



BRIDGWATER

Strawberry Grange

A COLLECTION OF
2, 3 & 4 BEDROOM HOMES



COUNTRYSIDE
Homes

Welcome

TO STRAWBERRY GRANGE

A taste of excellence on the edge of a historic market town, Strawberry Grange is a new and beautiful collection of 2-4 bedroom homes in Somerset.

With a gorgeous variety of premium new properties placed perfectly for residents to enjoy the very best that Somerset has to offer, our exciting

new development is set to be the beating heart of a new and vibrant community.

Strawberry Grange is conveniently located in Bridgwater, just west of the M5 and under a mile from Bridgwater train station, which offers easy access to Bristol, Exeter, and the South West, making it the perfect place to call home.



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LIGHT-FILLED ROOMS

Impressive skylight windows and French doors leading to the rear garden.



A typical family/dining area in a Bowmont home.

OPEN-PLAN KITCHEN/DINING AREAS

Spacious kitchen designs with space for integrated appliances.



A typical living room in a Grantham home.
Images are for guidance only and are subject to change.

Get to Know

YOUR SURROUNDINGS



Map not to scale.

KEY

- Nature
- Shopping
- Leisure
- Eateries
- Entertainment
- Hospital
- Education

- | | | | | |
|---|---|--|--|---|
| 01 Quantock Hills AONB | 06 Cow N Bun | 11 Marco Pierre White Steakhouse Bar & Grill | 16 Bridgwater and Taunton College | 21 Tesco Express |
| 02 WWT Steart Marshes | 07 Wild Rocket | 12 Bridgwater & Albion Rugby Football Club | 17 Bridgwater College Academy | 22 Bridgwater Hospital |
| 03 Oatley Vineyard | 08 The Old Vicarage Hotel | 13 King Sedgemoor Inn Cookhouse + Pub | 18 Bridgwater College Academy Quantock Campus | 23 Bower Inn |
| 04 Enmore Park Golf Club | 09 Northgate Yard | 14 Angel Place Shopping Centre | 19 Polden Bower School | |
| 05 Black Rock Outdoors Ltd | 10 Asda Superstore | 15 The McMillan Theatre | 20 St John & St Francis Church school | |

Restaurants AND BARS

THE BOWER INN

The Bower Inn is a charming 18th-century pub, restaurant and hotel situated on the edge of the Somerset Levels near Bridgwater. It features gorgeous, rustic interiors complete with exposed brick walls and wood flooring, and is a relaxed dining space for both intimate meals and larger gatherings.

10-minute walk away



WILD ROCKET

Another one on our must-visit list, serving a variety of tasty tapas and popular cocktails, Wild Rocket provides the ultimate dining experience with friendly faces behind the bar and natural, locally sourced ingredients.

8-minute drive away



MARCO PIERRE WHITE STEAKHOUSE BAR & GRILL BRIDGWATER

The absolute crème de la crème of steakhouses and Marco Pierre White's very own. This place is alive with atmosphere and the menu is bursting with variety and flavour. Enjoy elevated cuisine and excellent wine pairings. An experience not to be missed!

5-minute drive away

KING SEDGEMOOR INN COOKHOUSE + PUB

King Sedgemoor is the perfect place to tantalise your tastebuds at the weekend. From chicken and chips to sticky toffee pud, it doesn't matter whether it's a midday breakfast or an afternoon treat.

8-minute drive away

THE OLD VICARAGE HOTEL

A 15th-century Grade II-listed hidden gem in the heart of Bridgwater. Rich in history and with wonderful canal-side walks nearby, this home away from home is the perfect place to enjoy a cosy staycation or meal.

7-minute drive away



COW N BUN

Dirty fries, sumptuous shakes, and tasty burgers, Bridgwater is home to our very own Cow N Bun. Spend your weekend out indulging in your American diner-style favourites.

8-minute drive away

Entertainment AND LEISURE



BRIDGWATER CARNIVAL

An explosion of colour, light, music, and dance. The Somerset Carnivals are regarded as the largest illuminated parades in the world. Once a year, these joyous festivals take place all over Somerset, and Bridgwater is known to attract crowds of 150,000!

NORTHGATE YARD - COMING SOON

Northgate Yard is a brand new entertainment and dining hub in the heart of Bridgwater town centre, due to open in winter 2022. The £16million development will feature a seven screen cinema, eight lane bowling alley, sports bar and four restaurants. Northgate Yard is set to be a landmark destination in the area, attracting locals and visitors alike.

8-minute drive away



OATLEY VINEYARD

Spend your Saturday evening sipping wine at this family-run, eco friendly vineyard. With award-winning English wines and a gorgeous summer setting, watch and enjoy the wildlife whilst relaxing with a nice glass of something delicious. Oatley Vineyard will be sure to win your heart in no time.

20-minute drive away

BLACK ROCK OUTDOORS

If you like a little bit of adventure, head over to Black Rock. This outdoor adventure park will be sure to get the adrenaline pumping! With a range of activities from archery and caving to mountain biking and raft building, enjoy a fun day out for all the family.

18-minute drive away

Travel times taken from www.google.co.uk/maps and are approximate only. Cover photograph of local area. Not view from the development. Please check the details of the homes you are interested in with our sales consultant.

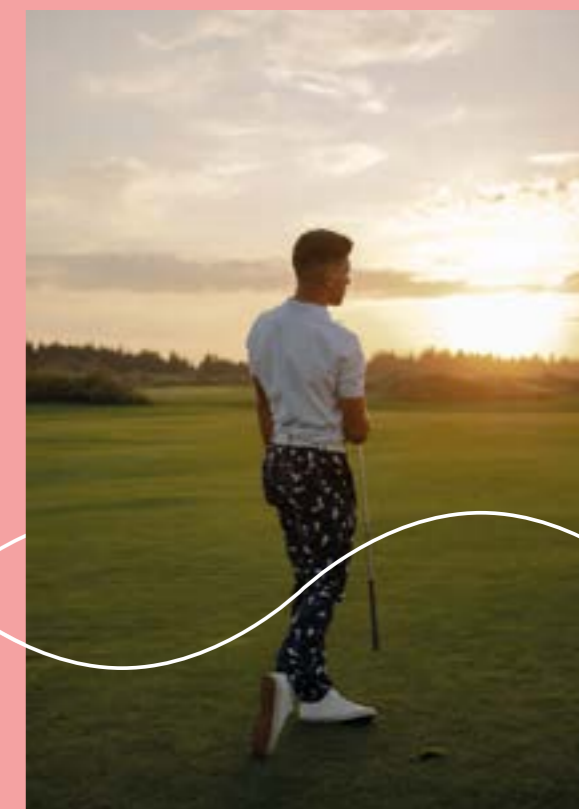
Once an important industrial town, now a lively hub, rich in nature and history. Bridgwater is vibrant with the buzz of modern life.

The historic town with plenty to do and lots to see has captured the hearts and minds of locals.

ENMORE PARK GOLF CLUB

If golf is your thing, Enmore Park boasts outstanding views over the hills and across the Bristol Channel to Wales. Two loops of the nine and into the clubhouse for afters!

16-minute drive away



Green SPACES

QUANTOCK HILLS AONB

Wilderness and tranquillity with panoramic views and scenic landscapes, The Quantock Hills are home to some of nature's finest. Whether you want to explore the Jurassic Coast, open heathland or woodlands, you'll never be short of weekend adventures.

31-minute drive away



BRIDGWATER BAY NATIONAL NATURE RESERVE

The reserve sits on the mouth of the River Parrett with lovely views over the estuary to Stert Island and Burnham-on-Sea. You'll find mudflats, sandbanks, reed beds, and salt marshes attracting a large number of birds.

28-minute drive away



LONGRUN MEADOW

Just a 10-minute walk from Taunton Bridge, this tranquil green space is perfect for nature enthusiasts and wildlife spotters. You can also hire boats and kayaks or take part in orienteering activities.

30-minute drive away



CHEDDAR GORGE

One of Britain's most iconic natural landmarks, Cheddar Gorge boasts spectacular cliffs and stalactite caves and holds fascinating secrets about our prehistoric ancestors. It is also a well-known spot for caving and rock climbing!

37-minute drive away

GLASTONBURY TOR

Part of the National Trust and steeped in history, Glastonbury Tor is an iconic hill with a hidden cave below. It is also home to the remains of the 14th-century church of St Michael on top. Explore and read stories from across history about this magical place, just a short drive from Bridgwater.

30-minute drive away



WWT STEART MARSHES

Stuart Marshes is one of the UK's largest new wetland reserves. It's home to a vast array of wildlife, and it's locking away carbon from the atmosphere that would otherwise contribute to climate change. It is accessible to walkers, wheelchair users, pushchairs, cyclists, and horse riders and is free to visit.

24-minute drive away

Transport

CONNECTIONS



BY FOOT



BY TRAIN FROM
BRIDGWATER STATION



BY CAR



BRIDGWATER STATION

Bridgwater train station is on the Bristol to Taunton Line, operated by Great Western Railway. Originally built to the designs of Isambard Kingdom Brunel, the station is now a Grade II* listed building. During the week, most trains operate to and from Cardiff Central and Taunton, with some additional services during weekday peak times, including to/from London Paddington. Most through trains terminate at nearby Taunton, with some services extending to destinations further west such as Exeter St David's, Paignton, and Plymouth.

M5

The M5 links the Midlands with The Southwest, running from junction 8 of the M6 at West Bromwich near Birmingham to Exeter in Devon. It follows the route of the A38 and gives you easy access to Bristol and Weston-super-Mare. Easily accessible from Bridgwater, both northbound and to the south, enabling you to get away and commute to wherever is desired.

BRISTOL AIRPORT

This airport allows you to fly to 111 destinations in 31 countries. It's on the slopes of the Mendip Hills in Lulsgate Bottom and is only a 42-minute drive from Strawberry Grange.

Walking and car travel times are times taken from www.google.co.uk/maps and are approximate only. Train times taken from www.nationalrail.co.uk and are approximate only. Cover photograph of local transport. Not view from the development. Please check the details of the homes you are interested in with our sales consultant.

Specification



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

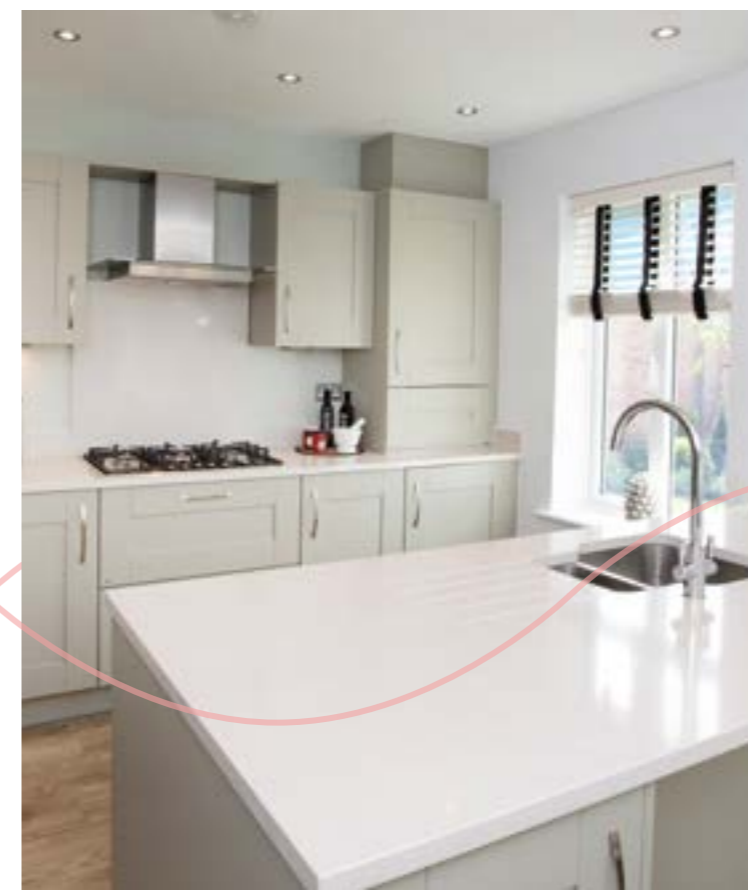
KITCHEN

- 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, ENSUITES & WCS

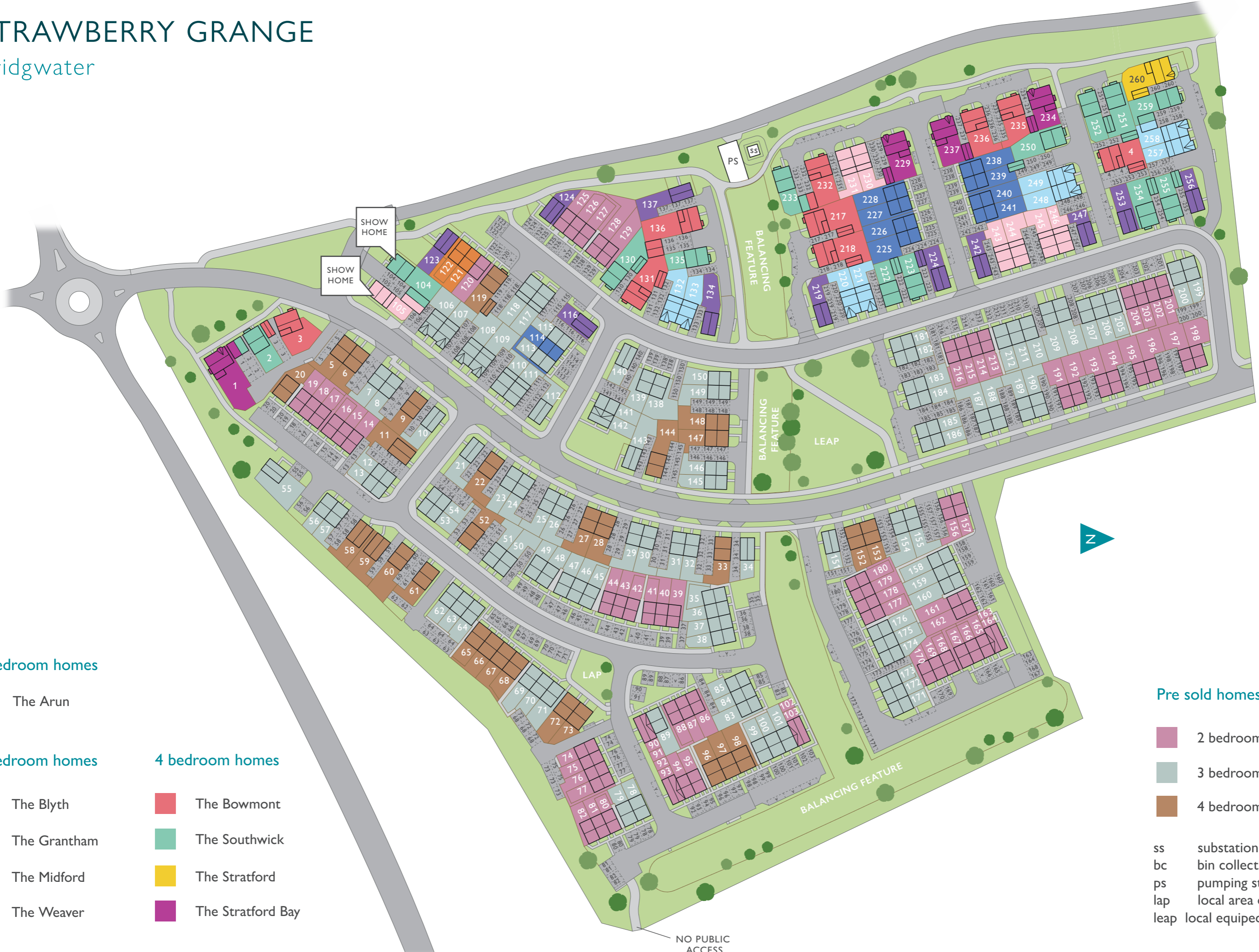
- White sanitaryware with contemporary chrome accessories
- Porcelanosa tiles with half-height tiling to bath, full-height tiling to shower cubicles
- Heated chrome towel rail in bathrooms and en suites

Images may include items of non-standard specification. 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.



STRAWBERRY GRANGE

Bridgwater



2 bedroom homes

■ The Arun

3 bedroom homes

- The Blyth
- The Grantham
- The Midford
- The Weaver

4 bedroom homes

- The Bowmont
- The Southwick
- The Stratford
- The Stratford Bay

Pre sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- ss substation
- bc bin collection point
- ps pumping station
- lap local area of play
- leap local equipped area of play



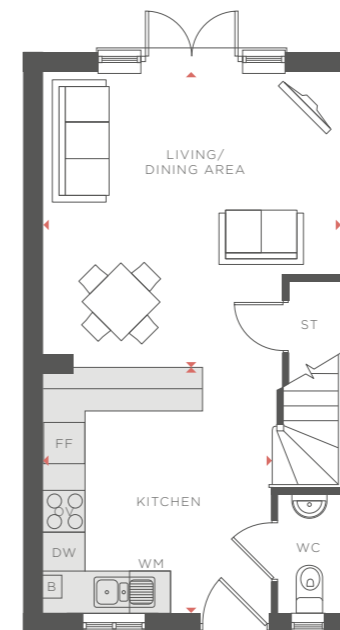
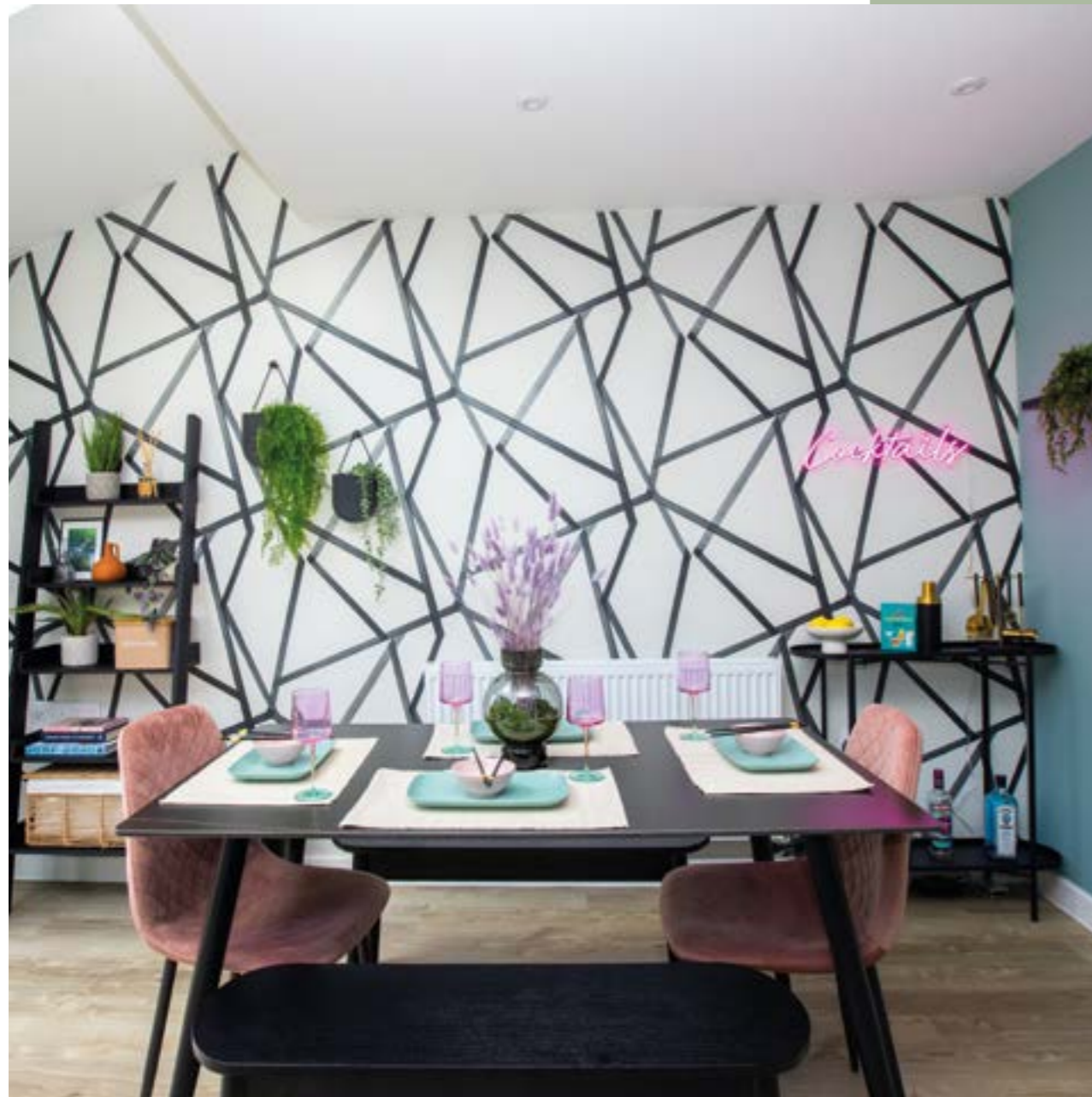
NO PUBLIC ACCESS

Homes

The Arun

2 BEDROOM HOUSE

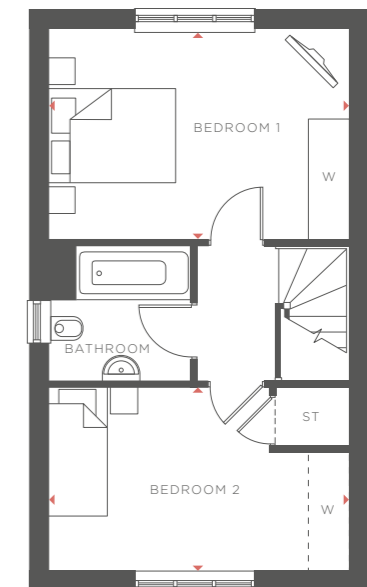
70.0 SQ M | 753 SQ FT



Ground Floor

LIVING/DINING AREA
4.34M x 4.32M | 14'4" x 14'2"

KITCHEN
3.65M x 3.35M | 12'0" x 11'0"



First Floor

BEDROOM 1
4.38M x 3.08M | 14'4" x 10'1"

BEDROOM 2
4.38M x 2.71M | 14'4" x 8'11"

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

The Blyth

3 BEDROOM HOUSE

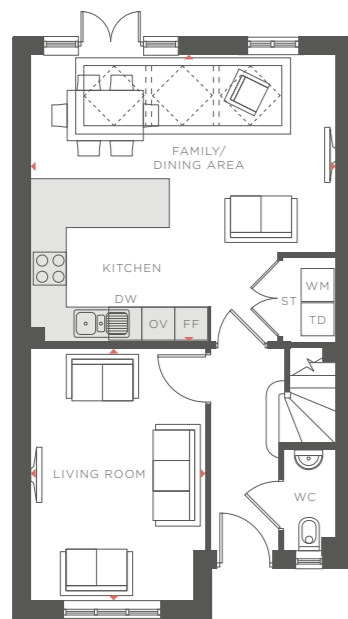
93.0 SQ M | 1,001 SQ FT



The Bowmont

4 BEDROOM HOUSE

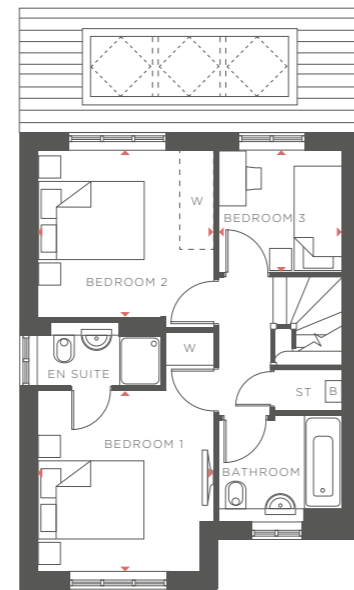
117.2 SQ M | 1,262 SQ FT



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"

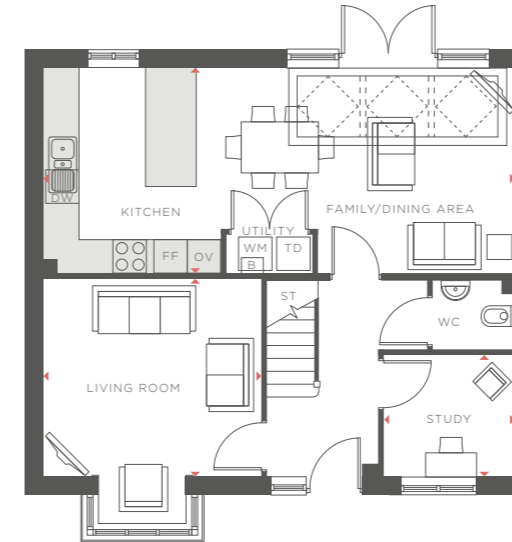


First Floor

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"

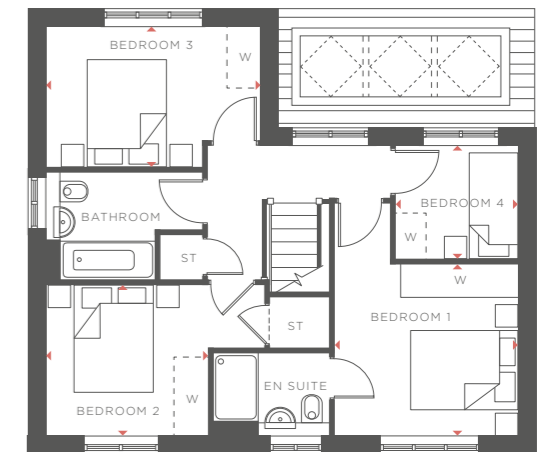


Ground Floor

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"

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 - 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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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.

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The Grantham

3 BEDROOM HOUSE

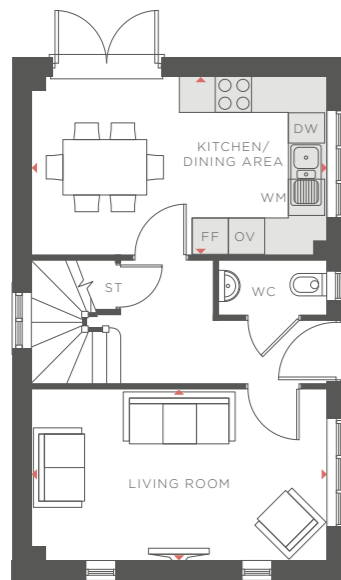
79.0 SQ M | 850 SQ FT



The Midford

3 BEDROOM HOUSE

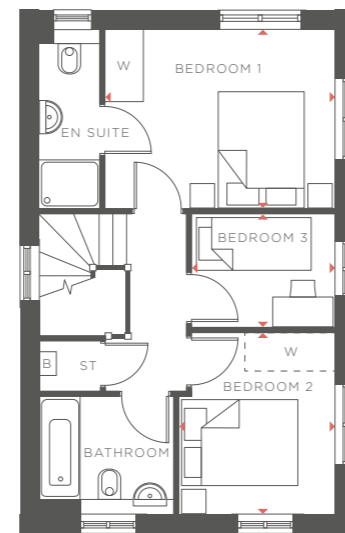
90.8 SQ M | 977 SQ FT



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

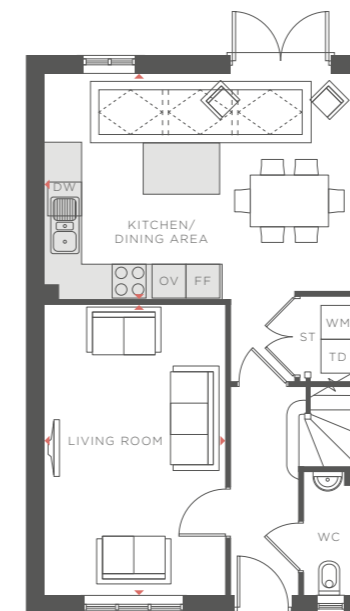
BEDROOM 1
3.80M x 2.96M | 12'5" x 9'8"

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

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

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 WC - CLOAKROOM WM - WASHING MACHINE (DENOTES SPACE)

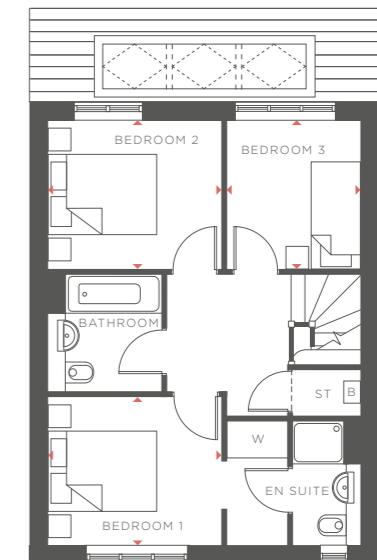
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Ground Floor

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"

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The Southwick

4 BEDROOM HOUSE

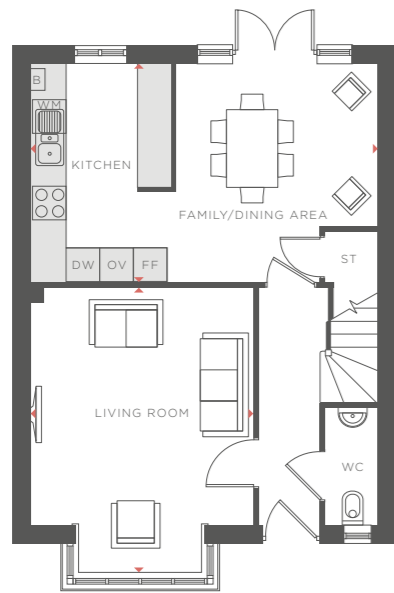
104.2 SQ M | 1,122 SQ FT



The Stratford Bay

4 BEDROOM HOUSE

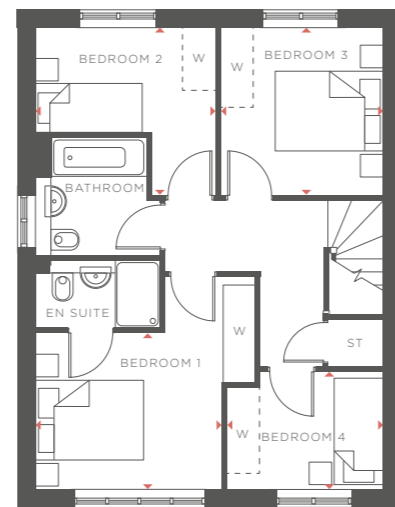
125.8 SQ M | 1,354 SQ FT



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"



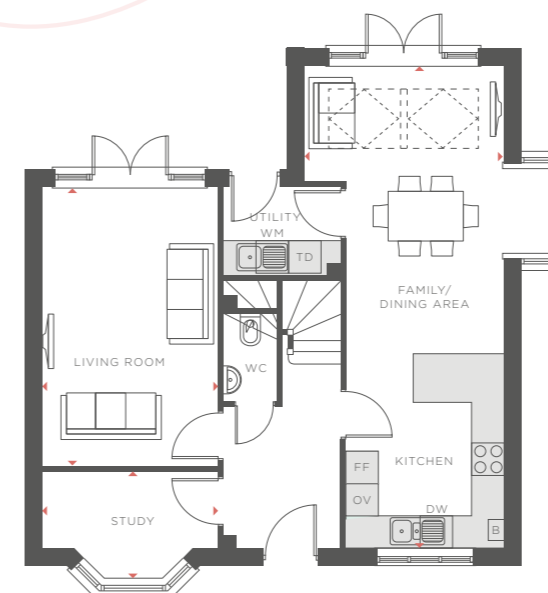
First Floor

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"

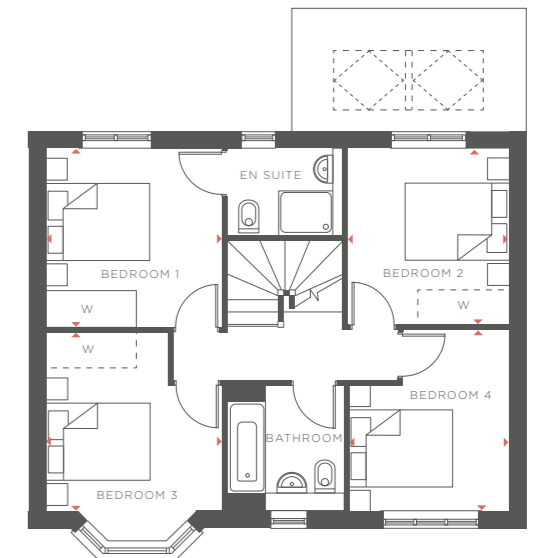


Ground Floor

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"

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The Stratford

4 BEDROOM HOUSE

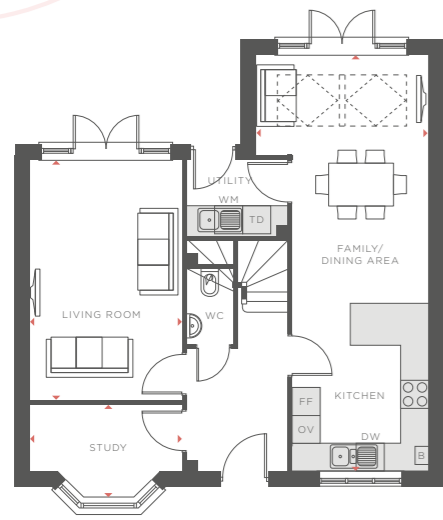
124.9 SQ M | 1,344 SQ FT



The Weaver

3 BEDROOM HOUSE

79.0 SQ M | 850 SQ FT

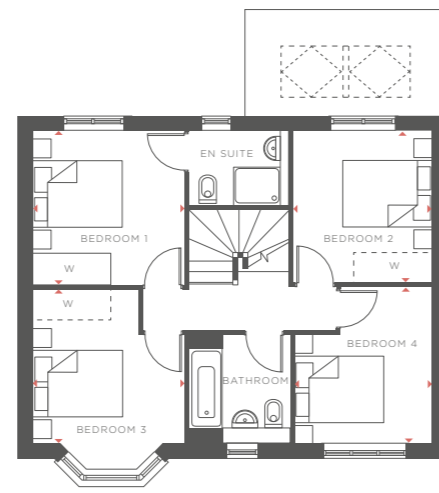


Ground Floor

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"



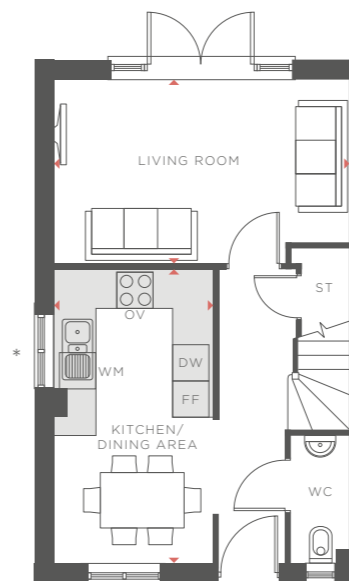
First Floor

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"

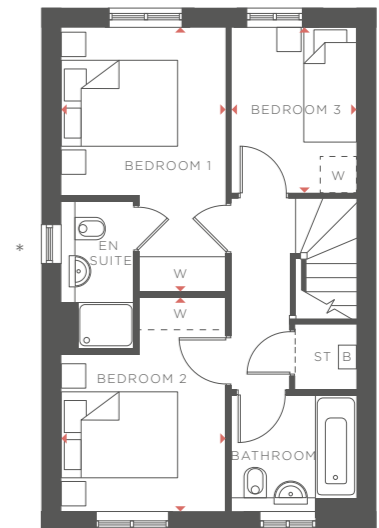
BEDROOM 4
3.29M x 2.93M | 10'9" x 9'7"



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"

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)

*PLOT SPECIFIC WINDOW

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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. 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.

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Why Buy New?



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!

NO NASTY SURPRISES

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you, and you'll have the peace of mind of a 10-year NHBC warranty and insurance policy. Buy a second-hand home, and who knows what you could be faced with?

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.

*Average Countryside SAP is 84.2 compared to the national average in England which is 66 according to the English Housing Survey

About COUNTRYSIDE

Countryside is a leading UK homebuilder 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 our 5 star commitment and the New Homes Quality Code for Home Builders. Copies of the 'New Homes Quality Code' 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.

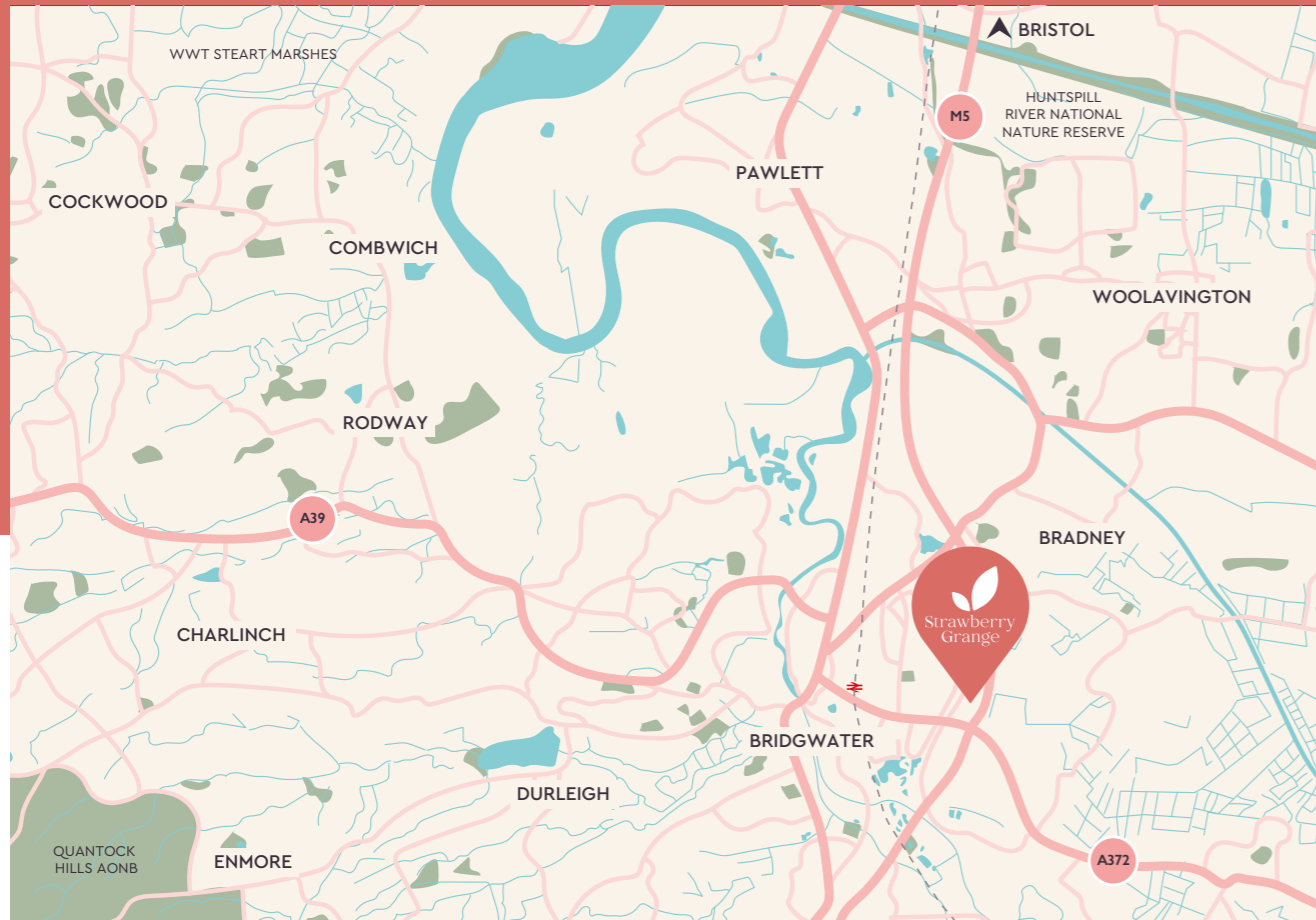
All of our homes are built to National House Building Council (10-year NHBC warranty and insurance policy) standards, the technical benchmark for all newly built homes. The standards provide guidance on every part of the building process from foundations to decoration, including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk.

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.nhqb.org.uk
www.nhbc.co.uk

Find Us



FROM BRISTOL

Once heading south on the M5, take junction 23 and turn left onto the A39. Head towards Bridgwater then turn left after the hospital onto Bower Lane, until you come across Strawberry Grange.

FROM TAUNTON

Head north on the M5 towards Bridgwater, until junction 24 - take the exit towards Bridgwater. Turn right onto Broadway, then right again onto the A37. Lastly turn left onto Bower Lane and you will arrive at Strawberry Grange.

Strawberry Grange, Bower Lane, Bridgwater, TA6 4TY

01278 588 495 | www.countrysidepartnerships.com/strawberry-grange

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 development layout, landscaping and 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. 02/24.