



CADBURY

CONGRESBURY FIELDS NORTH SOMERSET



Elegant living in a delightful village setting



STRONGVOX
HOMES



"We are very excited about our second development in Congresbury. Cadbury Fields is a fantastic location and we are very proud of the design and the specification our homes offer."

Toby Ballard Managing Director, Strongvox Homes



Bristol Quayside



Strawberry Line views near Congresbury



Yatton Railway Station

Welcome to Cadbury Fields

Cadbury Fields in the picturesque village of Congresbury near Bristol is our latest beautifully thought out Strongvox development.

Founded in 2004, we've worked hard to create our reputation for delivering exceptional, beautifully designed homes in wonderful West Country locations. We build an average of 200 homes a year, which means we can keep an eye on the detail for every house we build (across just over 30 sites to date) – and that's important to us. Considerate of local architecture and design influences, our sites are sympathetic to their surroundings with every house displaying individuality. We pay great attention to detail and our appreciation of traditional design and materials echoes throughout our new homes, setting us apart from bigger developers.



cabot
circus





Pulteney Bridge and Weir, Bath



Queen Square, Bristol

Explore the best cities, countryside and coastline in the South West

Congresbury is a village in North Somerset close to the seaside town of Weston-super-Mare (8 miles) and the exciting and vibrant cities of Bristol (13 miles) and Bath (25 miles).

Weston-super-Mare is a traditional seaside town with an iconic pier, long sandy beaches and an array of visitor attractions. Bristol and Bath have all you could wish for from beautiful, historic buildings and architecture to world famous shopping and leisure. Hubs for business with lots of national and international companies having offices there.

Living at Cadbury Fields also means easy access further afield with the M5 a short distance away and a mainline train station in nearby Yatton with trains running to Exeter, Bristol, London and beyond. Bristol International Airport is just 6 miles away along the A370.

Yatton to London (train)	2 hours 30 mins
Yatton to Bristol (train)	17 mins
Congresbury to Bristol (car)	27 mins
Congresbury to Bath (car)	1 hour
Congresbury to Weston-super-Mare (car)	18 mins
Congresbury to Bristol Airport (car)	13 mins

BRISTOL CHANNEL

7

CLEVEDON

M5

NAILSEA

8

BRISTOL

M5

6 YATTON

A370

BRISTOL AIRPORT

1

2

3

4

CONGRESBURY


CADBURY
FIELDS

A38

5



1. Street scene at Cadbury Fields



2. Millenium Greens, Congresbury



3. The Old Inn, Congresbury



4. St Andrew's Church, Congresbury



5. The Grand Pier, Weston-super-Mare



6. Railway Station, Yatton



7. Clevedon Pier



8. Clifton Suspension Bridge, Bristol

Cadbury Fields, Congresbury

Congresbury is a popular village between Bristol and Weston-super-Mare. It has the best of all worlds with a rural outlook and easy access to seaside and city. The village has a great community spirit and benefits from a diverse range of organisations, clubs and activities and an annual Village Fete that brings the whole community together.

There is an excellent range of shops and pubs, a post office and two well attended churches in the area. For families the village has a good pre and primary school, whilst the wider area has a range of primary and secondary schools from the state and independent sectors.


Nearby take a walk, run or cycle in the Mendip Hills or along the Strawberry Line, an old converted railway line with views over the Somerset Levels. The village also offers fishing in purpose built lakes and the River Yeo.

Yatton Train Station (car)	6 mins
M5 Junction 21 (car)	7 mins
Clevedon (car)	15 mins
The Mendips AONB (car)	18 mins
Bristol City Centre (car)	27 mins



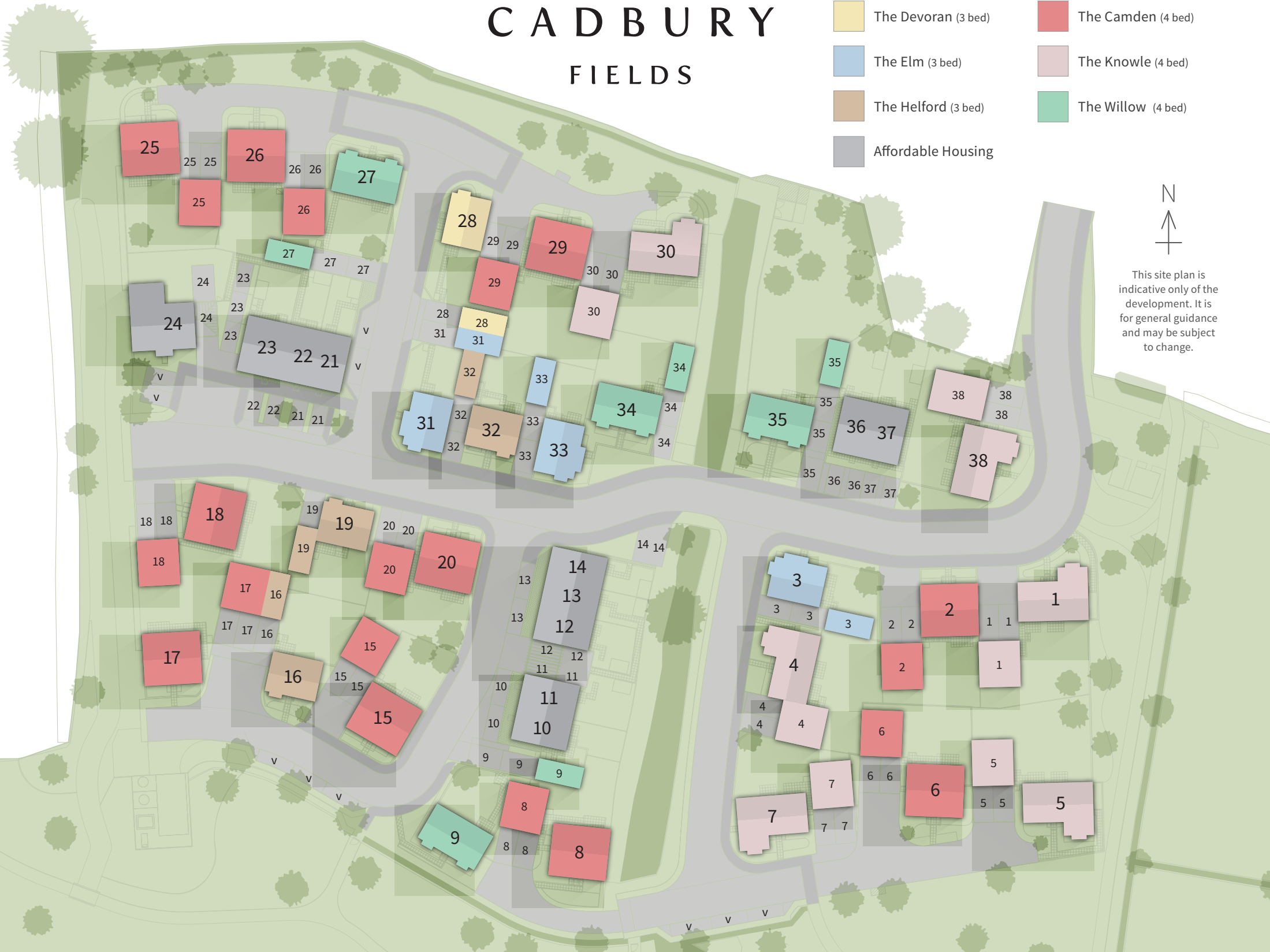
CADBURY FIELDS

House Types

-  The Devoran (3 bed)
-  The Camden (4 bed)
-  The Elm (3 bed)
-  The Knowle (4 bed)
-  The Helford (3 bed)
-  The Willow (4 bed)
-  Affordable Housing



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





The Knowle

Four bedroom home



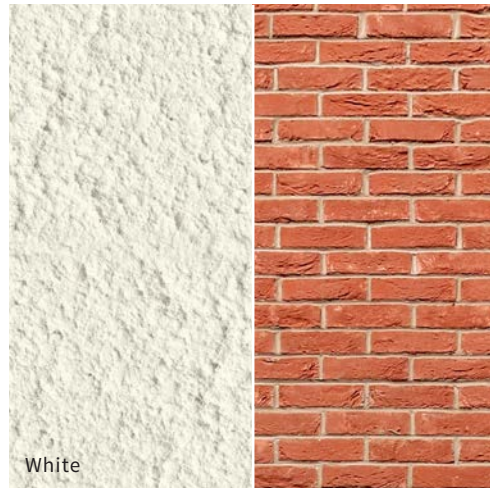
A stunning detached home benefiting from high specification and generous accommodation over two floors. On the ground floor the entrance hall leads to the living room, study, cloakroom, kitchen/dining room and under stairs storage. The living room has bi-fold doors to the enclosed rear garden and double doors leading to the impressive kitchen/dining room, also with bi-fold doors opening to the garden and access to the utility room with side door. On the first floor there's en-suites to the master and second bedrooms, two further bedrooms, a family bathroom and an airing cupboard. A double garage and driveway parking are provided.

The Knowle is available in four exterior finishes with a slate, plain or pan tiled roof:

Coloured Render

White* plus Red Brick: Plot 30

*To front elevation



Blue Lias Stone

Stone* plus White Render: Plots 1, 5 and 7

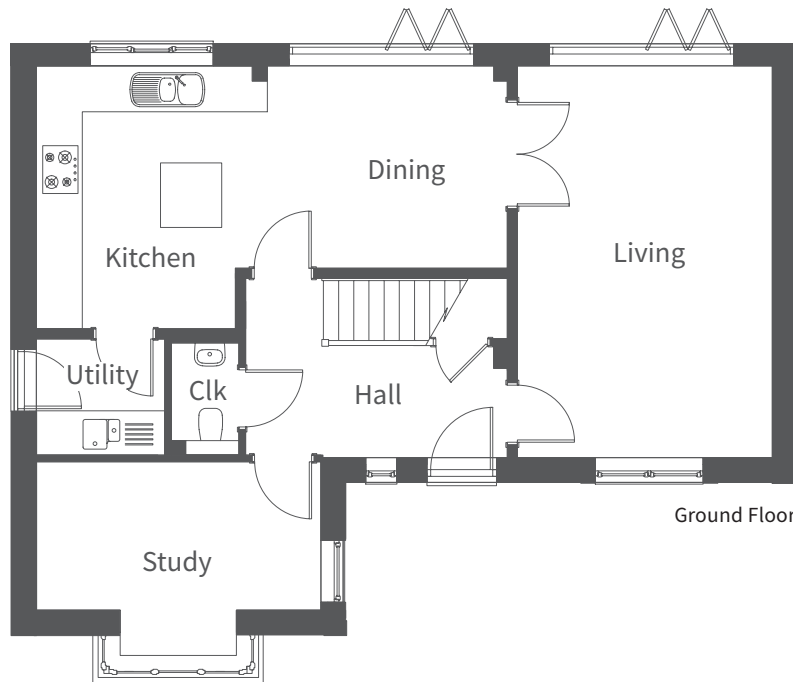
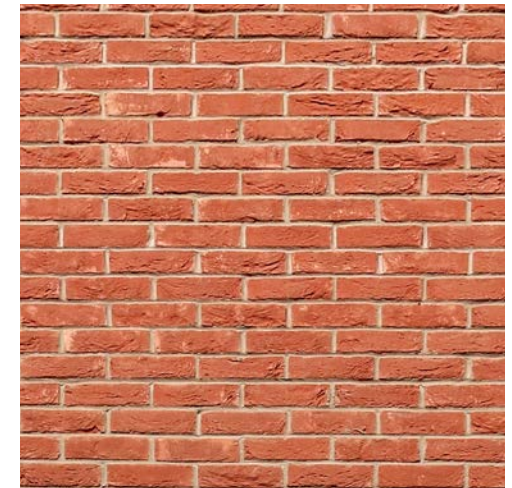
Stone: Plot 38

*To front and side elevations



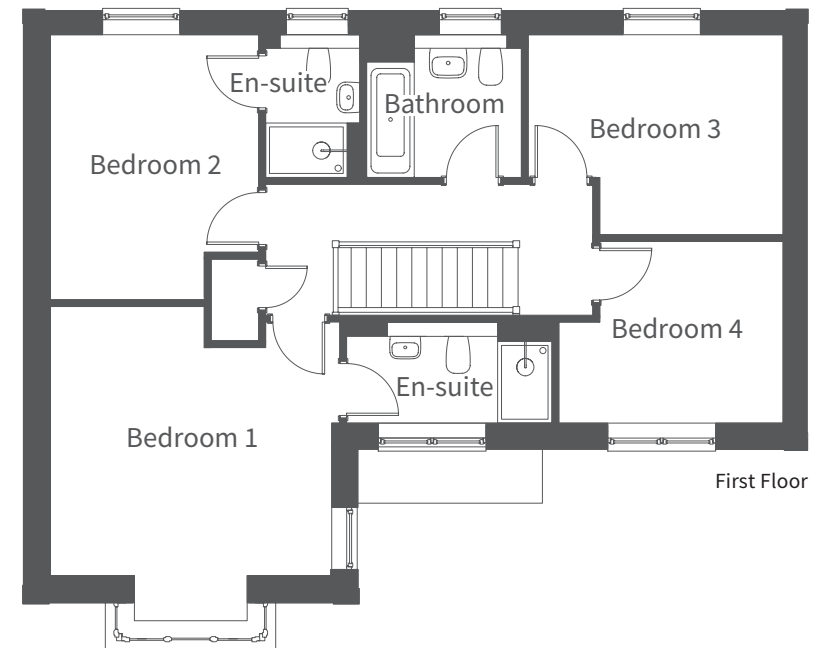
Red Brick

Brick: Plot 4



	Millimetres	Feet / inches
Ground Floor		
Living	3715 x 5698	12'2" x 18'8"
Kitchen / Dining	3828 x 6895	12'7" x 22'6"
Study	2150 x 4123	7'1" x 13'6"
Utility	1860 x 1720	6'1" x 5'7"
First Floor		
Bedroom 1	4123 x 3950	13'5" x 13'0"
En-suite	1485 x 3020	4'8" x 9'9"
Bedroom 2	3060 x 3855	10'0" x 12'6"
En-suite	1385 x 2095	4'5" x 6'8"
Bedroom 3	2937 x 3740	9'6" x 12'2"
Bedroom 4	2660 x 3290	8'7" x 10'8"
Bathroom	2098 x 2275	6'8" x 7'4"

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 and colours 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.



The Camden

Four bedroom home



A wonderful detached home benefiting from high specification and generous accommodation over two floors. On the ground floor the entrance hall leads to the living room, study, cloakroom, kitchen/dining room and under stairs storage. The living room has double doors through to the impressive kitchen/dining room which has bi-fold doors opening to the enclosed rear garden, as well as access to the utility room and side door. On the first floor there's an en-suite to the master bedroom, three further bedrooms, a family bathroom and an airing cupboard. A double garage and driveway parking are provided.

The Camden is available in five exterior finishes with a slate, plain or pan tiled roof:

Coloured Render

White: Plots 2, 8 and 17

Pale Yellow: Plot 25

Pink: Plots 6 and 20



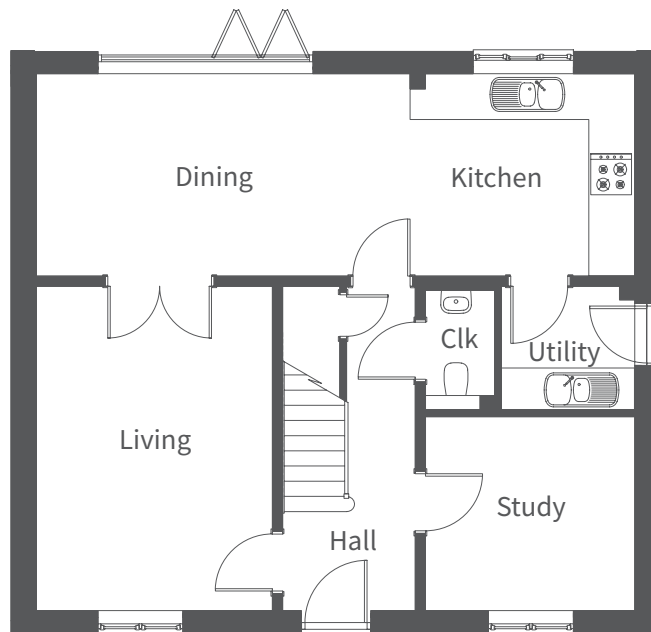
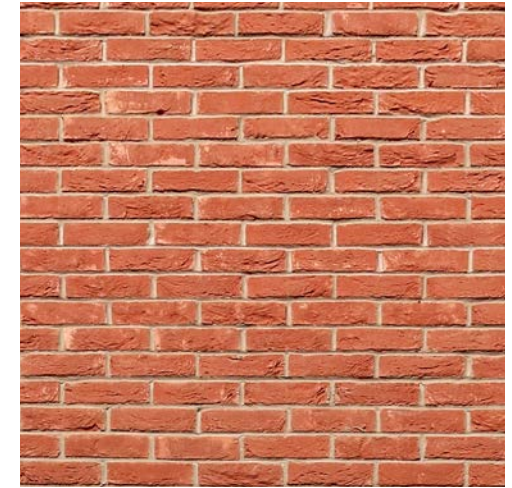
Blue Lias Stone

Stone: Plot 15



Red Brick

Red Brick: Plots 18, 26 and 29

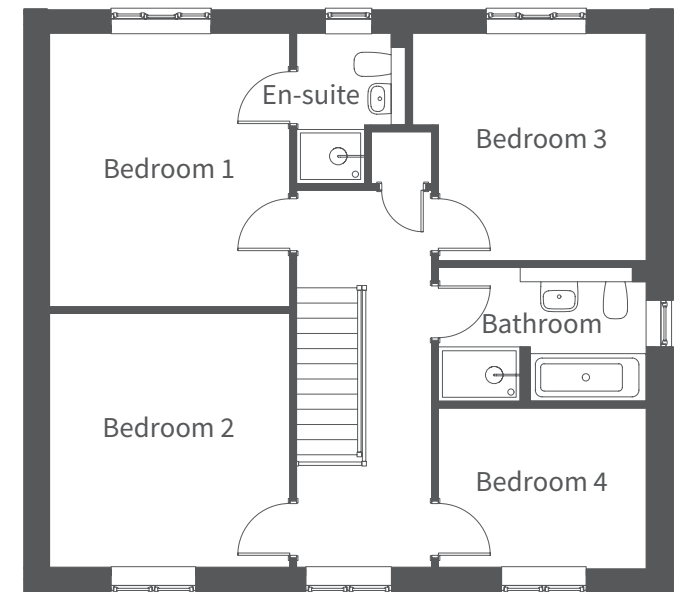


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	3440 x 4740	11'2" x 15'5"
Kitchen / Dining	2950 x 8740	9'6" x 28'6"
Study	2825 x 3050	9'2" x 10'0"
Utility	1815 x 1935	5'9" x 6'3"

First Floor	Millimetres	Feet / inches
Bedroom 1	3505 x 4010	11'4" x 13'1"
En-suite	1600 x 2200	5'2" x 7'2"
Bedroom 2	3505 x 3730	11'4" x 12'1"
Bedroom 3	3335 x 3435	10'9" x 11'2"
Bedroom 4	2340 x 3050	7'6" x 10'0"
Bathroom	1965 x 3050	6'4" x 10'0"

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 and colours 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.



First Floor





The Willow

Four bedroom home



A stylish home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, storage, kitchen/dining room with bay window to the front and separate utility, spacious living room with bi-fold doors opening to the enclosed rear garden and bay window to the front. The stairs lead to the first floor and master bedroom with en-suite, three further bedrooms and family bathroom. A garage and driveway parking are provided.

The Willow is available in three exterior finishes with a slate or pan tiled roof:

Coloured Render

Pale Yellow: Plot 35

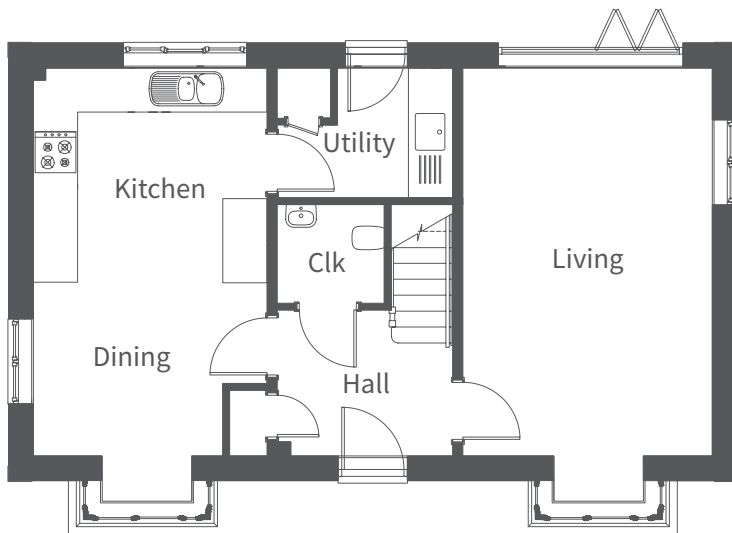
Pink: Plots 9 and 27



Blue Lias Stone

Stone* plus White Render: Plot 34

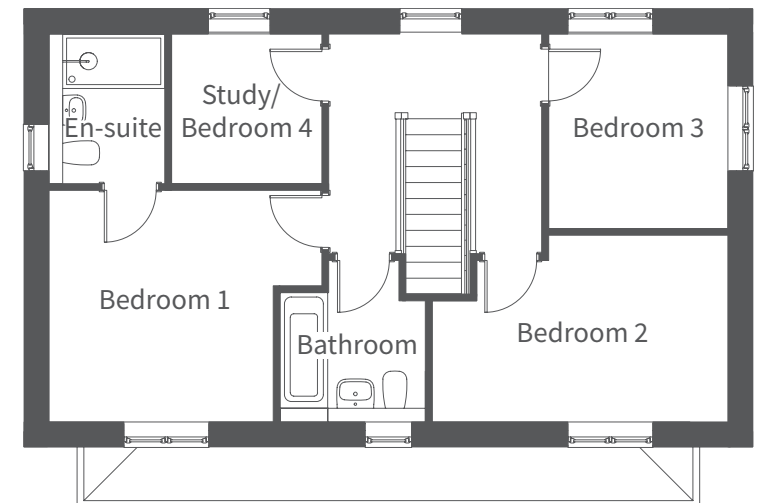
*To front and side elevation ground floor



Ground Floor

	Millimetres	Feet / inches
Ground Floor		
Living	3690 x 5702	12'1" x 18'8"
Kitchen / Dining	3432 x 5705	11'2" x 18'7"
Utility	1910 x 2580	6'2" x 8'4"
First Floor		
Bedroom 1	3295 x 3400	10'9" x 11'1"
En-suite	1700 x 2190	5'5" x 7'2"
Bedroom 2	2740 x 4345	8'11" x 14'3"
Bedroom 3	2330 x 2860	7'7" x 9'4"
Study / Bedroom 4	2200 x 2215	7'2" x 7'3"
Bathroom	1900 x 2135	6'2" x 7'0"

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 and colours 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.



First Floor

The Elm

Three bedroom home



A superb home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, kitchen/dining room with bay window to the side, living room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. A garage and driveway parking are provided.

The Elm is available in three exterior finishes with a slate or plain tiled roof:

Coloured Render

White: Plot 3



Blue Lias Stone

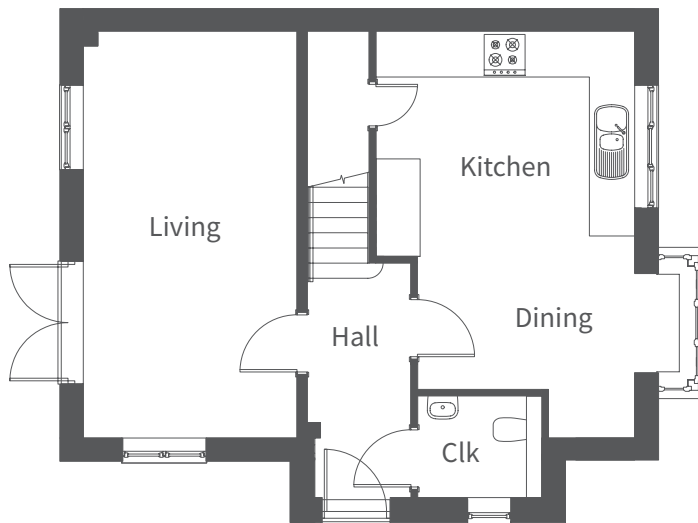
Stone* plus White Render: Plot 31

*To front and side elevation ground floor



Blue Lias Stone

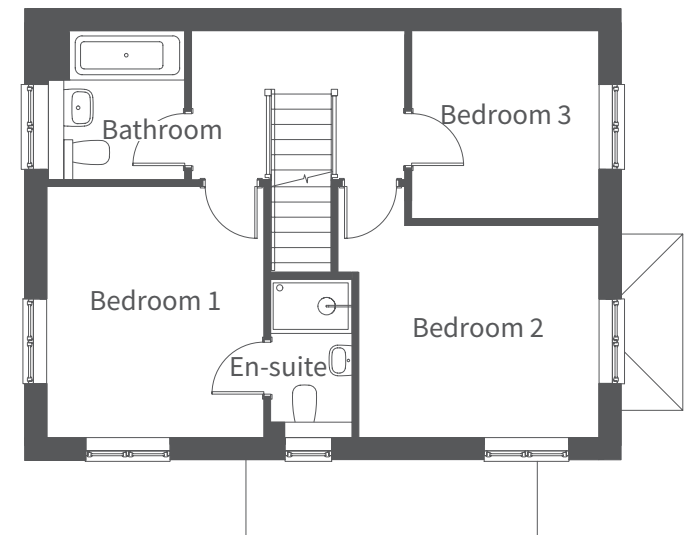
Stone: Plot 33



Ground Floor

	Millimetres	Feet / inches
Ground Floor		
Living	3115 x 5925	10'2" x 19'5"
Kitchen / Dining	3790 x 5925	12'5" x 19'5"
First Floor		
Bedroom 1	3165 x 3663	10'4" x 12'0"
En-suite	1200 x 2305	3'11" x 7'6"
Bedroom 2	3500 x 3095	11'5" x 10'1"
Bedroom 3	2735 x 2743	8'11" x 9'0"
Bathroom	2045 x 2205	6'8" x 7'2"

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 and colours 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.



First Floor

The Devoran

Three bedroom home

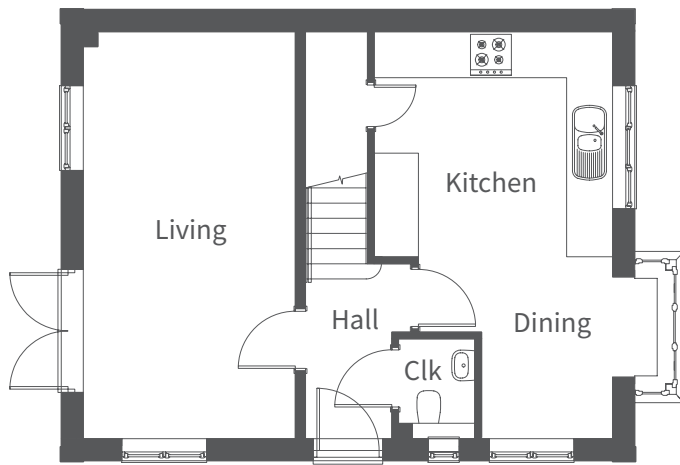


A beautiful home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, kitchen/dining room with bay window to the side and spacious living room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. A garage and driveway parking are provided.

The Devoran is available in one exterior finish with a plain tiled roof:

Coloured Render

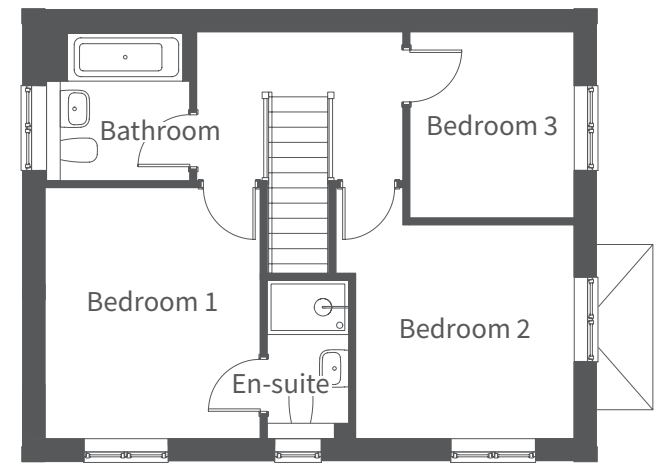
White: Plot 28



Ground Floor

Floor	Millimetres	Feet / inches
Ground Floor		
Living	3090 x 5925	10'1" x 19'4"
Kitchen / Dining	3478 x 5925	11'4" x 19'4"
First Floor		
Bedroom 1	3140 x 3663	10'3" x 12'0"
En-suite	1200 x 2305	3'9" x 7'5"
Bedroom 2	3115 x 3185	10'2" x 10'4"
Bedroom 3	2390 x 2710	7'8" x 8'8"
Bathroom	2105 x 2165	6'9" x 7'1"

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 and colours 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.



First Floor

The Helford

Three bedroom home



A lovely home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the living room, kitchen and cloakroom. The living room has French doors opening to the enclosed rear garden, as well as a bay window to the front. On the first floor there's an en-suite to the master bedroom, two further bedrooms and a family bathroom. A garage and driveway parking are provided.

The Helford is available in three exterior finishes with a slate or plain tiled roof:

Coloured Render

Pale Yellow: Plot 16

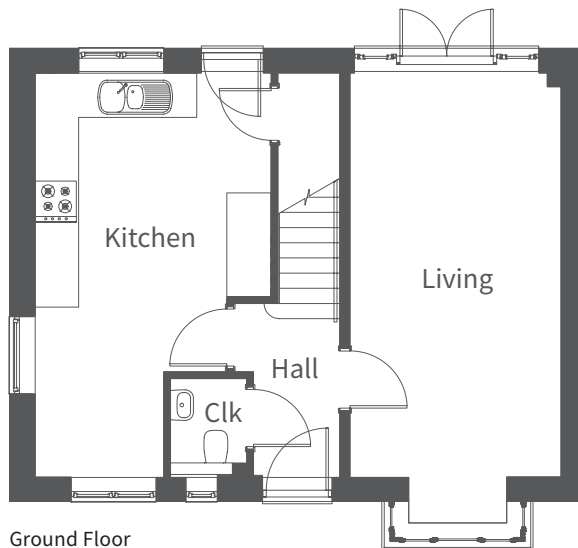
Light Blue: Plot 32



Blue Lias Stone

Stone* plus White Render: Plot 19

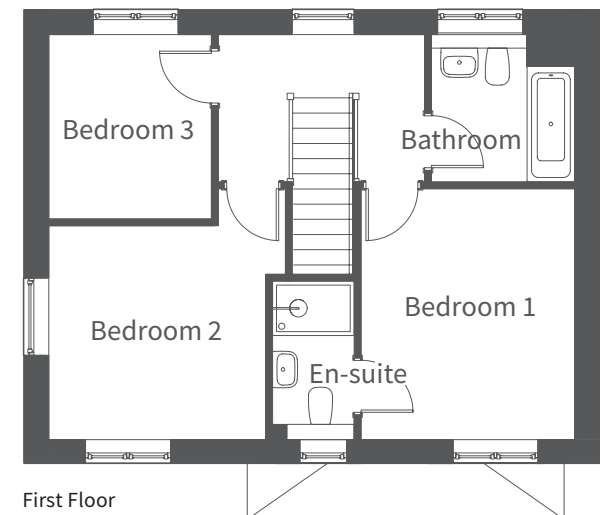
*To front and side elevations



Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	3090 x 5928	10'1" x 19'4"
Kitchen / Dining	3478 x 5928	11'4" x 19'4"
First Floor		
Bedroom 1	3140 x 3662	10'3" x 12'0"
En-suite	1180 x 2305	3'9" x 7'5"
Bedroom 2	3208 x 3118	10'6" x 10'2"
Bedroom 3	2390 x 2710	7'8" x 8'8"
Bathroom	2075 x 2165	6'8" x 7'1"

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 and colours 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.



First Floor





Living room from The Camden house type - Russet Copse, Sandford

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.



System Six
KITCHENS

hansgrohe

NEFF

DURAVIT





High specification

Every aspect of the final specification has been thought about with you in mind, from the traditional design, to the practical benefits of modern living. Vado taps complete the stylish sanitary ware which is complemented by Porcelanosa wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.

premier
guarantee



PORCELANOSA

Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Eye level stainless steel single oven (3 beds)/ double oven (4 beds) with 4 burner gas hob and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel 1½ bowl sink with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher
- 25 year kitchen guarantee**

Utility (4 beds only)

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer

Bathroom, En-suite and Cloakroom

- Duravit sanitary ware in white with stylish Vado taps
- Concealed cisterns together with wall hung toilet
- Porcelanosa tiling:
 - Full height to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray
 - Full height around bath, plus shower and bath screen
 - Half height to basin (semi-pedestal) and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)
- Shaver sockets to bathroom and en-suite
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom

Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

Electrical Installation

- BT points fitted to:
 - Cupboard in hall or understairs for broadband router
 - Hall (plus study in Camden, Knowle and Willow)
- Power sockets with USB points fitted to lounge, kitchen and bedroom 1 (plus study in Camden, Knowle and Willow)
- TV points fitted to lounge and bedrooms 1 and 2
- Communal Sky Q TV/Digital TV system
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External recessed down light or coach light fitted to front and rear

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard (4 beds)/ combination boiler (3 beds)
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home

External Finishes

- External tap provided
- Front lawns either laid to turf or shrubs (dependent on planning)
- Rear gardens grassed and fenced
- Patios and paths laid in Natural Bronte slab (in line with planning)
- Personnel door to some garages (please enquire)

Premier Guarantee

- Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon structural completion of the property

*Subject to build stage. **Terms and conditions apply.
PLEASE NOTE: Specification is subject to change if product becomes unavailable.

The Key to Fine Living

At Strongvox Homes, we are building a reputation for our beautifully crafted West Country homes. With scrupulous attention to detail – from site planning and individual house design, through to quality craftsmanship and superior finished décor – our houses are places you'll be proud to call home.

We are a small and highly experienced team who take pride in constructing beautifully designed homes that we each know personally. Founded in Taunton in 2004, we have created just over 30 developments to date and we build about 200 new homes each year. We are small enough to keep our eyes on every aspect of our work and local enough to know and understand each of the communities in which we build. From conception to completion, our approach sets us apart:

Every Strongvox Homes development is sympathetic to its surroundings and considerate to the local architecture and the community.

Every Strongvox home displays individuality in its styling and is constructed using carefully selected naturally weathering materials. You'll love our variety of exterior finishes that make our homes different and set them apart.

Inside every Strongvox home, to make your buying decision more straightforward, you'll discover a whole range of features which, unlike the bigger developers, we include as standard: superior fully fitted kitchens with soft close doors and integrated appliances, recessed ceiling down lights, upmarket cottage style doors, media panels including communal TV/satellite,

high quality bathroom furniture and brassware, concealed cisterns and wall-hung sanitary ware, chrome heated towel rails, airing cupboard shelving, to name but a few... We include grassed rear garden and quality fencing.

In short, we provide you with a beautiful home whilst making the whole buying process as simple as we can.

There are three further incentives available to make buying a Strongvox home easier



Backed by
HM Government

Help To Buy

The government-backed **Help To Buy** equity loan scheme is available with only a 5% deposit to first time buyers and homeowners looking to move to a newly built home up to the value of £600,000.



Strongvox Part Exchange

If you've seen your perfect home but haven't sold your existing property, **Part Exchange** could allow you to reserve and secure it, with no Estate Agent fees to pay and we'll buy your current house so you can get moving.*



Strongvox Assisted Move

Let us do the work! With **Assisted Move** we take away the pressures of moving home. We'll help you choose a new home that's right for you and then we handle all aspects of selling your current home.*

*Subject to terms and conditions



Inspirations

FROM STRONGVOX



Be inspired by our range of extras on offer to personalise your dream home...

Style your home your way with beautiful fixtures and fittings from our *Inspirations* range.

For the full list of *Inspirations* relevant to your home, please speak to your Sales Advisor early in the buying process. All extras are subject to build stage.



Our Customer Charter

At Strongvox we are committed to delivering a quality service and our Customer Charter demonstrates how our customers are at the heart of our business.

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 here 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 Premier Guarantee warranty and we will provide you with information about the cover

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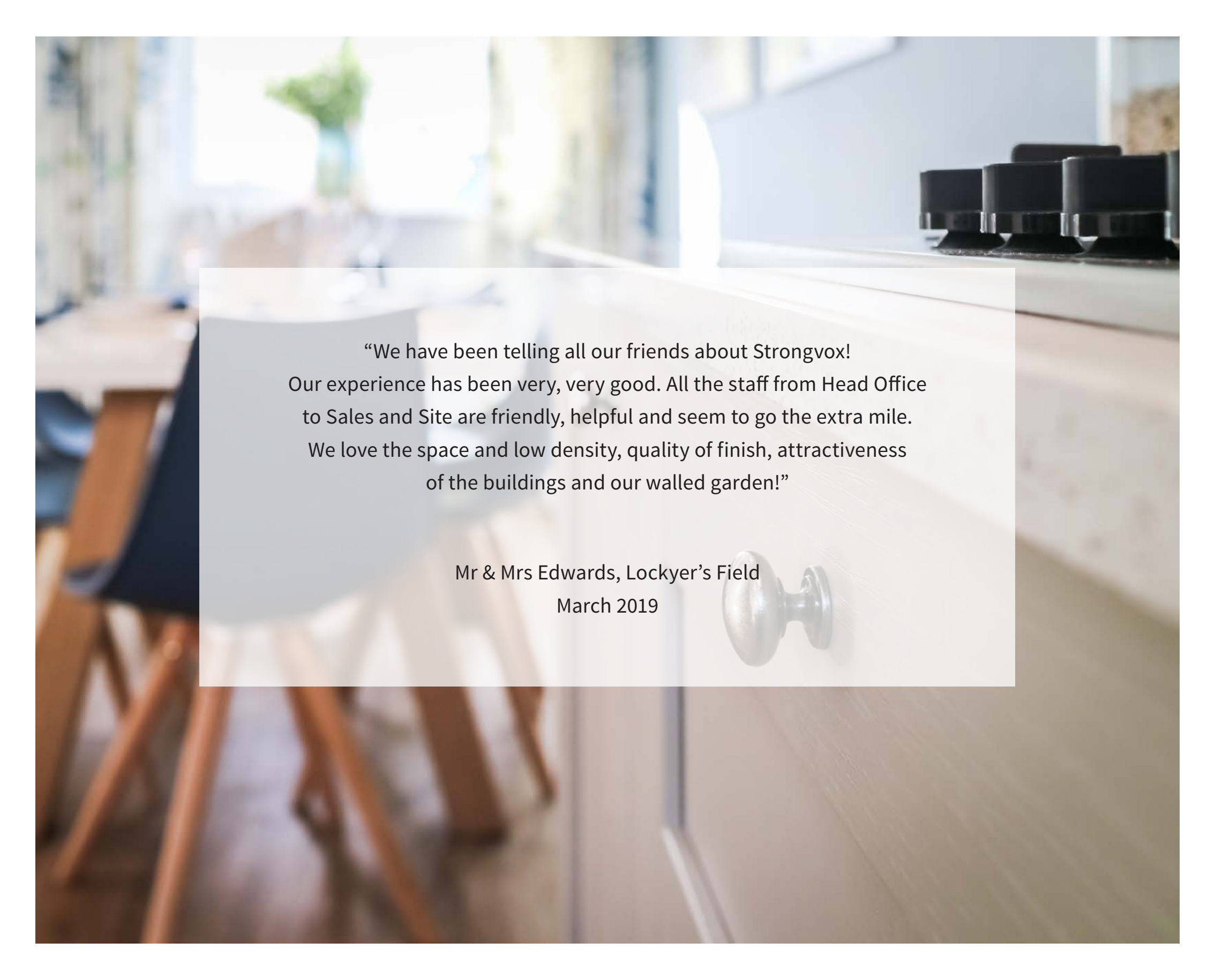
You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

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

We want you to enjoy your journey and love living in a Strongvox home for many years to come. From the moment you get the keys to your new home, we're on hand to help with any issues you encounter.

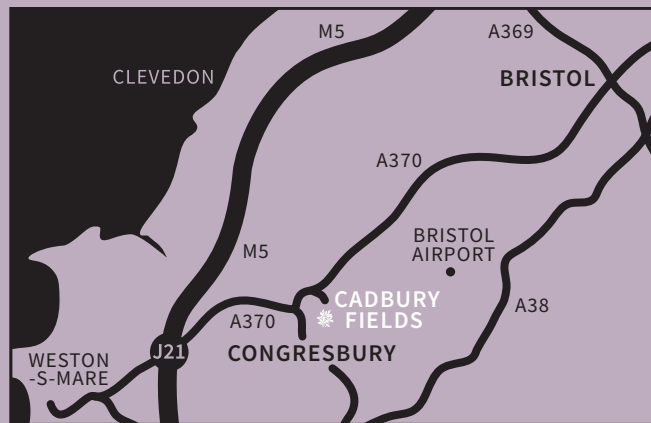




“We have been telling all our friends about Strongvox!
Our experience has been very, very good. All the staff from Head Office
to Sales and Site are friendly, helpful and seem to go the extra mile.
We love the space and low density, quality of finish, attractiveness
of the buildings and our walled garden!”

Mr & Mrs Edwards, Lockyer's Field
March 2019

Location



Directions from M5 J21

Take the A370 to Congresbury and continue through Hewish on to Congresbury, follow the road through the traffic lights then over the next set of traffic lights. After passing Tesco Express take the first right to Kent Road, then immediately left to Wrington Lane. Take the first right to Cobthorn Way and continue straight on to Cadbury Fields.

Directions from Bristol

Take the A370 to Weston-super-Mare and continue for about 20 mins passing through Backwell and Cleeve. Go down Rhodyate Hill and into Congresbury turning left just past the petrol station to Kent Road, then immediately left to Wrington Lane. Take the first right to Cobthorn Way and continue straight on to Cadbury Fields.

For Sat Nav: BS49 5BJ

ENQUIRIES: 01823 444055



cadburyfields@strongvox.co.uk

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

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

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