



STEINBECK WALK
BRUTON



A private & elegant collection of 4 bedroom homes
and a 2 bedroom coach house

élan
HOMES

Homes you'll love inside out



Homes you'll love inside out

Everything in one location

Writer John Steinbeck, who gives his name to Elan's exclusive development of executive homes, described the time he spent in Bruton in 1959 as the happiest of his life.

As one of the smallest towns in England, with first class schools, both state and independent, an unparalleled arts scene centred around the Hauser & Wirth Gallery, and some truly superb restaurants, all just two hours from London Paddington, it's no surprise that Bruton is high on the list as one of the best places to live in the South of England.

GOING OUT

Bruton has some very special eateries that have grown up to serve the high class clientele. Roth Bar and Grill is very popular, as is Cole Manor Tea Rooms, Truffles Brasserie and At The Chapel, which also serves as a deli, bakery and wine merchant. For dining with a difference, try Matt's Kitchen, where chef Matt Wilson serves just one dish of the day to guests in his own living room.

You'll also find plenty of friendly, traditional pubs in and around Bruton, including the Bull Inn, the Three Horseshoes, the Old Red Lion and The Bruton Castle.



SOMETHING DIFFERENT

For a truly original and inspiring day out, pay a visit to the Hauser & Wirth art gallery in the town, which brings modern art to a new audience. This eye-opening installation is a sister site to the group's prestigious galleries in London, Los Angeles, Zurich and New York. The home of the gallery, a restored farmhouse, Durslade Farm was also used in the film *Chocolat*.

There's also plenty more to explore around beautiful Bruton, including the 14th century St Mary's Church and the 15th century Dovecote tower overlooking the town.



SHOPPING

Bruton is one of those timeless towns that still allows you to shop the traditional way if you so choose, with butchers, bakers and delicatessens clustered together in the centre of town creating a real foodie community stocking local produce including Somerset cheese and local beer. Bruton even has its own 'Scandi shop', Caro Somerset, stocking everything from clothing to kitchenwear. You'll also find a supermarket in Bruton, with more choice in nearby Castle Cary and Wincanton.

TRANSPORT

Bruton has a once daily, late afternoon service direct to London Waterloo in just over two and a half hours. Trains from Bruton also link direct to Bristol in an hour and a half. There is a greater selection of London trains from Castle Cary, with trains every two hours to Paddington Station and a travel time of under two hours.

By road, Bruton is just 5 miles from Castle Cary, 7 miles from Shepton Mallet, 12 miles from Frome and the Wells, 16 miles from Yeovil, 25 miles from Bath, 28 miles from Bristol and 36 miles from Salisbury. London is around 110 miles, picking up the M3 just south of Basingstoke. Bristol Airport is 29 miles away.

SPORT & LEISURE

Bruton has so much to offer for your leisure time. Take a walk in the Mendip Hills, an Area of Outstanding Natural Beauty or explore the medieval city of Wells, the Roman city of Bath or the even more ancient history of Glastonbury, with its historic Abbey, iconic Tor and world famous festivals. Stourhead House and Gardens is a magnificent National Trust site and the view from nearby Alfred's Tower is worth the climb.

Golfers can take on the challenge of several local courses, including Wheathill, Wincanton and Bullpits, while race-goers will love the convenience of Wincanton Racecourse, just a few miles to the south. Crayford Fitness and Leisure in nearby Castle Cary offers excellent facilities for a range of sports, while Mill on the Brue provides a huge range of outdoor activities, including popular summer camps.

SCHOOLS

One of the main attractions of Bruton is its choice of truly excellent schools. King's School Bruton will soon be celebrating 500 years of top class education in the private sector, and today offers co-ed places for 13-18 year olds. Also in the private sector is Bruton School for Girls, which caters for all ages from 3-18 and the co-ed Sexey's state boarding and day school for ages 11-18.

For younger children, the local Bruton Primary School is rated 'good' by Ofsted, and there are also a number of highly recommended private prep schools in the area.

Steinbeck Walk, Bruton

-  The Bruton Special
2 bedroom coach house
-  The Mylen
4 bedroom detached home
-  The Buckingham
4 bedroom detached home
-  The Berkshire Special
4 bedroom detached home
-  The Brandon Special
4 bedroom detached home
-  The Bunbury
4 bedroom detached home





The Bruton Special



The Mylen



The Buckingham



The Berkshire Special



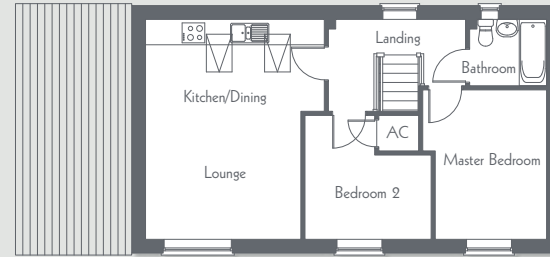
The Brandon Special



The Bunbury

The Bruton Special

2 bedroom coach house

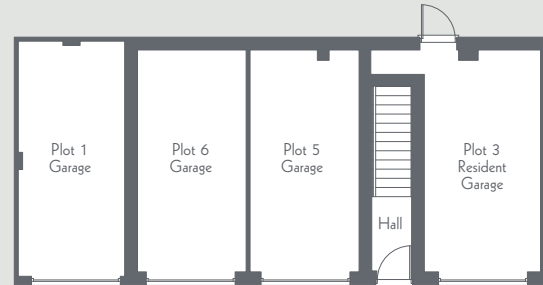


FIRST FLOOR

	Metres	Feet/inches
Lounge/Kitchen/ Dining	5.63m x 4.58m	18'6" x 15'0"
Master Bedroom	3.83m* x 3.17m*	12'7"* x 10'5"*
Bedroom 2	3.25m* x 3.17m*	10'8"* x 10'5"*
Bathroom	1.97m x 1.70m	6'6" x 5'7"

Total Area - 656 sq ft

*Indicates maximum dimension.



This beautiful two bedroom coach house offers apartment style living.

Featuring an open plan kitchen/dining/lounge area, two bedrooms and the bathroom this modern house is perfect for first time buyers, downsizers and second home owners alike.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

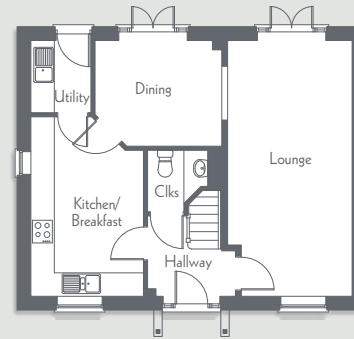
The Mylen

4 bedroom detached home



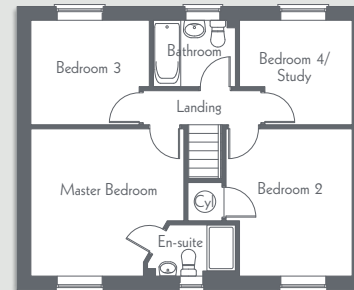
This stylish four bedroom home offers excellent accommodation over two floors.

The ground floor consists of a large lounge with French doors opening out to the garden, a kitchen/breakfast room, a separate dining room also with French doors plus a handy utility and cloakroom. Upstairs the master bedroom boasts an en-suite shower room, three further bedrooms and the family bathroom complete the home.



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.55m* x 3.18m*	21'6"* x 10'5"*
Kitchen/Breakfast	4.60m* x 2.88m*	15'1"* x 9'5"*
Dining	3.24m* x 2.70m*	10'8"* x 8'11"*
Utility	1.85m x 1.54m	6'1" x 5'1"
Cloakroom	1.58m* x 1.54m*	5'2"* x 5'1"*



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.92m* x 3.77m*	12'10"* x 12'4"*
En-suite	2.25m* x 1.31m*	7'5"* x 4'4"*
Bedroom 2	3.77m* x 3.23m*	12'4"* x 10'7"*
Bedroom 3	3.03m* x 2.68m*	9'11"* x 8'9"*
Bedroom 4/Study	2.88m* x 2.68m*	9'6"* x 8'9"*
Bathroom	2.10m x 1.70m	6'11" x 5'7"

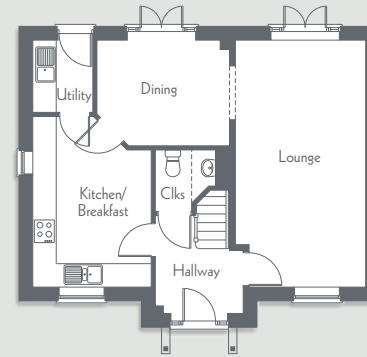
Total Area - 1175 sq ft

*Indicates maximum dimension.

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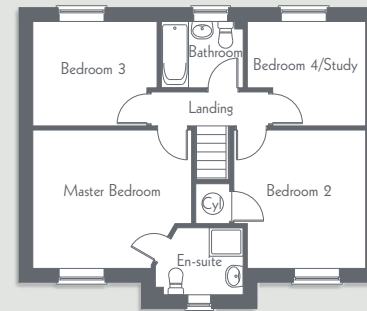
The Buckingham

4 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.32m* x 3.36m*	20'9"* x 11'0"*
Dining	3.39m* x 2.71m*	11'2"* x 8'10"*
Kitchen/Breakfast	4.37m* x 3.03m*	14'4"* x 9'11"*
Utility	1.85m x 1.54m	6'1" x 5'1"
Cloakroom	1.58m* x 1.54m*	5'2"* x 5'1"*



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.06m* x 3.54m*	13'3"* x 11'7"*
En-suite	2.25m* x 1.71m*	7'4"* x 5'7"*
Bedroom 2	3.54m* x 3.33m*	11'7"* x 10'1"*
Bedroom 3	3.18m* x 2.67m*	10'5"* x 8'9"*
Bedroom 4/Study	3.03m* x 2.67m*	9'11"* x 8'9"*
Bathroom	2.10m x 1.70m	6'10" x 5'6"

Total Area - 1212 sq ft.

*Indicates maximum dimension.

This beautiful four bedroom home makes the perfect family home.

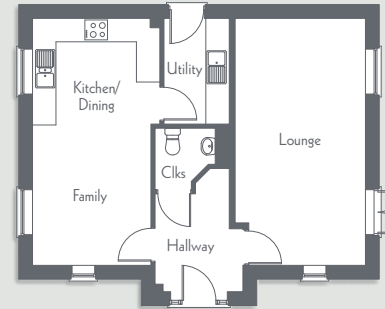
On the ground floor is a kitchen/breakfast room with a separate utility, a dual aspect lounge with French doors, separate dining room and the downstairs cloakroom. Completing the home on the top floor are four bedrooms with an en-suite to the master bedroom and the family bathroom.

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Homes you'll love inside out

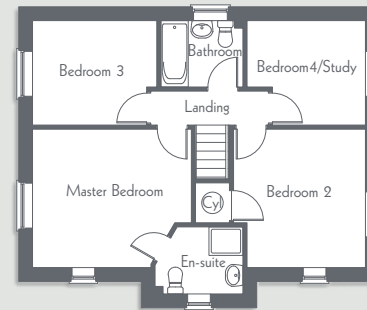
The Berkshire Special

4 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.32m* x 3.34m*	20'9"* x 10'11"*
Kitchen/Dining/Family	6.32m* x 3.26m*	20'9"* x 10'8"*
Utility	2.71m x 1.67m	8'11" x 5'6"
Cloakroom	1.58m* x 1.54m*	5'2" x 5'1"*



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.01m* x 3.54m*	13'2"* x 11'8"*
En-suite	2.25m* x 1.71m*	7'4"* x 5'7"*
Bedroom 2	3.54m* x 3.38m*	11'8"* x 11'1"*
Bedroom 3	3.18m* x 2.68m*	10'5"* x 8'9"*
Bedroom 4/Study	3.03m* x 2.68m*	9'11"* x 8'9"*
Bathroom	2.10m x 1.70m	6'11" x 5'7"

Total Area - 1212 sq ft.

*Indicates maximum dimension.

This imposing four bedroom home offers well planned accommodation throughout.

The home features a dual aspect separate lounge and an open plan kitchen/dining/family room with a separate utility room. Whilst upstairs is the master bedroom with stylish en-suite shower room, three further bedrooms and the family bathroom.

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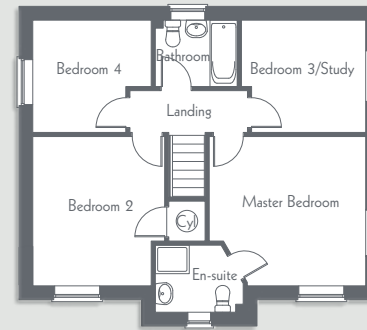
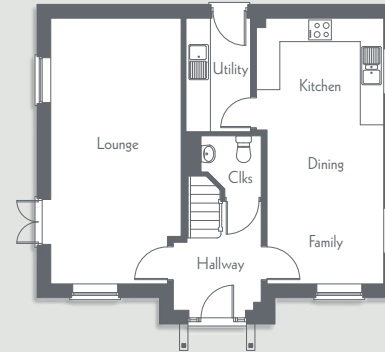
The Brandon Special

4 bedroom detached home



This stunning four bedroom home offers light and airy accommodation.

The ground floor consists of an open plan kitchen/dining/family room, a utility room, downstairs cloakroom and a spacious lounge with French doors opening out to the garden. On the top floor the master bedroom benefits from an en-suite shower room, the remaining three bedrooms and family bathroom complete the home.



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.80m* x 3.34m*	22'4"* x 10'11"*
Kitchen/Dining/Family	6.80m* x 3.26m*	22'4"* x 10'8"*
Utility	2.91m x 1.66m	9'6" x 5'4"
Cloakroom	1.58m* x 1.54m*	5'2" x 5'1"*

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.01m* x 3.82m*	13'2"* x 12'7"*
En-suite	2.25m* x 1.72m*	7'5"* x 5'8"*
Bedroom 2	3.82m* x 3.38m*	12'7"* x 11'1"*
Bedroom 3/Study	3.18m* x 2.88m*	10'5"* x 9'5"*
Bedroom 4	3.03m* x 2.88m*	9'11"* x 9'5"*
Bathroom	2.10m x 1.70m	6'11" x 5'7"

Total Area - 1298 sq ft.

*Indicates maximum dimension.

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Homes you'll love inside out

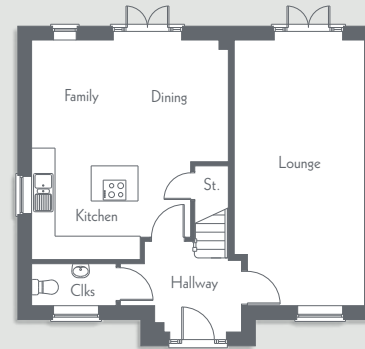
The Bunbury

4 bedroom detached home



This beautiful four bedroom home offers well planned accommodation throughout.

Featuring a dual aspect separate lounge with French doors opening out to the garden, a spacious kitchen/dining/family room and a cloakroom on the ground floor. Upstairs features a master bedroom with en-suite, three further bedrooms and the family bathroom.



GROUND FLOOR

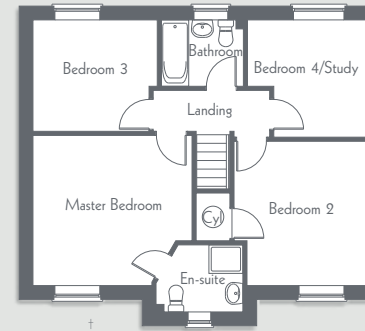
	Metres	Feet/inches
Lounge	6.80m* x 3.34m*	22'4"* x 10'11"*
Kitchen/Dining/Family	5.62m* x 5.04m*	18'5"* x 16'6"*
Cloakroom	2.16m x 1.08m	7'1" x 3'6"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.07m* x 3.84m*	13'4"* x 12'7"*
En-suite	2.23m* x 1.72m*	7'4"* x 5'8"*
Bedroom 2	3.67m* x 3.38m*	12'1"* x 11'1"*
Bedroom 3	3.18m* x 2.85m*	10'5"* x 9'4"*
Bedroom 4/Study	3.03m* x 3.00m*	9'11"* x 9'10"*
Bathroom	2.10m x 1.69m	6'11" x 5'7"

Total Area - 1298 sq ft.

*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note Plot 7 is handed.



Specification

A carefully selected specification for Steinbeck Walk by Elan Homes

Kitchen

- Choice of fitted kitchen units & doors*
- Choice of featured profile worktops with matching upstands*
- Gas hob and chimney hood
- Stainless steel eye level single oven (in 4 bedroom homes)
- Stainless steel built under single oven (in Bruton Special)
- Stainless steel splashback is provided to the area behind the hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Integrated fridge freezer[^]
- Integrated dishwasher[^]

Bathroom, Cloakroom & En-suite

- Contemporary Ideal Standard sanitary ware in white with stylish chrome fittings
- Choice of contemporary wall tiles*
- Thermostatic shower to en-suite with full height tiling to shower cubicle only and half height tiling to remaining main walls
- Thermostatic shower over bath with shower screen (to Bruton Special only)
- Shaver socket to the en-suite (where applicable)
- Recessed down lighters fitted to the bathroom and en-suite

Decorative and Internal Finish

- Smooth magnolia emulsion finish to walls and to ceilings in white
- Internal 6 panel doors finished in brilliant white and featuring chrome door furniture
- Woodwork and skirting finished in brilliant white gloss

Electrical Installation

- Mains operated door bell and chime
- BT point fitted to the lounge or hallway (where applicable)
- TV point fitted to lounge, family room (where applicable) and master bedroom
- Recessed down lighters to the kitchen area, bathroom and en-suite
- Pendant light fittings to all the other rooms, all are supplied with energy efficient light bulbs
- Mains operated smoke detectors with battery backup fitted throughout the home
- External lighting to front

External Finish

- Landscaped front gardens
- Rear gardens enclosed by 1.8m high fencing

Energy Efficiency, Heating and Insulation

- High efficiency gas fired central heating system with thermostatically controlled radiators and twin zone
- Mains pressured hot water system with electronic programmer
- White PVCu double glazed windows
- Insulation levels installed to NHBC standards

NHBC & Customer Care

- Homes are independently surveyed at various key stages of construction by the National House Building Council and their Inspectors who will issue their 10 year Warranty Certificate upon structural completion of the property
- Peace of mind with the dedicated 24-hour Customer Care from Elan Homes which is provided for the first 2 years

*Subject to build stage

[^]Please confirm details with Sales Executive.

Specification will vary plot to plot. Images are representative only and may include optional upgrades, please ask Sales Executive for detailed plans.



Homes you'll love inside out

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.



Our promise to you

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.

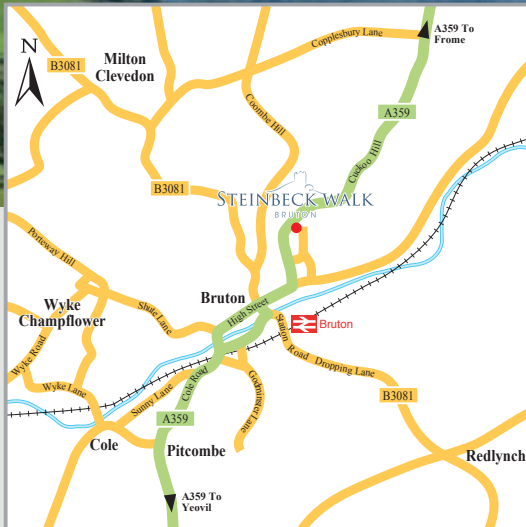


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal with any other pre-payments you make.
3. **We will assist** you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. **We will advise** you about the necessary health and safety precautions when visiting our developments.
5. **We will give** you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. **We will provide** you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. **We will ensure** you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. **We will listen** to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. **We will provide** you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.



STEINBECK WALK

BRUTON



Steinbeck Walk

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HOMES

Homes you'll love inside out