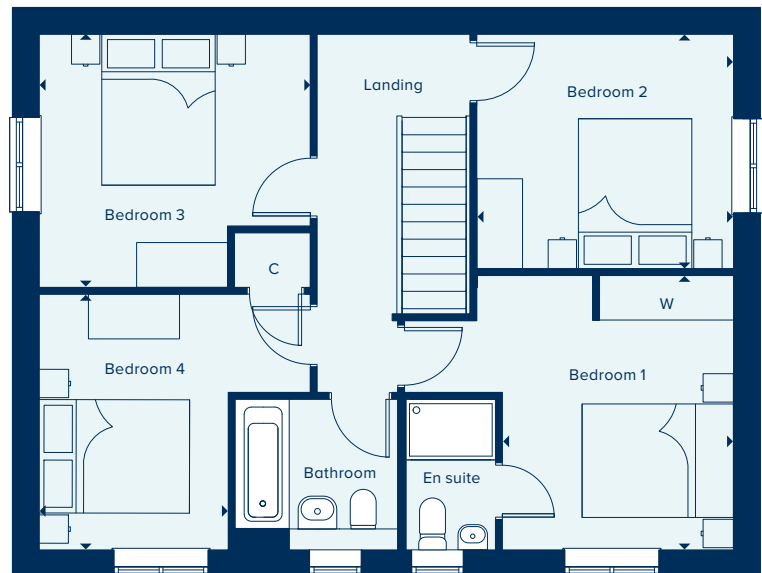
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Marlborough

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THE ROMSEY

The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs the four bedrooms are generously proportioned, with the main bedroom benefiting from an en suite and a fitted wardrobe.

4 BEDROOM HOME



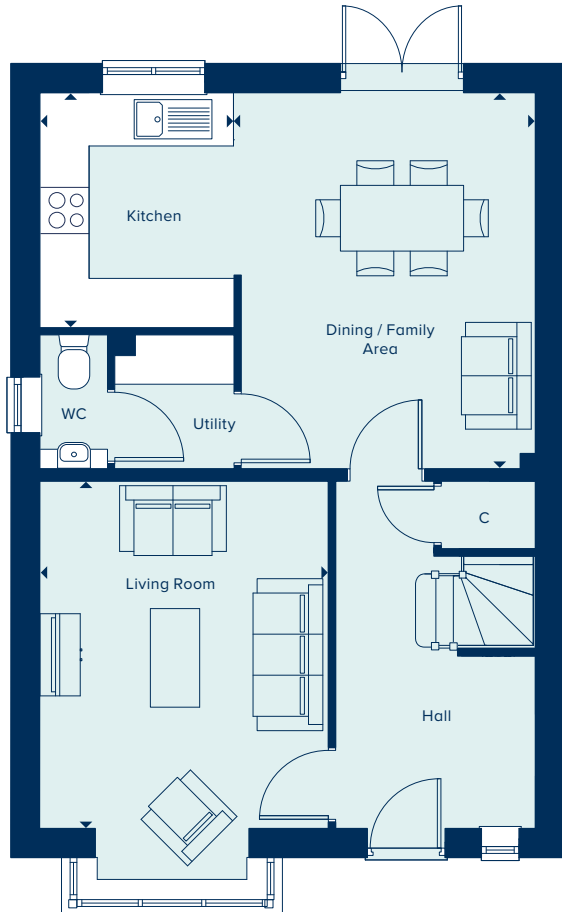


**CREST
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THE ROMSEY

4 Bedroom Home

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GROUND FLOOR

KITCHEN

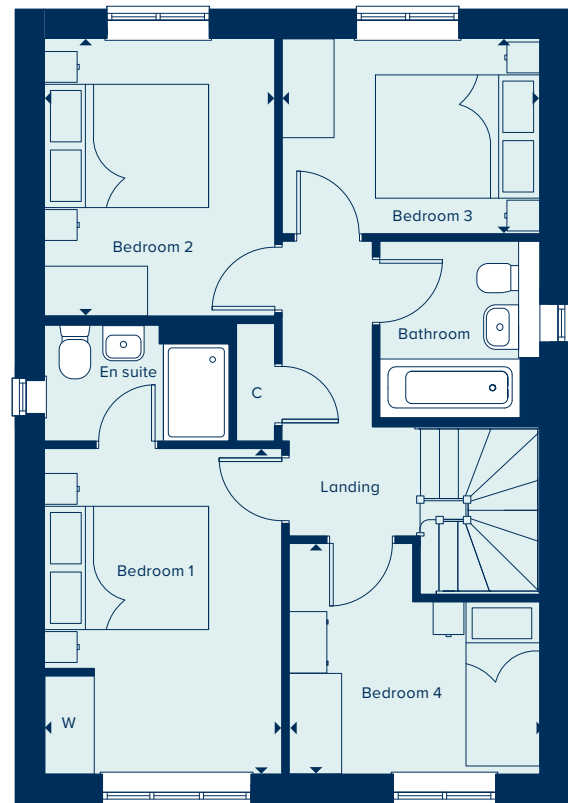
2.86m x 2.44m 9'4" x 8'0"

DINING / FAMILY AREA

4.58m x 3.59m 15'0" x 11'9"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.14m x 2.38m 10'3" x 7'8"

BEDROOM 4

3.05m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Romsey

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THE WHIXLEY

The Whixley offers flexible and generous living spaces. The home features four double bedrooms and one single, with the main bedroom benefiting from an en suite and built-in wardrobe. Other features are the open plan kitchen, dining and family area plus the separate living room is flooded with light from the elegant bay window.

5 BEDROOM HOME





**CREST
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THE WHIXLEY

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

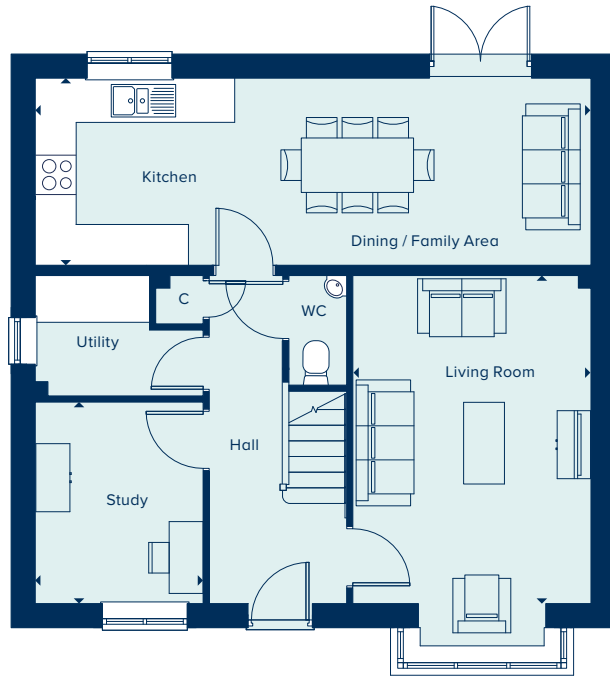
8.17m x 2.75m 26'8" x 9'0"

LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

STUDY

2.96m x 2.47m 9'8" x 8'1"



FIRST FLOOR

BEDROOM 1

4.15m x 2.75m 13'7" x 9'0"

BEDROOM 2

3.38m x 2.79m 11'1" x 9'2"

BEDROOM 3

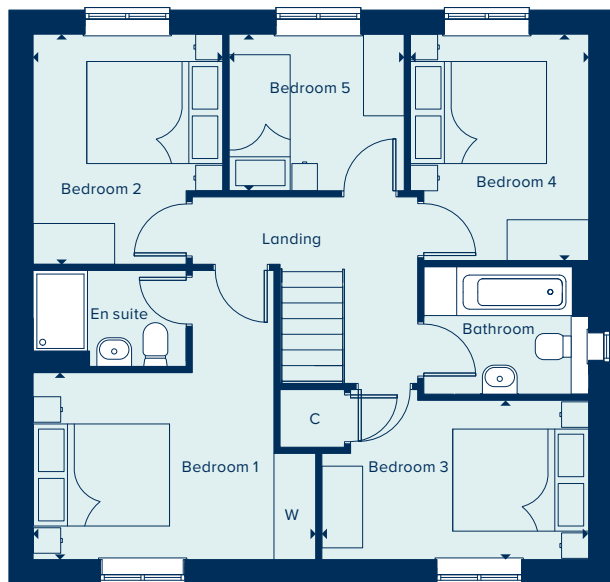
3.92m x 2.34m 12'10" x 7'8"

BEDROOM 4

3.32m x 2.62m 10'11" x 8'7"

BEDROOM 5

2.58m x 2.30m 8'5" x 7'6"



C Cupboard W Wardrobe

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THE YORK

The York is a stunning four bedroom home. The Ground floor, with large kitchen/dining/family room is great for entertaining, whilst the separate living room is an ideal space to relax at the end of the day. Home working is accommodated with the separate study. Upstairs, the double main bedroom features an en suite and the 3 further well proportioned bedrooms are great for a growing family or visiting friends and family.

4 BEDROOM HOME





**CREST
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THE YORK
4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING ROOM

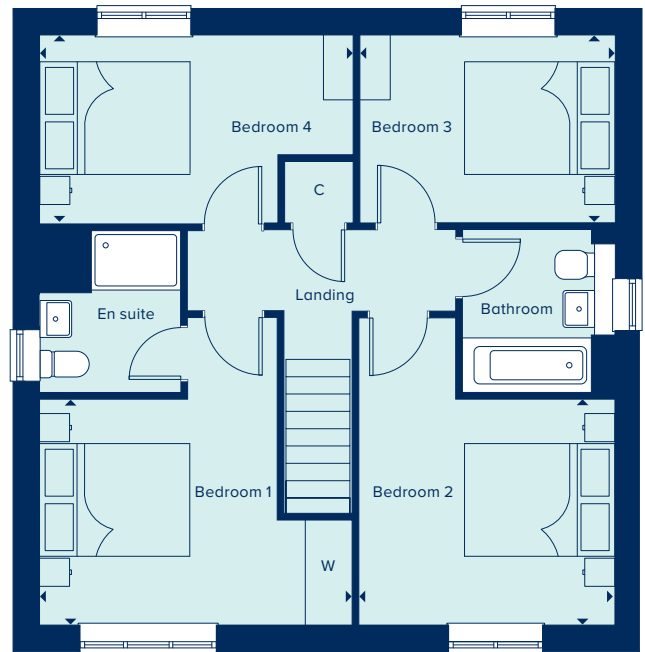
5.72m x 2.95m 18'9" x 9'8"

LIVING ROOM

4.72m x 3.37m 15'6" x 11'0"

GARAGE

5.99m x 3.09m 19'7" x 10'1"



FIRST FLOOR

BEDROOM 1

4.15m x 3.00m 13'7" x 9'10"

BEDROOM 2

3.37m x 3.00m 11'0" x 9'10"

BEDROOM 3

3.36m x 2.50m 11'0" x 8'2"

BEDROOM 4

4.15m x 2.50m 13'7" x 8'2"

C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The York

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN		●	●	
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●
Electric single built-in oven in stainless steel	●			
Electric built-under 1 ½ oven in stainless steel		●		
Electric built-in double oven in stainless steel			●	●
4 ring gas hob in stainless steel	●	●		
5 ring gas hob in stainless steel			●	●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher		●*	●	●
Energy efficient integrated washing machine	●			
Single bowl sink and drainer in stainless steel	●	●		
1.5 bowl sink and drainer in stainless steel			●	●
Single lever chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps and shower fittings	●	●	●	●
Half height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●

*Integrated dishwasher included if there is a utility room



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	•	•	•	
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete Premier Guarantee ten year warranty	•	•	•	•

Crest Nicholson follows NHBC and Premier guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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