



# CASTLE

DUNSTER BEACH **FIELDS** WEST SOMERSET



Country living in a stunning coastal setting



**STRONGVOX**  
HOMES











*"We are incredibly excited about the development at Castle Fields.  
Our project at Ellicombe Gardens, Minehead has proved very successful  
and we are confident that Castle Fields will experience similar demand."*

**Toby Ballard** Managing Director, Strongvox Homes



Dunster Castle



West Somerset Railway



Dunster Beach

## Welcome to Castle Fields

Castle Fields in Dunster Beach 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 their surroundings.

Since 2004 we have built approximately 900 homes across 23 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.









View from the Quantocks towards the Bristol Channel

## On the coast of Somerset and gateway to the Moors

Dunster Beach lies just outside the medieval village of Dunster within the north-eastern boundary of the Exmoor National Park and to the west of the Quantock Hills, England's first Area of Outstanding Natural Beauty. Dunster village is situated on the south bank of the Bristol Channel, 2.5 miles (4 km) south-southeast of Minehead and 20 miles (32 km) northwest of Taunton. Exeter and Bristol are equidistant to Dunster, and both these cities provide excellent shopping and leisure facilities; furthermore both Exeter and Bristol have their own airports which offer an ever growing selection of national and international destinations.

Minehead town itself has an excellent range of local shops and restaurants together with leisure facilities including golf, sailing and the Community Sports Centre.

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Exeter airport (by car) 50 miles	1 hour 25 mins
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Bristol airport (by car) 54 miles	1 hour 30 mins
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Taunton train station (by car) 25 miles	40 mins
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MINEHEAD

DUNSTER BEACH

  
CASTLE  
FIELDS

2

5

7

6

1

3

4

8





1. Computer generated street scene, Castle Fields



2. Minehead



3. Dunster Village



4. Dunster Castle



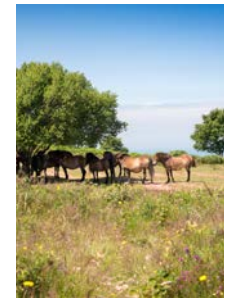
5. West Somerset Railway, Minehead



6. Dunster Beach



7. Minehead & West Somerset Golf Club



8. Exmoor Hills

## Castle Fields, Dunster Beach

Castle Fields, Dunster Beach is an exciting new development of 54 homes with 1, 2, 3 and 4 bedrooms available including some homes particularly priced for the local community to afford.

Dunster is a picturesque medieval village which celebrates its historic links to the weaving trade. Overlooked by Dunster Castle, the Yarn Market, Tithe Barn, Mill and long beach have become favourite destinations for tourists. The famous West Somerset Railway (England's longest preserved Steam Railway) runs from Minehead via Dunster to Bishops Lydeard, near Taunton. Along the way there are gift shops, pubs, museums and places of interest. A great day out.

Taunton	40 mins (car)
Exford, Exmoor National Park	25 mins (car)
Dunster First School	6 mins (car)
West Somerset Railway Station, Minehead	5 mins (car)
Dunster Castle	5 mins (car)





# CASTLE FIELDS

This site plan is indicative only of the development.  
It is for general guidance and may be subject to change.



CASTLE FIELDS HOUSE TYPES		DISCOUNTED AFFORDABLE FOR LOCAL PEOPLE	
The Carrick (2 bed coach house)	The Devoran (3 bed home)	The Norton (1 bed home)	
The Wimborne (2 bed home)	The Helford (3 bed home)	The Denzil (2 bed home)	
The Dean (3 bed home)	The Kennet (3 bed home)	The Ashome (3 bed home)	
	The Thornton (4 bed home)		



Computer generated images of Castle Fields street scenes





Computer generated images of Castle Fields street scenes





# The Carrick

## Two bedroom coach house

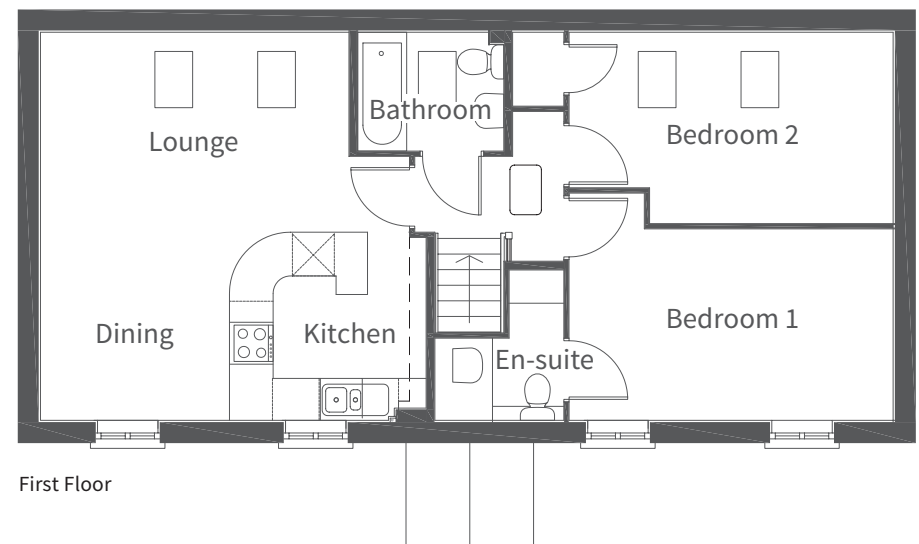
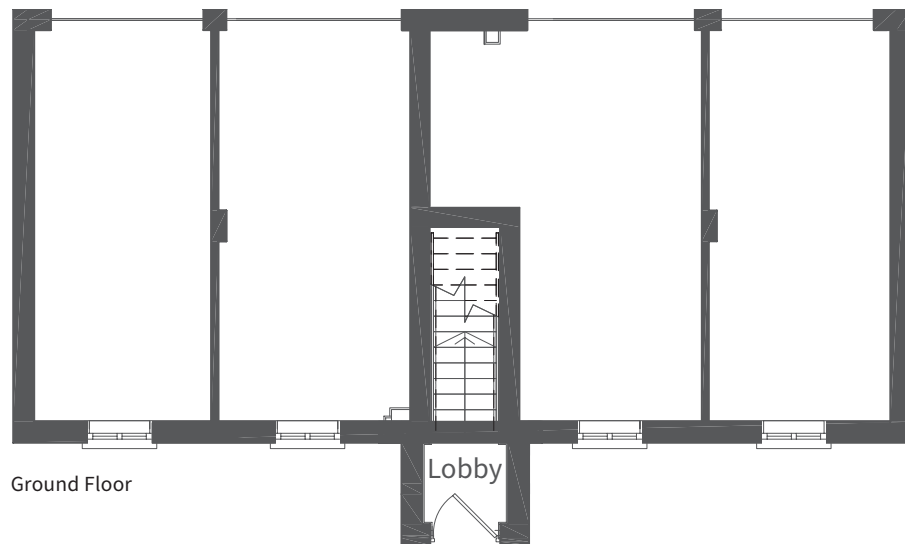
The Carrick is a wonderful two bedroom coach house with great open plan living space, a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units. The master bedroom boasts an en-suite, plus a further bedroom and a bathroom.

First Floor	Millimetres	Feet/inches
Lounge / Kitchen / Diner	5515 x 5550	18' 1" x 18' 2"
Bedroom 1	4636 x 2737	15' 2" x 8' 11"
Bedroom 2	4635 x 2737	15' 2" x 8' 11"
Bathroom	2090 x 1700	6' 10" x 5' 7"

**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 40





# The Wimborne

## Two bedroom home

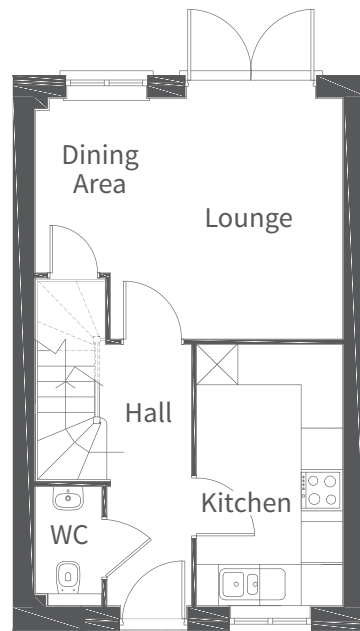
The Wimborne is a lovely two bedroom home comprising open plan living space, with a modern kitchen, WC and patio doors opening out onto the enclosed rear garden. On the first floor you will find the master bedroom with en-suite, one further bedroom and a family bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	2116 x 3788	6' 11" x 12' 5"	Bed 1	3483 x 4375	11' 5" x 14' 4"
Lounge	4450 x 3488	14' 7" x 11' 5"	Bed 2	2300 x 3793	7' 6" x 12' 5"
			Bathroom	1926 x 1726	6' 4" x 5' 8"

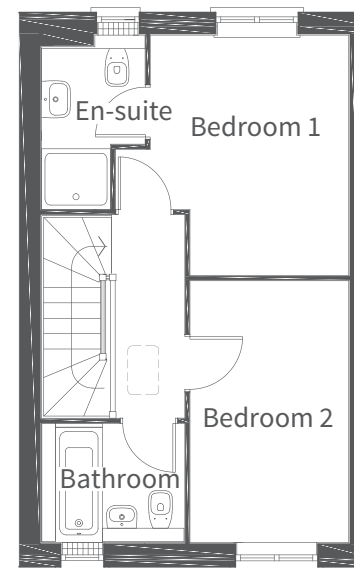
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Plot 37, 38, 39



Ground Floor



First Floor



# The Dean

## Three bedroom home

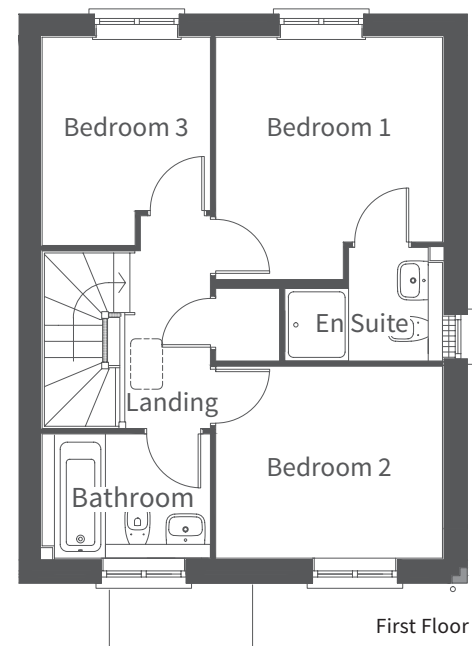
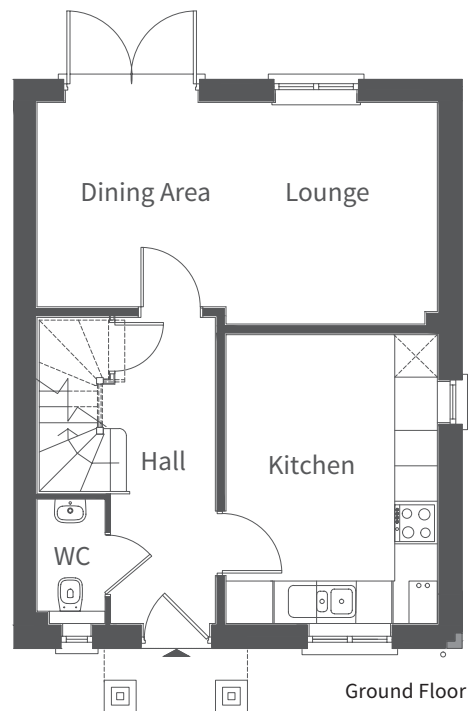
The Dean is a stylish three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, kitchen/breakfast room and open plan living/dining room with French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

Ground Floor			First Floor		
Floor	Millimetres	Feet/inches	Floor	Millimetres	Feet/inches
Lounge/ Dining	5675 x 2882	18' 7" x 10' 7"	Bedroom 1	3199 x 2890	10' 6" x 9' 7"
Kitchen	2983 x 4075	9' 9" x 13' 4"	Bedroom 2	3200 x 2707	10' 6" x 8' 10"
			Bedroom 3	2376 x 2937	7' 9" x 9' 7"

**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, 3





# The Devoran

## Three bedroom home

A three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area with French doors opening out onto the enclosed rear garden and a large living room. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

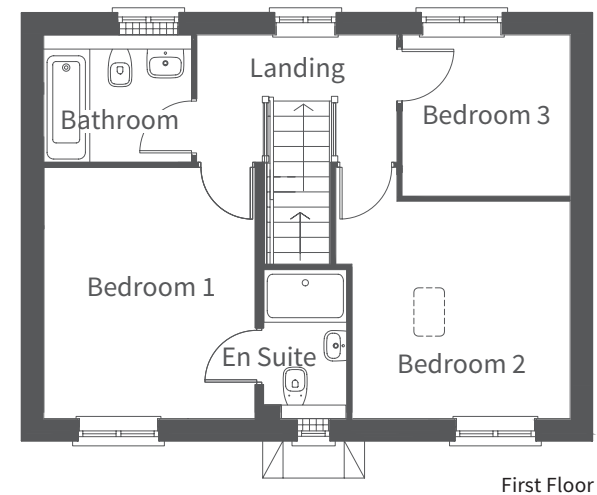
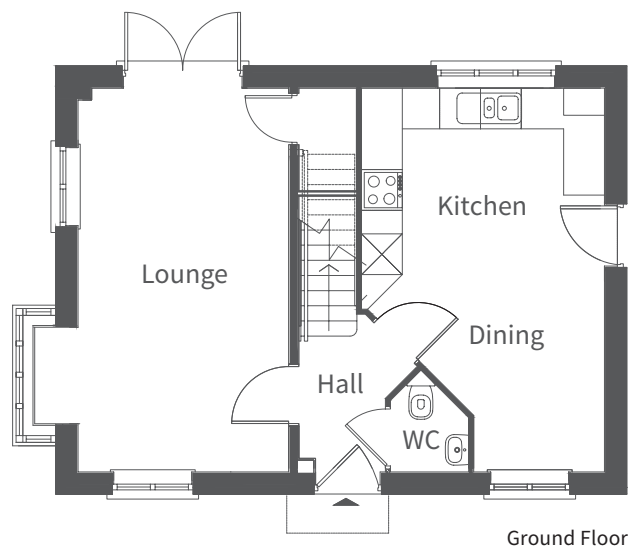
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	5639 x 3302	18' 6" x 10' 10"	Bedroom 1	3700 x 3113	12' 2" x 10' 2"
Kitchen/ Dining	5700* x 3613	18' 8" x 11' 10"	Bedroom 2	3201 x 3213	10' 6" x 10' 6"
			Bedroom 3	2374 x 2474	7' 9" x 8' 1"

\* Maximum

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 14





# The Helford

## Three bedroom home

A three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area and living room with French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

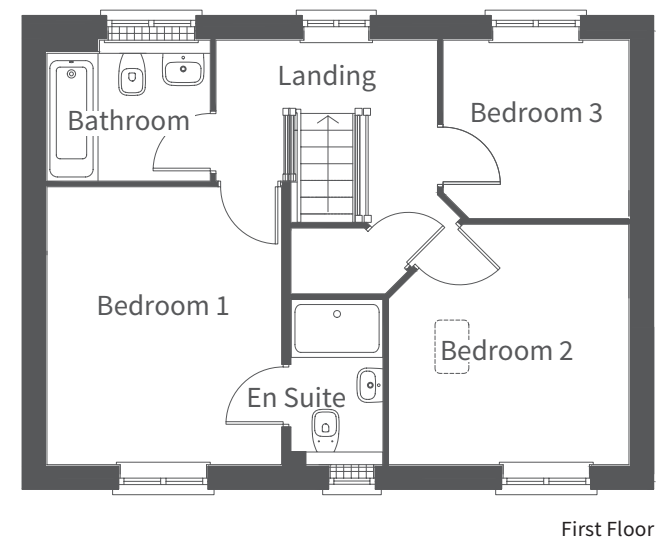
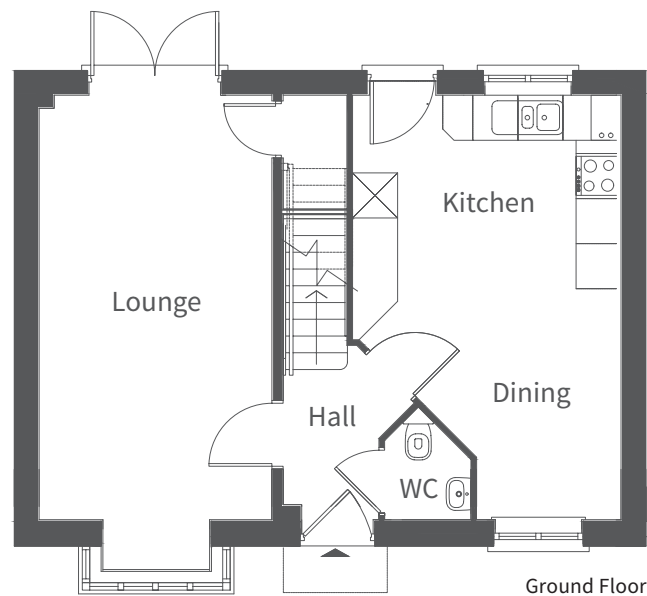
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	5650 x 3100	18' 6" x 10' 10"	Bedroom 1	3700 x 3125	12' 2" x 10' 4"
Kitchen/ Dining	5700* x 3613	18' 8" x 11' 10"	Bedroom 2	3201 x 3201	10' 6" x 10' 6"
			Bedroom 3	2374 x 2475	7' 10" x 8' 1"

\* Maximum

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Plot 41





# The Kennet

## Three bedroom home

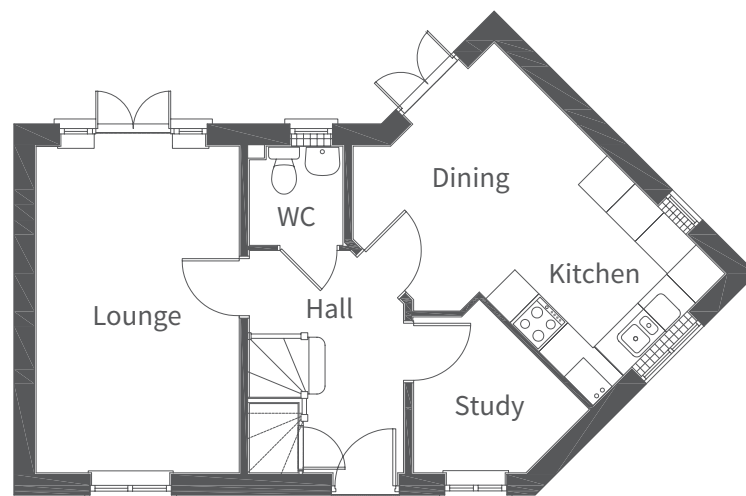
A great three bedroom house with a high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area. The spacious living room has French doors opening out onto the enclosed rear garden and a study. The first floor comprises a good sized master bedroom with en-suite, two further bedrooms and family bathroom.

Ground Floor			First Floor		
Floor	Millimetres	Feet/inches	Floor	Millimetres	Feet/inches
Kitchen	2769 x 2313	9' 1" x 7' 7"	Bedroom 1	2985 x 3538	9' 9" x 11' 7"
Dining	3531 x 2461	11' 7" x 8' 1"	Bedroom 2	4890 x 2678	16' x 8' 9"
Study	2321 x 2313	7' 7" x 7' 7"	Bedroom 3	3395 x 2097	11' 1" x 6' 10"
Lounge	3010 x 4850	9' 8" x 15' 11"	Bathroom	2027 x 1750	6' 8" x 5' 9"

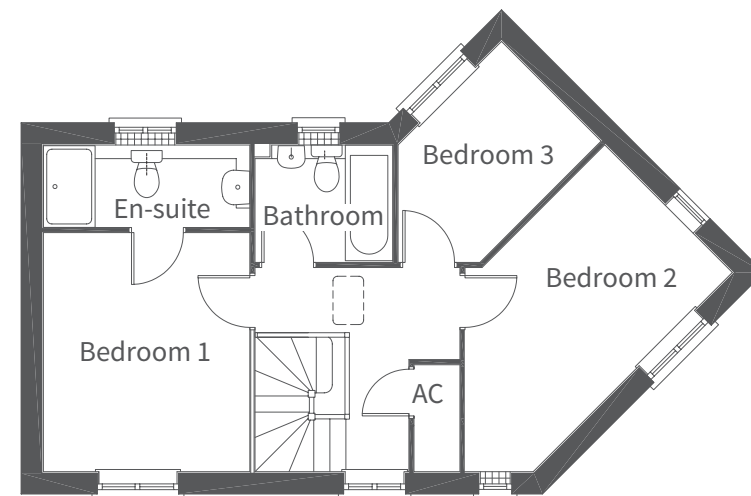
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Plot 45



Ground Floor



First Floor



# The Thornton

## Four bedroom home

The Thornton is an impressive four bedroom detached family home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, utility room and large open plan kitchen/diner. The spacious lounge benefits from French doors leading to the enclosed rear garden. The first floor comprises master bedroom with en-suite, three further bedrooms and bathroom.

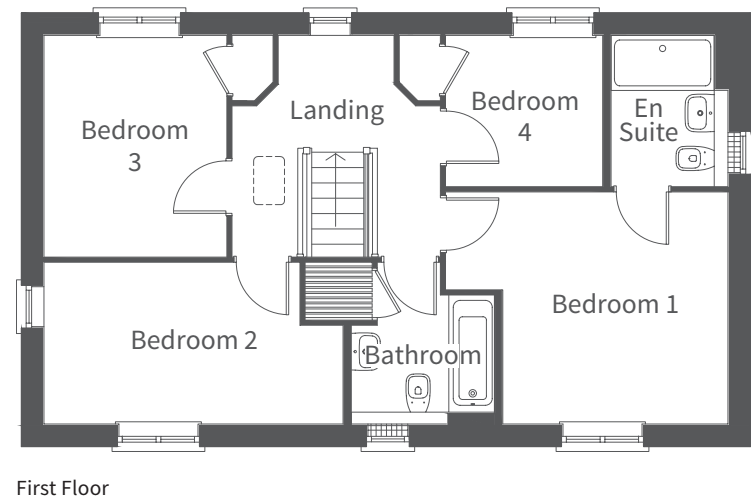
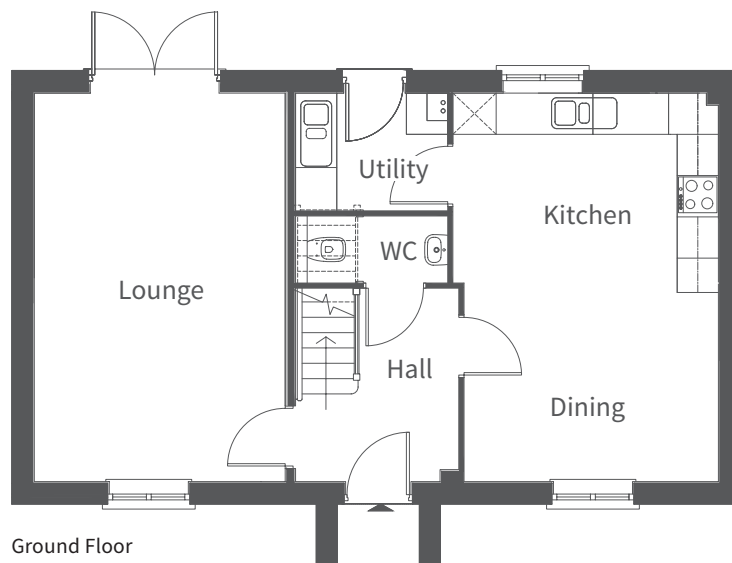
Ground Floor			First Floor		
Floor	Millimetres	Feet/inches	Floor	Millimetres	Feet/inches
Lounge	5700 x 3700	18' 8" x 12' 2"	Bedroom 1	3393 x 4121*	11' 2" x 13' 6"
Kitchen	2900 x 3843	9' 6" x 12' 7"	Bedroom 2	2388 x 4412*	7' 10" x 14' 6"
Dining	2800 x 3701	9' 2" x 12' 2"	Bedroom 3	3242 x 2673	10' 8" x 8' 9"
			Bedroom 4	2238 x 2309	7' 4" x 7' 7"

\* Maximum

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 54





# Overview of Discounted Open Market Housing

- Housing provided at a discount to the open market value. Discount is 25% on 1 beds, 30% on 2 beds and 35% on 3 beds. 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 and a minimum of 20% deposit is required to secure the purchase.
- Applicants wishing to purchase this type of property must meet the requirements of the S106 agreement.










# CASTLE FIELDS

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**DISCOUNTED AFFORDABLE FOR LOCAL PEOPLE**

-  The Norton (1 bed home)
-  The Denzil (2 bed home)
-  The Ashome (3 bed home)



# The Norton

## One bedroom home

A one bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area and living room with back door opening out onto the enclosed rear garden. The first floor comprises bedroom and bathroom.

NOTE: The Norton plots 16, 17, 18 and 19 are offered as discounted affordable for local people. Refer to the 'Overview of Discounted Open Market Housing' page for information.

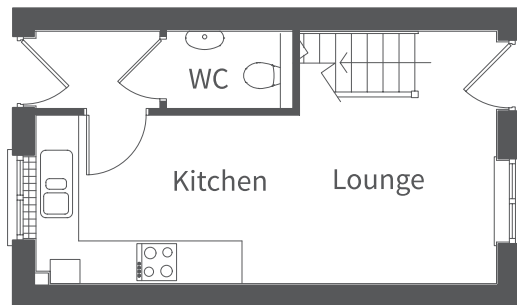
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	6530 x 3600*	21' 5" x 11' 10"	Bedroom 1	4485* x 2518*	14' 7" x 8' 2"

\* Maximum

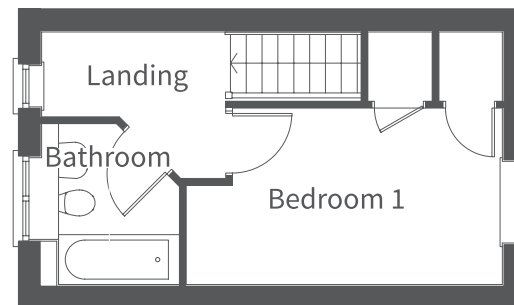
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Plot 16, 17



Ground Floor



First Floor



# The Denzil

## Two bedroom home

A two bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises of hall leading into lounge and kitchen. On leaving the kitchen you will find a WC and back door to an enclosed garden. Stairs lead off the hall to the first floor landing and doors to two double bedrooms and bathroom.

NOTE: The Denzil plots 11, 12, 30, 31 and 32 are offered as discounted affordable for local people. Refer to the 'Overview of Discounted Open Market Housing' page for information.

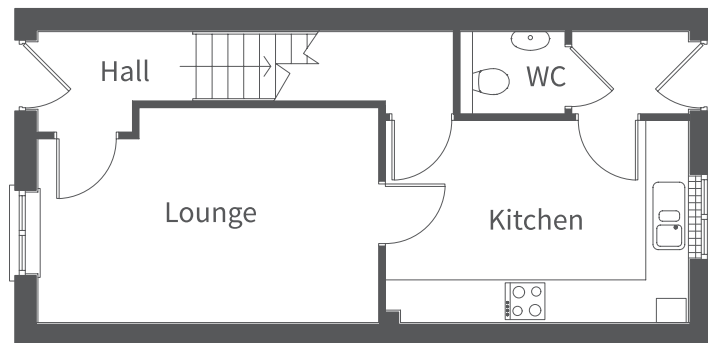
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	4830 x 3058*	15' 7" x 10"	Bedroom 1	3230* x 4140*	10' 7"* x 13' 7"*
Kitchen	4300 x 2880	14' 1" x 9' 6"	Bedroom 2	3630* x 4140*	11' 11"* x 13' 7"*

\* Maximum

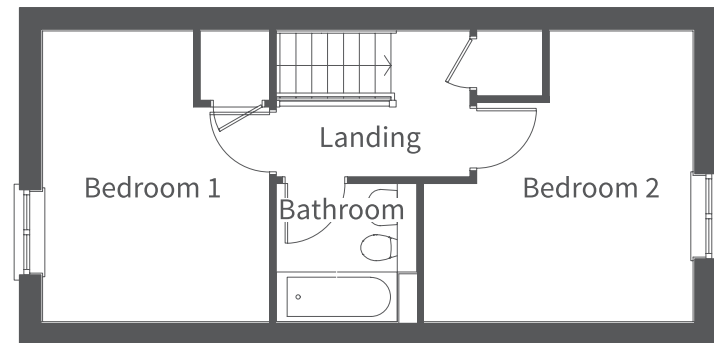
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Plot 30, 31, 32



Ground Floor



First Floor



# The Ashome

## Three bedroom home

A three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor entrance hall leads into lounge and kitchen. On leaving the kitchen you will find a WC and back door to an enclosed garden. Stairs lead off the hall to the first floor landing which comprises of three bedrooms and bathroom.

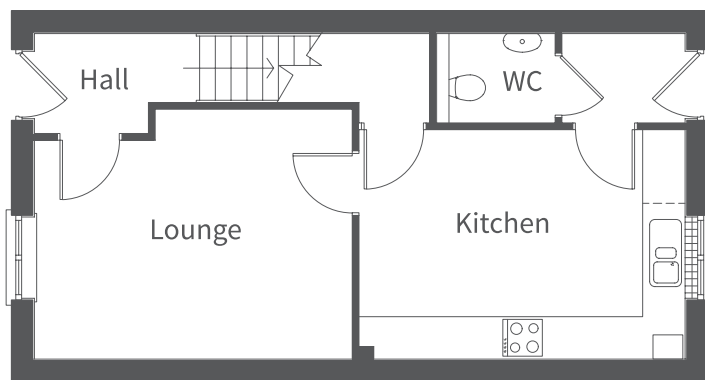
NOTE: The Ashome plots 43 and 44 are offered as discounted affordable for local people. Refer to the 'Overview of Discounted Open Market Housing' page for information.

Ground Floor		First Floor	
Floor	Millimetres    Feet/inches	Floor	Millimetres    Feet/inches
Lounge	4530* x 3568*    14' 9"* x 11' 8"*	Bedroom 1	2930* x 4650*    9' 7"* x 15' 3"*
Kitchen	4650 x 3280    15' 3"* x 10' 9"	Bedroom 2	4180 x 2405    13' 9" x 7' 11"
	* Maximum	Bedroom 3	3030 x 2175    9' 11" x 7' 1"

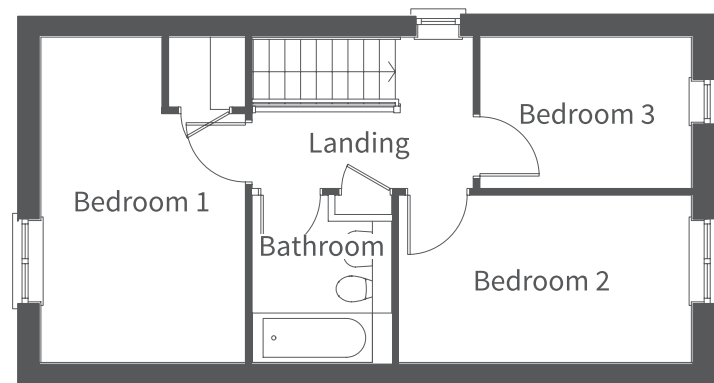
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Plot 43, 44



Ground Floor



First Floor





## 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.



N/ABC

hansgrohe

PORCELANOSA

smeg

crosswater









## 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 with Crosswater valves that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.

hansgrohe

NHBC

crosswater

smeg

PORCELANOSA

### Kitchen

- A choice\* of fully fitted kitchen with ample wall and floor cupboards
- A choice\* of profile worktop with matching up-stands
- Stainless steel single oven, 4 burner gas hob and hood extractor fan
- A stainless steel / glass splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Integrated fridge freezer and dishwasher (in 4 bedroom properties only)

### Utility

- Complementing fitted kitchen units with profile worktops (4 Beds)
- Stainless steel 1 bowl sink with a chrome monobloc mixer tap
- Space and plumbing for washing machine

### Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Hansgrohe taps
- Concealed cisterns together with wall hung toilet
- The shower within the en-suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling
- Half height tiling by Porcelanosa to the bathroom over the bath basin (semi-pedestal) and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Recessed white down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites

\*Subject to build stage

### Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Cottage style vertical five panel internal doors
- All homes feature smooth finish steel front doors with multi point locking system

### Electrical Installation

- BT points are fitted to the lounges and Bed 1
- TV points are fitted to the lounge and Bed 1 with wiring for Sky and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway
- White down lighters to kitchen area
- External recessed down light or coach light fitted
- Electric point and BT point in downstairs cupboard for wireless router (where applicable)

### Energy Efficiency, Heating and Insulation

- Gas fired combi boiler central heating system (hot water cylinder in the linen cupboard for The Thornton) with thermostatically controlled radiators and heated towel rails in en-suite and bathroom.
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to NHBC standards
- Energy performance certificates are provided for each home

### External Finishes

- An external tap will be provided
- Front gardens will be landscaped
- Back gardens turfed

### NHBC

- Each of our homes is independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property

## Inspirations™

Be inspired by our range of extras on offer to personalise your dream home.  
Ask our Sales Advisor for more information.







# Individual homes for independent lives

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, three and four bedroom homes at Castle Fields 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 sets out to demonstrate 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 are on hand 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 NHBC warranty and we will provide you with information about the cover

.

You will be provided with information about our after-sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

.

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

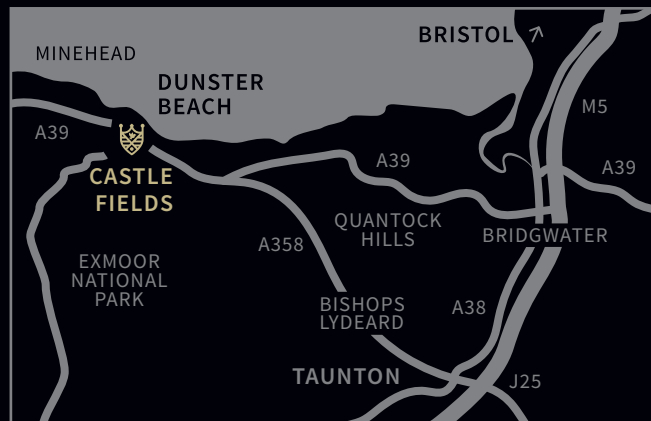


**STRONGVOX**  
HOMES





## Location



### Directions from M5 J25

Exit M5 Junction 25, along the A358 Tone Way over the Creech Castle traffic lights. Take the right hand lane and then the third right at the roundabout and then first left at the next roundabout. Continue on this road (A358) to the traffic lights at Dunster and take the first right turn into Marsh Lane. You will find Castle Fields on the left hand side.

**For Sat Nav: TA24 6PH**

ENQUIRIES: 0800 4725455

**STRONGVOX**  
HOMES

castlefields@strongvox.co.uk

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

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

These particulars have been prepared in good faith to give a fair overall view of the property and details may vary from time to time. It should not be assumed that any contents/furnishings/furniture etc photographed or illustrated including the Computer Generated Images in these particulars are included in the sale. Any distances referred to are given as a guide only and are not precise.

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