



# ISLEPORT GROVE

A COLLECTION OF  
2, 3 & 4 BEDROOM HOMES



**COUNTRYSIDE**  
Homes





# WELCOME TO ISLEPORT GROVE

Isleport Grove, located in the old market town of Highbridge, boasts a beautiful new collection of 2, 3 and 4 bedroom homes. These properties provide a taste of excellence and are perfectly placed for you to enjoy the best that Somerset has to offer. Conveniently located, Isleport Grove is just west of the M5 and less than a mile from Highbridge and Burnham railway station, which offers fantastic access to Bristol, Taunton and Exeter.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.



# GET TO KNOW YOUR SURROUNDINGS



- |  |   |   |  |  |                         |
|--|---|---|--|--|-------------------------|
| <b>01</b> Mendip Hills AONB              | <b>05</b> Wall Eden Adventure Activities          | <b>09</b> The King Alfred School        | <b>13</b> Burnbridge Wanderers JFC                   | <b>17</b> Highbridge Social Club       | <b>21</b> Berrow Beach  |
| <b>02</b> Apex Leisure and Wildlife Park | <b>06</b> Secret World Wildlife Rescue            | <b>10</b> Costa Coffee                  | <b>14</b> Churchfield Church School                  | <b>18</b> Highbridge Children's Centre | <b>22</b> The Globe Inn |
| <b>03</b> Asda Highbridge Superstore     | <b>07</b> Huntspill River National Nature Reserve | <b>11</b> Highbridge Medical Centre     | <b>15</b> Morland Community Centre                   | <b>19</b> Burnham and Berrow Golf Club | <b>Legend:</b>          |
| <b>04</b> Burnham-on-Sea beach           | <b>08</b> Walrow Ponds                            | <b>12</b> The Bridge Veterinary Surgery | <b>16</b> Monarchs Sports Acrobatics Gymnastics Club | <b>20</b> Rob's Fish Bar               | ● Nature                |
|  |   |   |  |  | ● Education             |
|  |   |   |  |  | ● Hospitals & Vets      |
|  |   |   |  |  | ● Leisure Activities    |
|  |   |   |  |  | ● Shopping & Eateries   |



# RESTAURANTS AND BARS



## CIDER PRESS RESTAURANT

1.6 miles away

Located on Rich's Cider Farm, the Cider Press Restaurant is loved by locals and tourists alike. Serving freshly cooked food from local produce, Cider Press Restaurant is a fantastic place for homemade cakes, desserts, pies and they are renowned for their roasts. By supporting local farmers and producers, Cider Press Restaurant aims to provide an excellent experience that gives you the 'True Taste of Somerset'.

## THE RAILWAY

1.8 miles away

The Railway is a family-friendly pub. The welcoming, warm atmosphere will make you feel instantly at home and it's the ideal place to grab a bite to eat after a walk on the beach. The Railway shows live sporting events and hosts its own disco and karaoke evenings – a fantastic activity for socialising with friends.



## LA VELA RISTORANTE

1.7 miles away

La Vela Ristorante boasts a spectacular atmosphere and beautiful décor. Serving authentic Italian cuisine, La Vela is a family-run, highly recommended and reasonably priced. La Vela is a wonderful restaurant that will leave you wanting more.

## SPICE GALLERY

13.3 miles away

Located in North Petherton, Spice Gallery is a popular curry house that offers classics, and exotic lesser-known dishes. Spice Gallery crafts its dishes from fresh, locally sourced ingredients. Spice Gallery creates its popular spicy specialties from fresh, locally sourced ingredients.

*If you're looking for more of a fine dining experience, or to celebrate a special occasion, Somerset is host to several Michelin Guide restaurants.*

## ★ QUEEN OF CUPS

13.8 miles away

In a rustic 17th century inn, Queen of Cups showcases West Country produce and offers Middle Eastern and Mediterranean small plates with big bursts of colour and flavour.



## ★ AUGUSTUS RESTAURANT

20.9 miles away

This welcoming bistro can offer you two slightly different dining experiences. The cosy dining room offers a more intimate experience, while the bright conservatory offers a more modern experience. At Augustus, you'll find French-influenced dishes with updated British classics.





# ENTERTAINMENT AND LEISURE



## THE SPA AT ROOKERY MANOR

*11-minute drive away*

Forget all your worries as you relax and unwind in luxury. Boasting excellent facilities, The Spa at Rookery Manor will leave you feeling rejuvenated. Spoil yourself as you de-stress during a massage treatment, read a book in the hot tub or sweat it out in the hot rock sauna. This idyllic spa is the perfect place to treat yourself to a spot of self-care.

## ANIMAL FARM ADVENTURE PARK

*16-minute drive away*

Animal Farm Adventure Park offers a fun-filled family day out. Set on a 23-acre site, there is plenty to keep you entertained. With daily activities including animal grooming, reptile handling and animal talks, you'll be sure to have a real hands-on experience. What's more, the adventure park also has an indoor soft play, trampolines, outdoor adventure castle and mini crazy golf.



Cover photograph of local area. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant. Car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.



## BURNHAM AND BERROW GOLF CLUB

*11-minute drive away*

Burnham and Berrow Golf Club offers a golfing experience like no other and boasts two fantastic courses. The Championship Course offers eighteen quality holes and is set among towering sand dunes on the Bristol Channel coast. The Channel Course is known as one of the hidden jewels of the South West and offers a wonderful introduction to golf for everyone, whether you're a beginner or a seasoned expert. Once you've finished a round, head for The Clubhouse and indulge in a drink or two.

## BRIDGWATER CARNIVAL

*20-minute drive away*

Get ready to be amazed at Bridgwater Carnival. Held annually on the first Saturday in November, it is the oldest carnival in the UK and one of the largest illuminated carnival processions in Europe. The procession follows an impressive 1.7-mile route. It is brought to a spectacular finale with a dramatic fireworks display in the middle of town. Not to be missed, this explosion of music, light, colour and dance will be an important event in your social calendar.



# ISLEPORT GROVE: WHERE COASTAL SCENES AND COUNTRYSIDE VIEWS INTERTWINE

# GREEN SPACES

## BERROW BEACH

*13-minute drive away*

A flat, sandy beach backed by dunes. What more could you want? Berrow Beach offers a 6-mile stretch of sand and mudflats; it is used by walkers, fishermen, horse riders and sports enthusiasts. The beach is dog-friendly, so you and your four-legged friend can enjoy many a walk here. When the tide is out, you'll see the shipwreck of a Norwegian vessel which dates back to 1897.

If you're looking for a summer-time picnic, want to brave the freezing waters for a swim at dawn, or you simply want to catch a beautiful sunset, Berrow Beach is the place to be.

## APEX LEISURE AND WILDLIFE PARK

*5-minute drive away*

Spanning an impressive 42 acres, Apex Leisure and Wildlife Park is the perfect place for a family day out. Apex is known for its variety of amazing wildlife including mallard ducks, grey herons and Canada geese - ideal for a nature lover. For many years, the park has held the coveted Green Flag Award and is renowned for being one of the best parks in the country.

Apex offers a gentle, picturesque walk around the lake which is marked out with a level footpath. The walk itself is not strenuous and should take no longer than 40 minutes to complete. If you're looking for a longer walk, head to the tree planting area at the River Brue and turn right. This path will take you along the river to the southern end of Burnham's sea front.

Apex has many picnic spots, a children's play area, skate park and a BMX biking area, so no matter the day or the weather, there really is something to suit everyone.



## GLASTONBURY TOR

*31-minute drive away*

Glastonbury Tor is an iconic hill with a hidden cave below. Part of the National Trust, it is also the site of the 14th-century church of St Michael. When visiting Glastonbury Tor, prepare to be engulfed by myth and legend as you explore the history and background of this magical setting.

## MANOR GARDENS

*9-minute drive away*

Manor Gardens features a children's play park, tennis courts, planted areas and a formal bandstand. From late spring through to early summer, you can regularly find free, volunteer-led music events being held in Manor Gardens. The events showcase local artists and bands - it's the perfect way to soak up some summer sun and enjoy an evening picnic in the park.



## MENDIP HILLS AONB

*29-minute drive away*

The Mendip Hills are one of England's most stunning places. With steep slopes, spectacular gorges and rocky outcrops, you'll truly feel at one with nature. The hilltops are host to ancient monuments and rich grasslands, which offer a variety of wildlife and habitats. With so much to explore, you'll never be short of weekend adventures.





# TRANSPORT CONNECTIONS



## M5

Isleport Grove is close to the M5 and benefits from fantastic commuter links, keeping you connected to nearby towns and cities. The M5 links the Midlands with the Southwest and runs from junction 8 of the M6 at West Bromwich near Birmingham to Exeter.

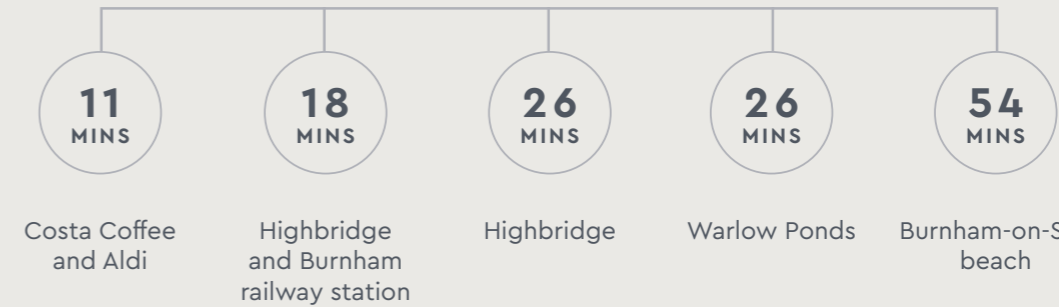


## HIGHBRIDGE AND BURNHAM STATION

Highbridge and Burnham railway station is on the Bristol to Taunton line and is operated by Great Western Railway. The station is an 18-minute walk from Isleport Grove. The weekday service comprises one train in each direction each hour, most of which operate to and from Cardiff Central and Taunton.



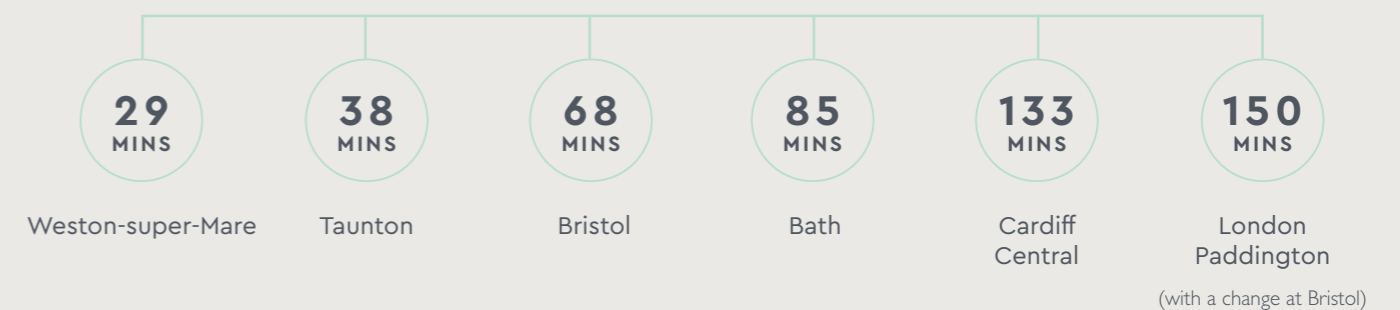
### BY FOOT



### BY CAR



### BY TRAIN



Cover photograph of local area. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.





## KITCHENS

- Laminate worktops with upstands to worktops and glazed splashback
- Kitchen units with soft closers
- Stainless steel 1 1/2 bowl sink
- Single lever mixer taps
- Bosch single electric oven (2-bedroom houses) and Bosch built-in double electric oven (3-bedrooms and above)
- Bosch induction hob
- Glass/stainless steel chimney hood
- 70/30 integrated fridge-freezer
- White LED downlights

## BATHROOMS, EN SUITES & WCS

- White sanitaryware with contemporary chrome accessories
- Porcelanosa tiles with half-height tiling to bath, full-height tiling to shower cubicles
- Heated chrome towel rail in bathrooms and en suites

## INSIDE YOUR HOME

- Wardrobe to bedroom 1
- White radiators to all rooms except bathrooms and en suites
- Smoke and carbon monoxide detectors installed for your safety
- Curved 'Pencil Round' skirting boards and architraves
- Internal woodwork painted white in a gloss finish
- White matt emulsion to walls and ceilings
- Broadband facility to be provided to every residence
- Telephone socket in the living room with second socket in bedroom 1 and home office where applicable
- TV sockets in living room and all bedrooms
- Power points and USB charging points conveniently positioned throughout the home
- Energy-efficient LED lighting

## OUTSIDE YOUR HOME

- Skylight windows in some house types
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Turf to front and rear gardens where applicable



Images may include items of non-standard specification. Please speak to our Sales Consultants for further details. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative and may include items of non-standard specification. Please ask a Sales Consultant for further details. Choices and upgrades are only available subject to construction stage of the property. Selected features are included where house type size allows. February 2024.







**2 BEDROOM HOUSES**  
**IRWELL**  
 33-36, 48-50, 228, 229 & 230

**3 BEDROOM HOUSES**  
**BLYTH**  
 37, 38, 184, 185, 220 & 221  
**GRANTHAM**  
 1, 46, 175, 183, 188, 217, 234, 243 & 248  
**MIDFORD**  
 222, 223, 236 & 237  
**WEAVER**  
 39, 40, 213, 214, 218, 219, 232, 233, 238, 239, 245 & 246

**4 BEDROOM HOUSES**  
**BOWMONT**  
 16, 19, 21, 23, 47, 186, 231, 235, 240 & 241  
**SOUTHWICK**  
 2, 18, 24, 25, 174, 176, 189, 190, 215, 216, 224-226, 244 & 247  
**STRATFORD**  
 20, 32, 173 & 227  
**STRATFORD BAY**  
 15, 17, 22, 31, 187 & 242

**PRIVATE RENTED SECTOR**  
**AFFORDABLE HOMES**  
**SHARED OWNERSHIP**  
**H HOME STEPPER**

V - Visitor Spaces  
 - Motorcycle Spaces  
 LEAP - Local Equipped Area for Play  
 LAP - Local Area for Play  
 - Attenuation Basin  
 BCP - Bin Collection Point  
 C - Community Spaces

\*Plots 1 & 16 are show homes. This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production. 10/23.



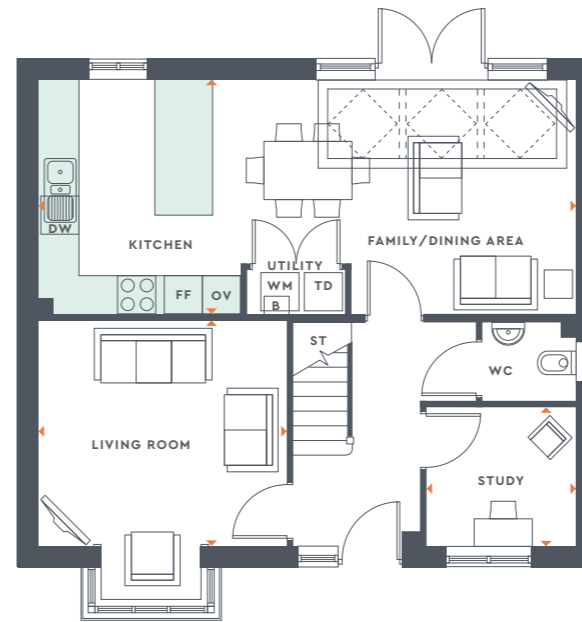




## THE BOWMONT

4 BEDROOM HOUSE

117.2 SQ M | 1,262 SQ FT

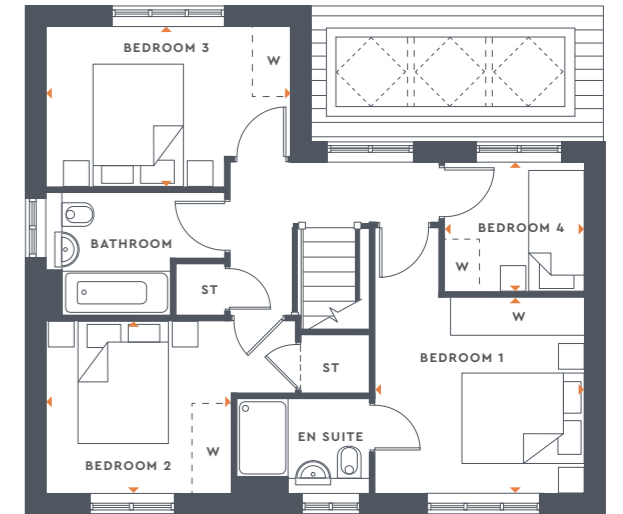


### GROUND FLOOR

**KITCHEN/FAMILY/DINING AREA**  
8.47M x 3.71M | 27'9" x 12'2"

**LIVING ROOM**  
3.92M x 3.54M | 12'10" x 11'7"

**STUDY**  
2.38M x 2.20M | 7'10" x 7'3"



### FIRST FLOOR

**BEDROOM 1**  
3.28M x 3.10M | 10'9" x 10'2"

**BEDROOM 2**  
2.93M x 2.73M | 9'7" x 8'11"

**BEDROOM 3**  
3.87M x 2.53M | 12'8" x 8'3"

**BEDROOM 4**  
2.19M x 2.03M | 7'2" x 6'8"

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FF - FRIDGE FREEZER OV - OVEN  
 [Symbol] - ROOF LIGHT ST - STORE TD - TUMBLE DRYER (DENOTES SPACE) [W] - WARDROBE (INCLUDED AS STANDARD)  
 [Symbol] - WARDROBE (OPTIONAL EXTRA) WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

WM, TD & DW show space for washing machines, tumble dryers and dishwashers (please note the appliances are not included). Wardrobes in bedroom 1 included as standard, wardrobes in other bedrooms optional extras. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details. The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. 02/24.



# THE BLYTH

3 BEDROOM HOUSE

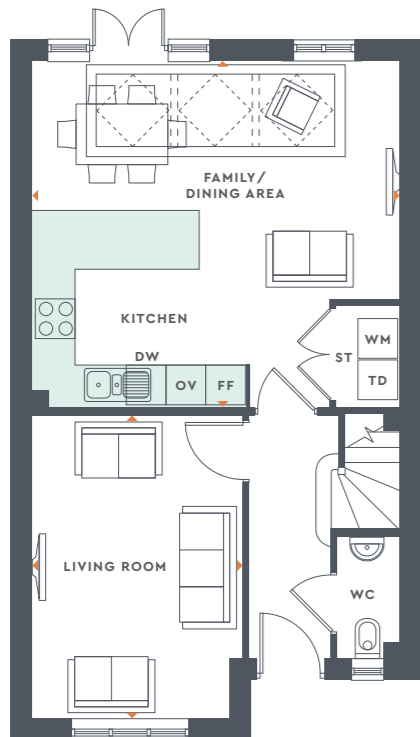
93.0 SQ M | 1,001 SQ FT



# THE GRANTHAM

3 BEDROOM HOUSE

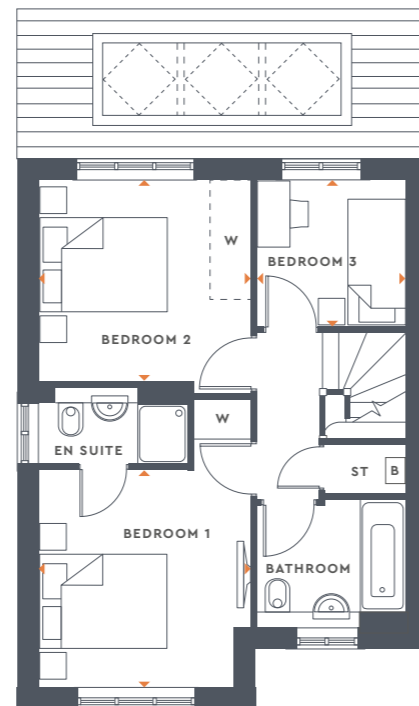
79.0 SQ M | 850 SQ FT



## GROUND FLOOR

**KITCHEN/FAMILY/DINING AREA**  
5.55M x 5.23M | 18'3" x 17'2"

**LIVING ROOM**  
4.58M x 3.20M | 15'1" x 10'6"



## FIRST FLOOR

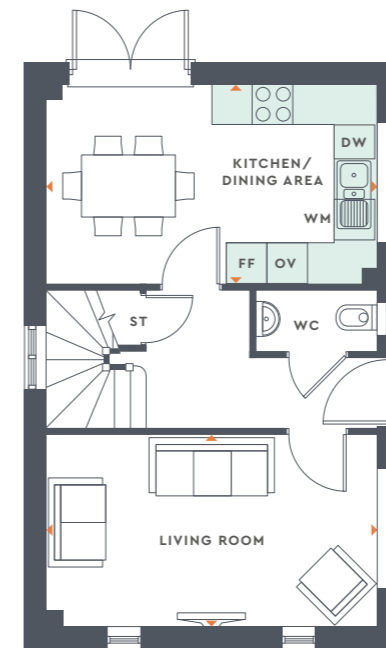
**BEDROOM 1**  
3.28M x 3.21M | 10'9" x 10'6"

**BEDROOM 2**  
3.21M x 3.05M | 10'6" x 10'0"

**BEDROOM 3**  
2.25M x 2.23M | 7'5" x 7'4"

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FF - FRIDGE FREEZER OV - OVEN  
 - ROOF LIGHT ST - STORE TD - TUMBLE DRYER (DENOTES SPACE) - WARDROBE (INCLUDED AS STANDARD)  
 - WARDROBE (OPTIONAL EXTRA) WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

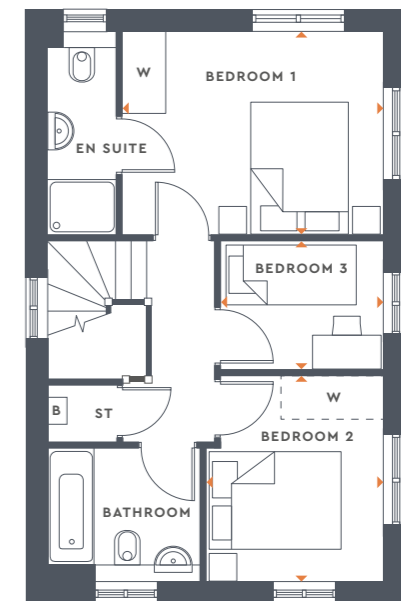
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## GROUND FLOOR

**KITCHEN/DINING AREA**  
4.90M x 2.94M | 16'1" x 9'8"

**LIVING ROOM**  
4.90M x 2.83M | 16'1" x 9'4"



## FIRST FLOOR

**BEDROOM 1**  
3.80M x 2.96M | 12'5" x 9'8"

**BEDROOM 2**  
3.00M x 2.59M | 9'10" x 8'6"

**BEDROOM 3**  
2.38M x 1.87M | 7'10" x 6'2"

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FF - FRIDGE FREEZER OV - OVEN  
 - ROOF LIGHT ST - STORE - WARDROBE (INCLUDED AS STANDARD) - WARDROBE (OPTIONAL EXTRA)  
WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

WM, TD & DW show space for washing machines, tumble dryers and dishwashers (please note the appliances are not included). Wardrobes in bedroom 1 included as standard, wardrobes in other bedrooms optional extras. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details. The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. 02/24.



# THE IRWELL

## 2 BEDROOM HOUSE

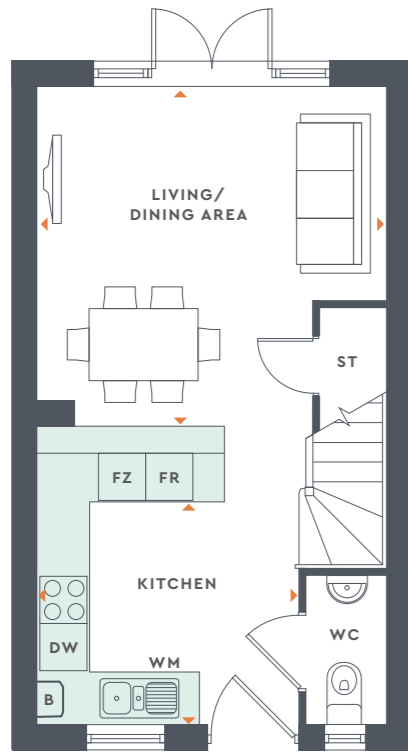
61.5 SQ M | 662 SQ FT



# THE MIDFORD

## 3 BEDROOM HOUSE

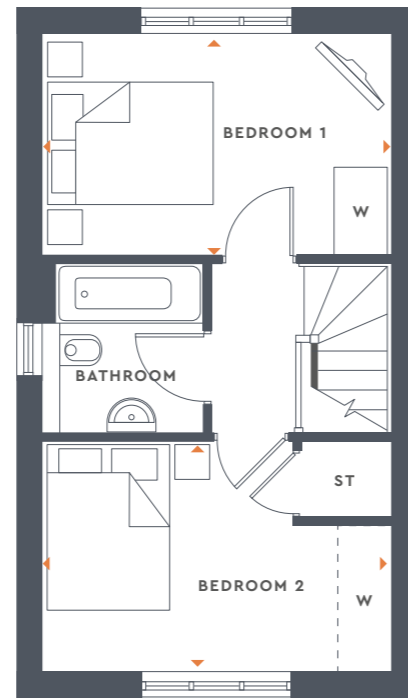
90.8 SQ M | 977 SQ FT



### GROUND FLOOR

**KITCHEN**  
4.72M x 3.85M | 15'6" x 12'8"

**LIVING/DINING AREA**  
4.72M x 4.26M | 15'6" x 14'0"



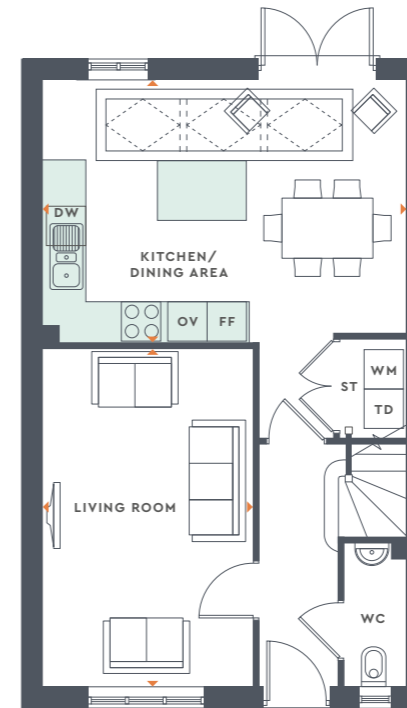
### FIRST FLOOR

**BEDROOM 1**  
4.72M x 2.67M | 15'6" x 8'9"

**BEDROOM 2**  
4.72M x 3.04M | 15'6" x 10'0"

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FR - FRIDGE FZ - FREEZER  
ST - STORE W - WARDROBE (INCLUDED AS STANDARD) W - WARDROBE (OPTIONAL EXTRA)  
WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

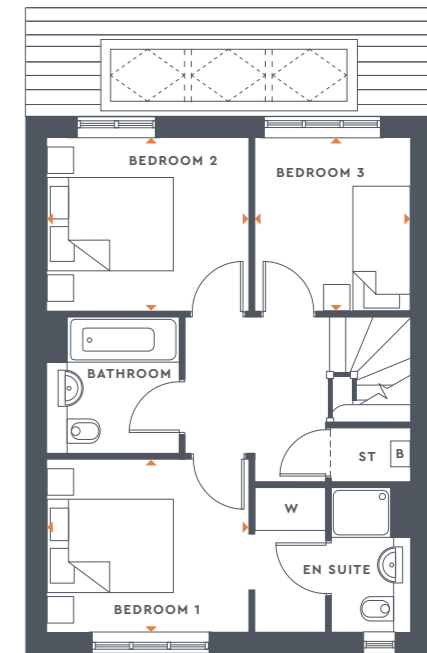
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### GROUND FLOOR

**KITCHEN/DINING AREA**  
5.54M x 4.00M | 18'2" x 13'1"

**LIVING ROOM**  
5.14M x 3.21M | 16'10" x 10'7"



### FIRST FLOOR

**BEDROOM 1**  
3.07M x 2.62M | 10'1" x 8'7"

**BEDROOM 2**  
3.07M x 2.65M | 10'1" x 8'8"

**BEDROOM 3**  
2.65M x 2.38M | 8'8" x 7'10"

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FF - FRIDGE FREEZER OV - OVEN  
RL - ROOF LIGHT ST - STORE TD - TUMBLE DRYER (DENOTES SPACE) W - WARDROBE (INCLUDED AS STANDARD)  
W - WARDROBE (OPTIONAL EXTRA) WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

WM, TD & DW show space for washing machines, tumble dryers and dishwashers (please note the appliances are not included). Wardrobes in bedroom 1 included as standard, wardrobes in other bedrooms optional extras. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details. The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. 02/24.



# THE STRATFORD

4 BEDROOM HOUSE

124.9 SQ M | 1,344 SQ FT



# THE STRATFORD BAY

4 BEDROOM HOUSE

125.8 SQ M | 1,354 SQ FT

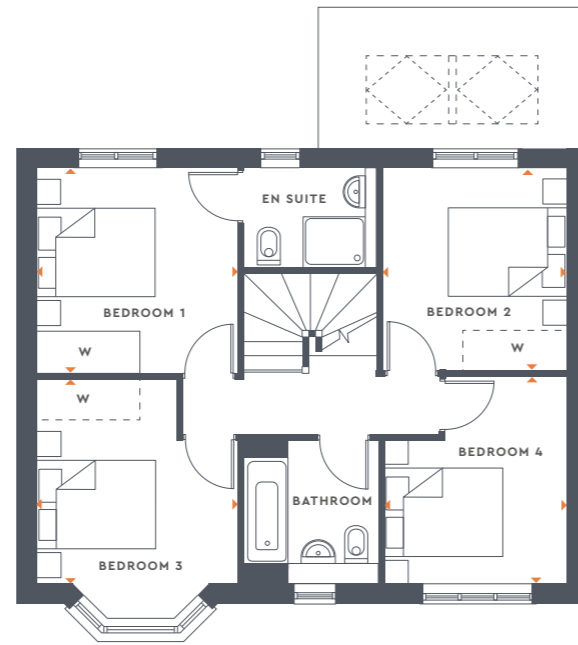


## GROUND FLOOR

**KITCHEN/FAMILY/DINING AREA**  
8.92M x 3.7M | 29'3" x 12'2"

**LIVING ROOM**  
5.12M x 3.30M | 16'9" x 10'10"

**STUDY**  
3.30M x 2.02M | 10'10" x 6'7"



## FIRST FLOOR

**BEDROOM 1**  
3.28M x 3.26M | 10'9" x 10'8"

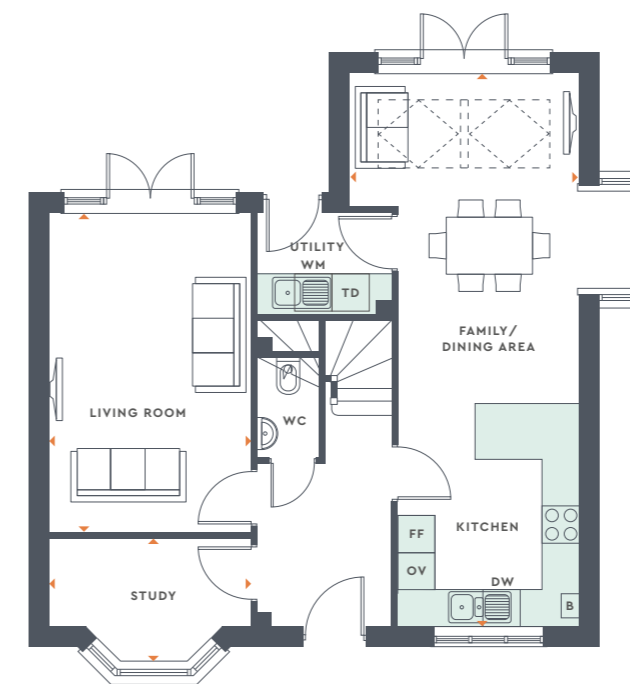
**BEDROOM 2**  
3.28M x 2.93M | 10'9" x 9'7"

**BEDROOM 3**  
3.29M x 3.26M | 10'9" x 10'8"

**BEDROOM 4**  
3.29M x 2.93M | 10'9" x 9'7"

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FF - FRIDGE FREEZER OV - OVEN  
 - ROOF LIGHT ST - STORE TD - TUMBLE DRYER (DENOTES SPACE) - WARDROBE (INCLUDED AS STANDARD)  
 - WARDROBE (OPTIONAL EXTRA) WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

WM, TD & DW show space for washing machines, tumble dryers and dishwashers (please note the appliances are not included). Wardrobes in bedroom 1 included as standard, wardrobes in other bedrooms optional extras. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details. The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. 02/24.

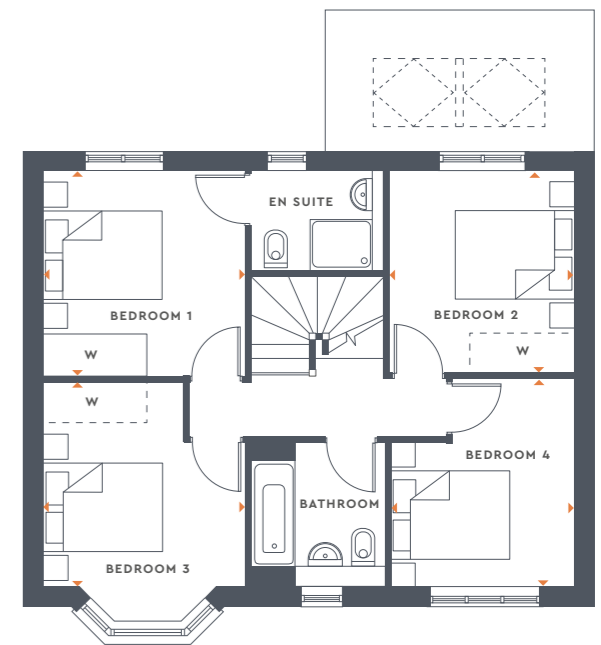


## GROUND FLOOR

**KITCHEN/FAMILY/DINING AREA**  
8.92M x 3.7M | 29'3" x 12'2"

**LIVING ROOM**  
5.12M x 3.30M | 16'9" x 10'10"

**STUDY**  
3.30M x 2.02M | 10'10" x 6'7"



## FIRST FLOOR

**BEDROOM 1**  
3.28M x 3.26M | 10'9" x 10'8"

**BEDROOM 2**  
3.28M x 2.93M | 10'9" x 9'7"

**BEDROOM 3**  
3.29M x 3.26M | 10'9" x 10'8"

**BEDROOM 4**  
3.29M x 2.93M | 10'9" x 9'7"

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FF - FRIDGE FREEZER OV - OVEN  
 - ROOF LIGHT ST - STORE TD - TUMBLE DRYER (DENOTES SPACE) - WARDROBE (INCLUDED AS STANDARD)  
 - WARDROBE (OPTIONAL EXTRA) WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

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# THE SOUTHWICK

4 BEDROOM HOUSE

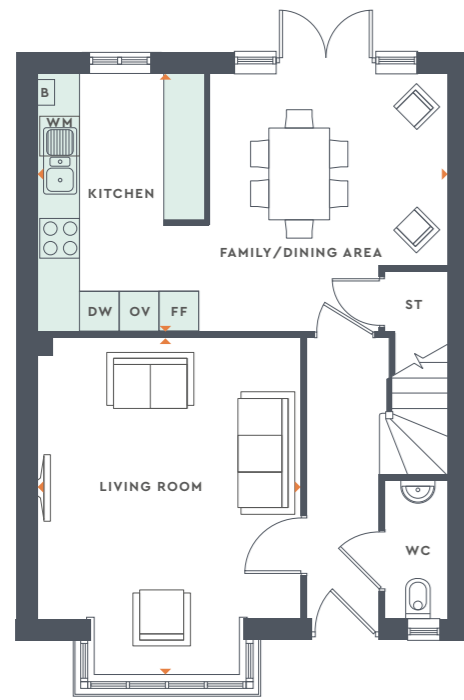
104.2 SQ M | 1,122 SQ FT



# THE WEAVER

3 BEDROOM HOUSE

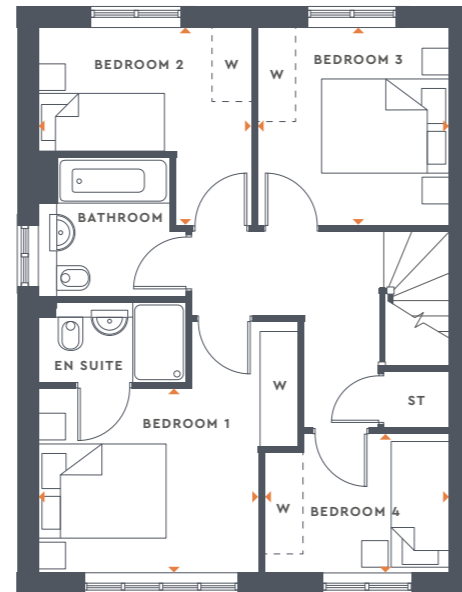
79.0 SQ M | 850 SQ FT



## GROUND FLOOR

**KITCHEN/FAMILY/DINING AREA**  
6.21M x 3.90M | 20'4" x 12'10"

**LIVING ROOM**  
5.10M x 3.97M | 16'9" x 13'1"



## FIRST FLOOR

**BEDROOM 1**  
3.32M x 2.79M | 10'11" x 9'2"

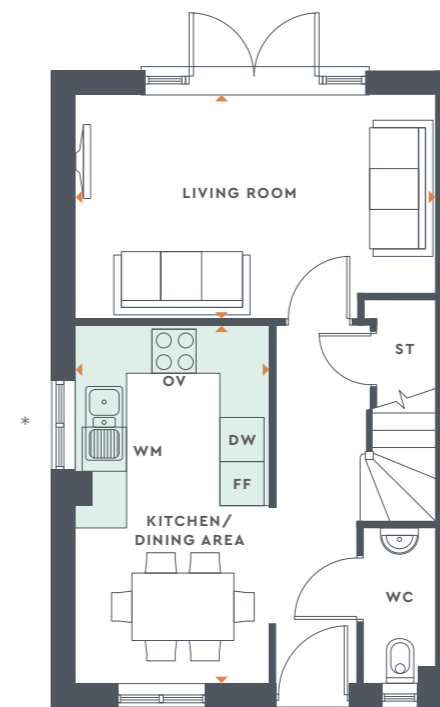
**BEDROOM 2**  
3.22M x 3.00M | 10'7" x 9'10"

**BEDROOM 3**  
3.00M x 2.90M | 9'10" x 9'6"

**BEDROOM 4**  
2.80M x 2.09M | 9'2" x 6'10"

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FF - FRIDGE FREEZER OV - OVEN  
 - ROOF LIGHT ST - STORE - WARDROBE (INCLUDED AS STANDARD) - WARDROBE (OPTIONAL EXTRA)  
 WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

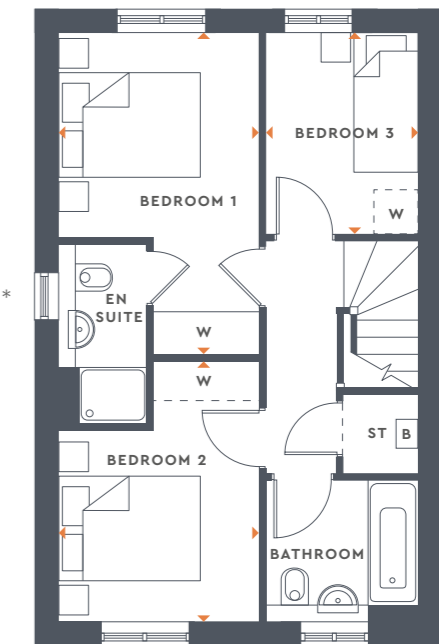
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## GROUND FLOOR

**KITCHEN/DINING AREA**  
4.85M x 2.65M | 15'11" x 8'8"

**LIVING ROOM**  
4.90M x 3.06M | 16'1" x 10'1"



## FIRST FLOOR

**BEDROOM 1**  
4.38M x 2.72M | 14'4" x 9'0"

**BEDROOM 2**  
3.55M x 2.72M | 11'8" x 9'0"

**BEDROOM 3**  
2.75M x 2.09M | 8'5" x 6'10"

\*PLOT SPECIFIC WINDOW

**KEY:** B - BOILER DW - DISHWASHER (DENOTES SPACE) FF - FRIDGE FREEZER OV - OVEN  
 - ROOF LIGHT ST - STORE - WARDROBE (INCLUDED AS STANDARD) - WARDROBE (OPTIONAL EXTRA)  
 WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

WM, TD & DW show space for washing machines, tumble dryers and dishwashers (please note the appliances are not included). Wardrobes in bedroom 1 included as standard, wardrobes in other bedrooms optional extras. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details. The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. 02/24.





# WHO ARE COUNTRYSIDE?

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place-making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.



## OUR CUSTOMER SERVICE IS COMMITTED TO PROVIDING YOU WITH QUALITY HOMES

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

All of our homes are built to National House Building Council (10-year NHBC warranty and insurance policy) standards, the technical benchmark for all newly built homes.

The standards provide guidance on every part of the building process from foundations to decoration, including tolerances, performance and technical standards. To obtain a copy of the standards visit [www.nhbc.co.uk](http://www.nhbc.co.uk).

Each new home also carries the 10-year NHBC warranty and insurance policy (Buildmark) against structural defects for a 10-year period following the date of legal completion.



[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)  
[www.nhbc.co.uk](http://www.nhbc.co.uk)



# WHY BUY NEW?

## 1. MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

## 2. NO NASTY SURPRISES

Buying a new home with Countryside means there'll be no nasty surprises or extra maintenance costs waiting for you. Move in with peace of mind knowing you're covered under the ten-year NHBC guarantee.

## 3. ENERGY-EFFICIENT HOMES

Did you know our homes are 27% more energy efficient than the national average\* and 56% more energy efficient when compared to a Victorian property? This can save you up to £2,600 a year on energy bills. It's thanks to A-rated boilers, low energy LED lighting, smart thermostats and installing appliances with high efficiency ratings.

## 4. BECOME PART OF A COMMUNITY

Getting to know your neighbours and forming a new community is important, which is why we arrange events to introduce you to other homeowners and the Countryside team.

## 5. NO FORWARD CHAIN

No forward buying chain means you can enjoy the experience of moving into your new home with less stress.

## 6. BUILDING A BETTER FUTURE

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance.



# SUSTAINABILITY

As a leading UK housebuilder and regeneration partner, we are passionate about creating Places People Love. At Countryside, we pride ourselves on creating sustainable communities that support local needs and will last for generations to come.

We know that location and affordability are huge factors for our customers when it comes to buying a new home. Countryside homes are greener by design and have been built in line with energy-efficiency regulations and the environment in mind.

The environment that surrounds your home plays a huge part in your lifestyle and well-being, which is why we create outdoor and community spaces

with that in mind. From playparks to wildflower meadows to green open spaces, we endeavour to create nature-rich, healthy spaces for people to enjoy. Local wildlife and biodiversity is always taken into account. Our developments undergo ecological assessments: safeguarding wildlife and their habitats matters to us. The assessment highlights the measures we need to take to protect local species so the environment can continue to thrive.

We take pride in sourcing materials from supply chain partners which share our values and commitment to sustainability. In 2021, 99.6% of the timber we purchased directly was sustainably sourced and 100% was compliant with UK Timber Regulations.







# HOW TO FIND US



## FROM BRISTOL

Get onto the M5 and head south. At junction 22, take the A38 exit towards Highbridge/Burnham-on-Sea. At Edithmead roundabout, take the first exit onto Bristol Road/A38. Follow this road for 0.8 miles. At the roundabout, take the first exit onto Isleport Lane and follow the road for half a mile until you reach Isleport Grove.

## FROM TAUNTON

Get onto the M5 and head north. At junction 22, take the A38 exit to Weston-super-Mare/Burnham-on-Sea, Bristol (South) Airport. At Edithmead roundabout, take the first exit onto Bristol Road/A38. Follow this road for 0.8 miles. At the roundabout, take the first exit onto Isleport Lane and follow the road for half a mile until you reach Isleport Grove.

**Isleport Grove, Isleport Lane, Highbridge, TA9 4QX**

**01278 226 448 | [www.countrysidepartnerships.com/isleport-grove](http://www.countrysidepartnerships.com/isleport-grove)**

Every care has been taken in the preparation of this brochure. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The tenure of all dwellings may be subject to change throughout the course of the development. Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes. 09/23.





**ISLEPORT  
GROVE**



**COUNTRYSIDE**  
Homes