

PIPPARD'S COURT

S O M E R T O N



An exclusive development of townhouses

élan
HOMES

Homes you'll love inside out



Homes you'll love inside out

Everything in one location

Once the 7th century royal capital of Wessex, the charming Somerset town of Somerton is the epitome of relaxed rural living. Surrounded by stunning countryside, yet within easy reach of Yeovil, Taunton and the M5, it offers the ideal location for anyone looking to downsize without compromise.

Pippard's Court, Elan's exclusive new development of just seven townhouses, lies within walking distance of the shops and historic market of Somerton town centre. It's also just a short walk from the Ofsted 'outstanding' rated local primary school, making it the perfect place both for young professionals and for anyone starting a family.

GOING OUT

Somerton has a lively social life, with a number of highly recommended country inns, including the White Hart, the Kingston Inn and the Cross Keys, all offering a friendly welcome and great pub grub. There's also a choice of popular restaurants nearby such as the Spice Gallery, and Nuova Italia in nearby Ilchester.

The Parish Rooms offer a comprehensive range of activities, from Thai Chi to beekeeping, as well as regular Moviola film nights. The nearest multiplex is the Cineworld in Yeovil, where you'll also find the Octagon Theatre and the Swan Theatre.



SOMETHING DIFFERENT

You truly are spoiled for choice when it comes to local scenery, with the Mendip Hills, Cranborne Chase and the Quantock Hills – all Areas of Outstanding Natural Beauty – all just a short drive away. For a fun family day out, head for the caves of Wookey Hole, where you can explore for hours and enjoy a host of other attractions too, including the Valley of the Dinosaurs.

Nearby Glastonbury has much to offer, from the mysteries and magic of Glastonbury Tor and the ancient Abbey, to the world famous music festival held at Worthy Farm.



SHOPPING

Somerton has held a weekly market in the ancient Market Square since medieval times, and there are still plenty of bargains to be had as you browse the eclectic selection of stalls. There's also a small selection of other shops in the town, mixing local independents and famous names.

For a more extensive shopping trip, try Quedam Shopping Centre in Yeovil, Clarks Village Outlet Shopping in Street, Orchard Shopping Centre in Taunton, or go for the full hit retail therapy of a trip to Bristol, where you'll find the popular Cabot Circus, an extensive pedestrianised city centre and the out of town shopping of Cribbs Causeway.

TRANSPORT

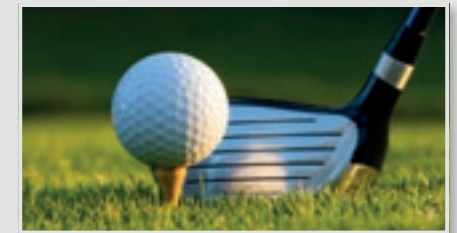
Somerton remains resolutely rural while still enjoying excellent commuter connections for residents across the area. Yeovil is just 9miles, Taunton 19miles and Bristol is 35miles. The M5 can be accessed around 16miles to the west, with the A303 also within easy reach.

Although the railway bisects the town, Somerton no longer has a station, with rail services accessible at Castle Carey Station, around 10miles to the east.

SPORT & LEISURE

There are a number of challenging golf courses within a short drive of Pippard's Court, including Kingweston, Long Sutton and Wheathill. Huish Leisure, at Huish Academy in nearby Langport, provides a wealth of sports facilities open to the general public, including a pool.

Somerton has its own Music and Arts festival held every summer, featuring a wide range of local artists and musicians. The festival programme offers everything from photography and painting to sculpture and scarecrow building, classical and big band concerts to rock n roll and contemporary music.



SCHOOLS

Somerton's schools recently joined forces to form King Ina CofE Academy, which is rated as outstanding across the board by Ofsted. Just a short walk from Pippard's Court, you couldn't ask for a better start in life for your children.

Older pupils can choose between Huish Episcopi Academy and Crispin School, both covering a wide catchment area and both rated good by Ofsted. Millfield School, in nearby Street, offers an independent alternative.

Specification

A carefully selected specification for Pippard's Court by Elan Homes

Kitchen

- Choice of modern quality fitted kitchen and silestone worktop*
- Soft close kitchen cupboards and drawers
- Built-in double fan oven in stainless steel
- 5 ring gas hob and canopy style cooker hood in stainless steel
- Integrated fridge freezer
- Stainless steel 1½ bowl sink with chrome tap
- Integrated Microwave
- Integrated Dishwasher
- Ceramic floor tiles

Bathroom, Cloakroom & En-suite

- Contemporary white bathroom suites with chrome taps
- Vanity unit to bathroom*
- Thermostatic shower to en-suite/shower room with full height tiling to shower cubicle
- Thermostatic shower over bath with shower screen
- Half height tiling to remaining walls in bathroom
- Low profile shower tray to en-suite/shower room
- En-suite to master bedroom
- Ceramic floor tiles to bathroom, en-suite & cloakroom

General

- White painted interior doors with chrome furniture
- Smooth emulsion finish to all walls & ceilings in white
- Woodwork & skirting finished in brilliant eggshell white
- Wardrobes to master bedroom
- Downstairs cloakroom

Electrical

- TV point to lounge & garden room
- TV point to master bedroom, bedroom 2 and study/allocated bedroom†
- Recessed spotlights to kitchen, bathroom, en-suite/shower room and dressing area†
- Telephone point to lounge/hall† and study/allocated bedroom†
- Shaver socket to en-suite
- Chrome towel rail to bathroom & en-suite
- External lighting to front

Energy Saving Features

- PVCu double glazed windows with adjustable ventilators to windows
- High efficiency gas central heating

Safety and Security

- High security Bi-fold doors with lockable handles to windows†
- Interconnected smoke detectors†
- 24 hour customer care (2 years)
- Peace of mind with 10 year NHBC Warranty

†Where design allows

*Subject to build stage

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

Pippard's Court, Somerton

-  The Ashcott Townhouse
-  The Croscombe Townhouse
-  The Kingsdon Townhouse
-  The Meare Townhouse
-  The Wedmore Townhouse
-  The Coxley Townhouse
-  The Wootton Townhouse



The Ashcott



This beautiful townhouse offers a unique opportunity to embrace the very best of modern contemporary living.

The hallway on the ground floor takes you through to an attractive garden room with bi-fold doors leading out on to a private garden. A shower room also located just off the garden room creates plenty of flexible living space.

Moving up to the first floor you will find a spacious open plan kitchen, dining and lounge area – with a utility room and cloakroom discreetly located off the main landing.

Upstairs on the second floor, the master bedroom features a dressing room and en-suite bathroom whilst bedroom 2 also features a shower room.

Townhouse



GROUND FLOOR

	Metres	Feet/inches
Garden Room	4.59m* x 3.32m*	15'1"* x 10'11"*
Shower Room	3.32m* x 1.87m*	10'11"* x 6'2"*

FIRST FLOOR

Kitchen/Dining	5.95m x 4.80m	19'6" x 15'9"
Lounge	5.95m x 4.20m	19'6" x 13'9"
Utility	2.33m* x 1.42m*	7'8"* x 4'8"*
Cloakroom	1.90m* x 1.40m*	6'3"* x 3'9"*

SECOND FLOOR

Master Bedroom	5.95m x 4.24m	19'6" x 13'11"
Dressing	2.15m x 1.92m	7'1" x 6'4"
En-suite	1.89m x 1.92m	6'2" x 6'4"
Bedroom 2	5.95m x 3.04m	19'6" x 9'11"
Shower Room	1.92m x 1.70m	6'4" x 5'7"

Total Area - 2002 sq ft

*Indicates maximum dimension

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The Croscombe



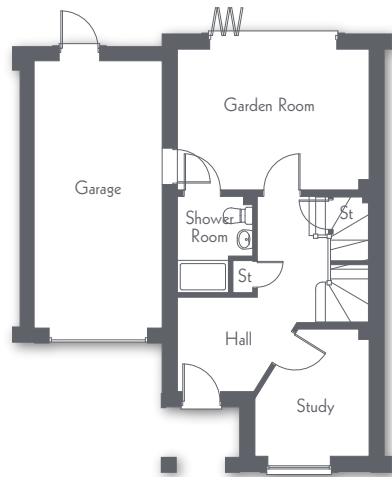
This stylish townhouse offers luxury living over three floors.

On the ground floor you'll find an attractive garden room with bi-fold doors leading out to the garden. A shower room located just off the garden room creates plenty of flexible living space. Located at the front of the house is a light and airy study.

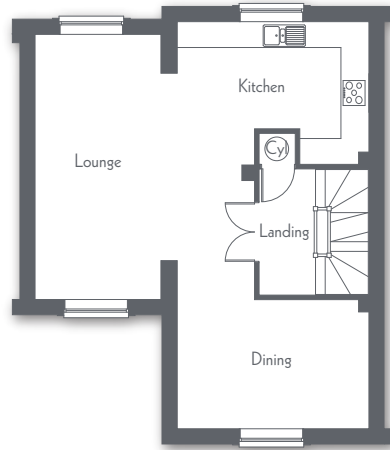
Upstairs on the first floor is a spacious open plan kitchen, dining and lounge area.

The second floor features the master bedroom with en-suite bathroom and bedroom 2 boasts a handy shower room.

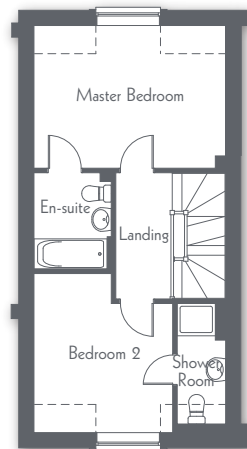
Townhouse



Ground



First



Second

GROUND FLOOR

	Metres	Feet/inches
Garden Room	4.45m x 3.27m	14'7" x 10'9"
Shower Room	2.24m* x 1.75m*	7'4"* x 5'9"*
Study	2.95m* x 2.65m *	9'8"* x 8'8"*

FIRST FLOOR

Lounge	6.15m x 2.92m	20'2" x 9'7"
Kitchen	4.45m x 3.31m*	14'7" x 10'10"*
Dining	4.45m* x 3.00m*	14'7"* x 9'10"*

SECOND FLOOR

Master Bedroom	4.45m x 3.31m	14'7" x 10'10"
En-suite	2.24m x 1.80m	7'4" x 5'11"
Bedroom 2	3.69m* x 3.22m*	12'1"* x 10'7"*
Shower Room	2.80m x 1.12m	9'2" x 3'8"

Total Area - 1572 sq ft

*Indicates maximum dimension

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The Kingsdon



This attractive townhouse cleverly makes the most of every centimetre of space.

A spacious garden room at the rear of the property features bi-fold doors leading out in to the garden. A handy shower room also located just off the garden room creates plenty of flexible living space. To the front you'll find a study.

Up on the first floor you will find a spacious open plan kitchen, dining and lounge area.

Moving to the second floor, the master bedroom features an en-suite bathroom with bedroom 2 boasting a shower room.

Townhouse



GROUND FLOOR

	Metres	Feet/inches
Garden Room	4.45m x 3.27m	14'7" x 10'9"
Shower Room	2.24m* x 1.75m*	7'4"* x 5'9"*
Study	3.69m* x 2.75m*	12'1"* x 9'0"*

FIRST FLOOR

Lounge	5.95m x 2.92m	19'6" x 9'7"
Kitchen	4.45m x 3.31m*	14'7" x 10'10"*
Dining	4.45m* x 3.00m*	14'7"* x 9'10"*

SECOND FLOOR

Master Bedroom	4.45m x 3.31m	14'7" x 10'10"
En-suite	2.24m x 1.80m	7'4" x 5'11"
Bedroom 2	3.69m* x 3.22m*	12'1"* x 10'7"*
Shower Room	2.80m x 1.12m	9'2" x 3'8"

Total Area - 1572 sq ft

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The Meare



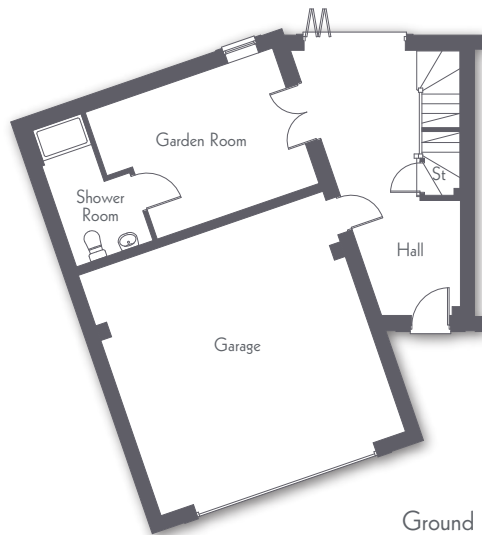
This substantial townhouse offers well planned accommodation over three floors.

The light & airy hallway with bi-fold doors leads you through to an attractive garden room. A shower room located just off the garden room makes this a versatile living space perfect for modern family living.

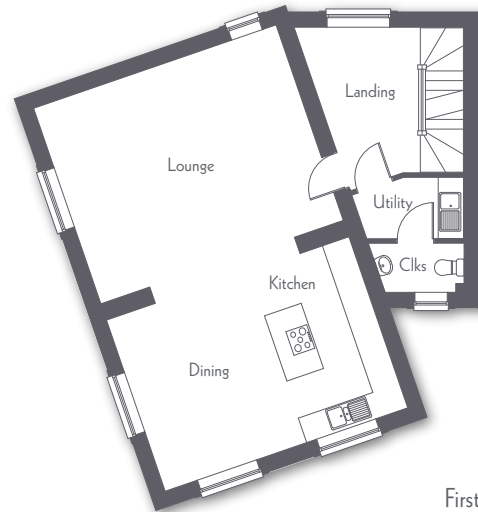
Moving up to the first floor you will find a spacious open plan kitchen, dining and lounge area - with a utility room and cloakroom discreetly located off the main landing.

Upstairs on the second floor, the master bedroom boasts a dressing room and en-suite bathroom whilst bedroom 2 features a shower room.

Townhouse



Ground



First



Second

GROUND FLOOR

	Metres	Feet/inches
Garden Room	4.59m* x 3.32m*	15'1" x 10'11"*
Shower Room	3.32m* x 1.87m*	10'11" x 6'2"*

FIRST FLOOR

Kitchen/Dining	5.95m x 4.20m	19'6" x 13'9"
Lounge	5.95m x 4.80m	19'6" x 15'9"
Utility	2.61m* x 1.42m*	8'7" x 4'8"*
Cloakroom	2.22m* x 1.14m*	7'3" x 3'9"*

SECOND FLOOR

Master Bedroom	5.95m* x 3.71m*	19'6" x 12'2"*
Dressing	2.15m x 1.92m	7'1" x 6'4"
En-suite	1.92m x 1.89m	6'4" x 6'2"
Bedroom 2	5.95m* x 3.56m*	19'6" x 11'8"*
Shower Room	1.92m x 1.70m	6'4" x 5'7"

Total Area - 2077 sq ft

*Indicates maximum dimension

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The Wedmore



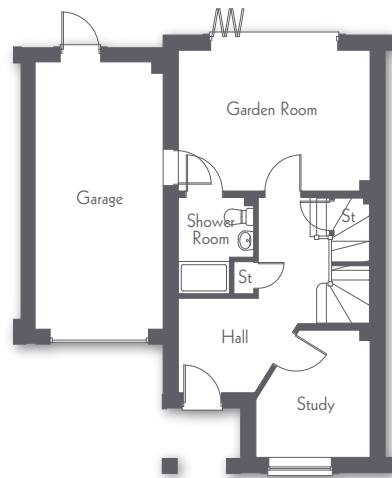
A stunning townhouse boasting flexible living spaces over three floors.

The ground floor features an attractive garden room, shower room and bi-fold doors leading out into the private garden, making this a truly versatile living space. A separate study is located at the front of the house.

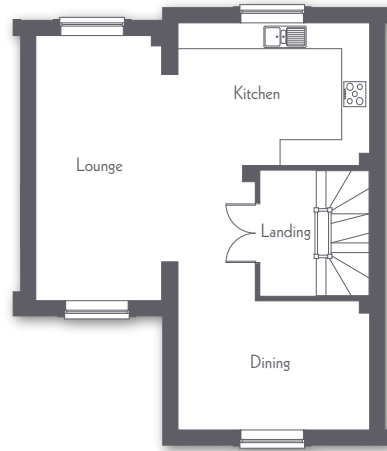
Up on the first floor is a spacious open plan kitchen, dining and lounge area perfect for entertaining.

Moving up to the second floor you'll find the master bedroom with en-suite bathroom, bedroom 2 with a handy shower room and completing the floor is a home office with access to the en-suite bathroom.

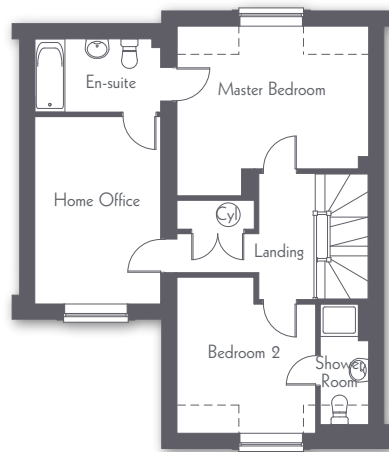
Townhouse



Ground



First



Second

GROUND FLOOR

	Metres	Feet/inches
Garden Room	4.45m x 3.27m	14'7" x 10'9"
Shower Room	2.24m* x 1.75m*	7'4"* x 5'9"*
Study	2.95m* x 2.65m*	9'8"* x 8'8"*

FIRST FLOOR

Lounge	6.15m x 2.92m	20'2" x 9'7"
Kitchen	4.45m* x 3.31m*	14'7"* x 10'10"*
Dining	4.45m* x 3.00m*	14'7"* x 9'10"*

SECOND FLOOR

Master Bedroom	4.45m* x 3.94m*	14'7"* x 12'11"*
En-suite	2.92m x 1.70m	9'7" x 5'7"
Bedroom 2	3.62m* x 3.22m*	11'11"* x 10'7"*
Shower Room	2.80m x 1.12m	9'2" x 3'8"
Home Office	4.37m x 2.92m	14'4" x 9'7"

Total Area - 1787 sq ft

*Indicates maximum dimension

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The Coxley



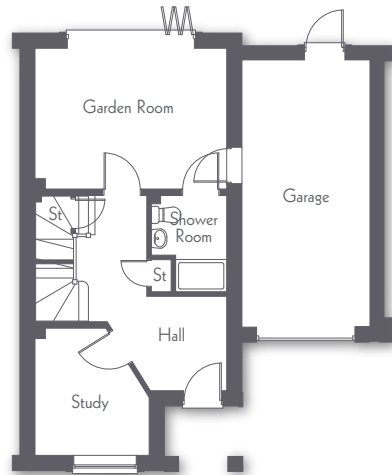
This exclusive townhouse is perfect for downsizers or anyone looking to make their first step onto the property ladder.

On the ground floor the spacious hallway leads you through to a garden room at the rear of the property with bi-fold doors opening out onto the garden. A handy shower room & separate study complete this floor.

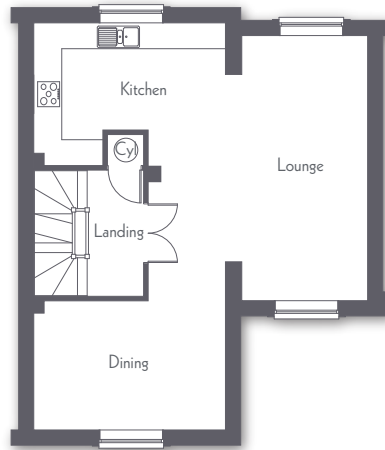
The spacious open plan kitchen, dining and lounge area is located up on the first floor.

Finally up on the second floor you'll find the master bedroom with en-suite bathroom and bedroom 2 with its own shower room.

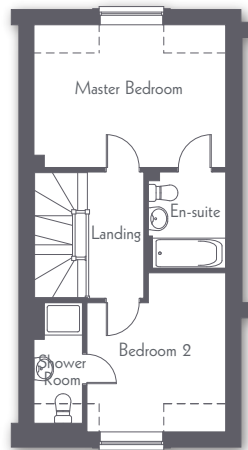
Townhouse



Ground



First



Second

GROUND FLOOR

	Metres	Feet/inches
Garden Room	4.45m x 3.27m	14'7" x 10'9"
Shower Room	2.24m* x 1.75m*	7'4"* x 5'9"*
Study	2.95m* x 2.65m*	9'8"* x 8'8"*

FIRST FLOOR

Lounge	6.15m x 2.92m	20'2" x 9'7"
Kitchen	4.45m* x 3.31m*	14'7"* x 10'10"*
Dining	4.45m* x 3.00m*	14'7"* x 9'10"*

SECOND FLOOR

Master Bedroom	4.45m x 3.31m	14'7" x 10'10"
En-suite	2.24m x 1.80m	7'4" x 5'11"
Bedroom 2	3.69m x 3.22m	12'1" x 10'7"
Shower Room	2.80m x 1.12m	9'2" x 3'8"

Total Area - 1572 sq ft

*Indicates maximum dimension

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The Wootton



A fabulous townhouse offering the very best in modern day living.

The ground floor features an attractive garden room complete with shower room and bi-fold doors leading out to the garden.

Moving up to the first floor you'll find a spacious open plan kitchen, dining and lounge area - with a utility room and cloakroom discreetly located off the main landing.

Upstairs on the second floor, the master bedroom features a dressing room and en-suite bathroom whilst bedroom 2 features a handy shower room.

Townhouse



GROUND FLOOR

	Metres	Feet/inches
Garden Room	4.59m* x 3.32m*	15'1"* x 10'11"*
Shower Room	3.33m* x 1.88m*	10'11"* x 6'2"*

FIRST FLOOR

Kitchen/Dining	5.95m x 4.20m	19'6" x 13'9"
Lounge	5.95m x 4.80m	19'6" x 15'9"
Utility	2.38m* x 1.42m*	7'10"* x 4'8"*
Cloakroom	2.00m* x 1.14m*	5'7"* x 3'9"*

SECOND FLOOR

Master Bedroom	5.95m x 4.24m	19'6" x 13'11"
Dressing	2.15m x 1.92m	7'1" x 6'4"
En-suite	1.92m x 1.89m	6'4" x 6'2"
Bedroom 2	5.95m x 3.04m	19'6" x 9'11"
Shower Room	1.92m x 1.70m	6'4" x 5'7"

Total Area - 2002 sq ft

*Indicates maximum dimension

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Green space, Living space, Open space

Benefits of buying new - annual household energy spend

Property Type	Victorian with some modern day improvements	New build built to 2013 regulations
4-bed detached house	£2,460	£1,050
3-bed semi-detached house	£1,670	£780
3-bed mid-terrace house	£1,430	£760
1-bed ground floor flat	£940	£500

A home by Elan Homes is built for living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase you'll be able to personalise the finish of the property.

Our new homes enjoy a host of energy efficient measures, which not only make them kind to the environment but also means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC suggests that families living in a four-bedroom home built to 2013 standards are likely to spend £1,050 on energy bills - that's **£1,410 less** than those living in an upgraded Victorian property.

Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information. Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.



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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.



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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.

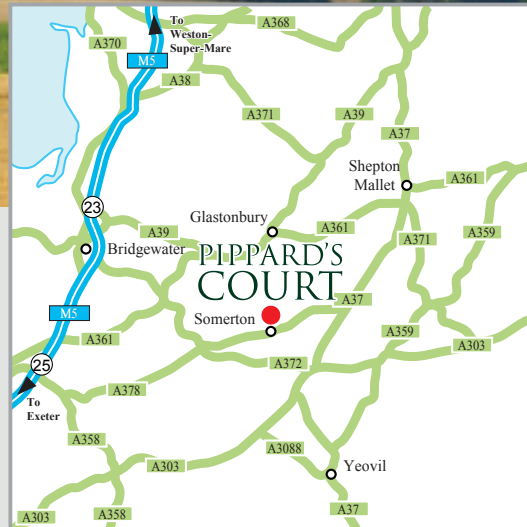
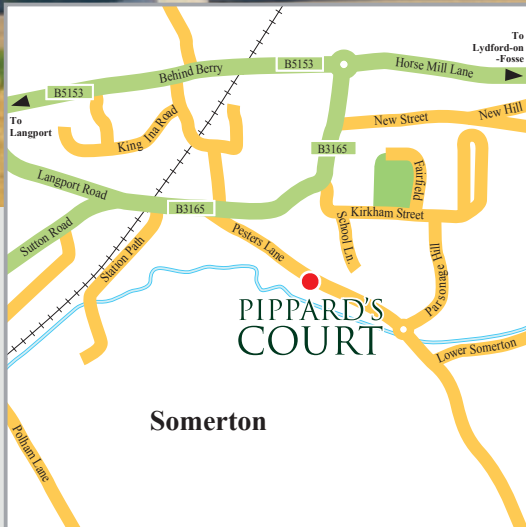


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal 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.



PIPPARD'S COURT

S O M E R T O N



Pippard's Court
off Pesters Lane, Somerton, Somerset TA11 7AA



01275 337250
enquiries@elan-homes.co.uk
elan-homes.co.uk

Elan Homes Ltd (Southern Division), Unit 10 Westfield Business Park, Barns Ground, Clevedon BS21 6UA
Tel: 0845 481 8803 Email: enquiries@elan-homes.co.uk elan-homes.co.uk

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is continuous product and specification development, the information contained in the brochure is subject to change without notice. Every effort has been made to preserve the accuracy of this leaflet, you are recommended to consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance but their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information, Sept 2017 (38726).

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

elan
HOMES

Homes you'll love inside out