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# THE HAMPTONS

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COTFORD ST. LUKE · TAUNTON · SOMERSET



# THE HAMPTONS



COTFORD ST. LUKE · TAUNTON · SOMERSET

Standing majestically at the heart of the village of Cotford St. Luke is The Hamptons; an exclusive collection of magnificent historic properties dating from circa 1890, now sympathetically converted to an exceptional standard together with elegant town houses beautifully designed to perfectly complement their setting.



## THE PERFECT RURAL VILLAGE SETTING

Cotford St. Luke is a popular and relatively new village. Handsomely landscaped with many open spaces and mature trees alluding to its original parkland setting. It is surrounded by stunning open countryside and sits at the foot of the Quantock Hills, an area designated of outstanding natural beauty.

- 1 Horse riding at the local Conquest Centre
- 2 The Chapel, Cotford St. Luke
- 3 View from Quantock Hills to coast
- 4 The County Town of Taunton
- 5 International Cricket, Taunton
- 6 Taunton School
- 7 Heritage West Somerset Railway



The village offers a good range of local amenities including a small supermarket with post office, village hall/community centre (hosting many clubs and events), pub/restaurant, pre-school, primary school, playing fields and a community hospital. It also benefits from fibre optic broadband.

Bishops Lydeard, just c.2.4 miles away, is a delightful quintessentially English village with two village pubs, a library and local stores including a butcher's shop and charming coffee shop. The heritage railway station on the historic West Somerset Line (leading to the North Somerset Coast) is located just outside of the village alongside a local deli/farm shop. Cedar Falls, one of the premier health spas in the country, is also located nearby.



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## ON YOUR DOORSTEP

Bishops Lydeard	c.2.4 miles
Oak Manor Golf Course	c.2.6 miles
Cedar Falls Health Spa	c.3 miles
The Quantock Hills	c.4 miles
The County Town of Taunton	c.5 miles
M5 Motorway Wellington j26	c.9 miles
M5 Motorway Taunton j25	c.12 miles
North Somerset Coast (Watchet)	c.14 miles
Jurassic Coast (Lyme Regis)	c.32 miles
Exeter/Airport	c.32 miles
Bristol/Airport	c. 43 miles



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The county town of Taunton is just c.5 miles distant, offering a further range of excellent facilities including independent and high street stores, cafes and fine dining restaurants serving local produce and international cuisine. A theatre together with world class sporting and leisure facilities are also located within the town. Taunton has developed an enviable reputation for excellent schooling, with a superb range of both private and state schools.

The whole area is surrounded by natural beauty on an epic scale, with the majestic Quantock and Blackdown Hills offering wonderful walks and breathtaking scenery, the dramatic north and south coasts and the rugged moors of Exmoor and Dartmoor.

The vibrant, cosmopolitan cities of Exeter, Bristol and Bath are also within easy reach with a myriad of shopping, leisure and cultural facilities. Excellent road and rail networks, and international airports at Exeter and Bristol offer easy access to destinations further afield.



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An exclusive collection of magnificent historic properties dating from circa 1890 now sympathetically converted to an exceptional standard together with elegant town houses beautifully designed to perfectly complement their setting.



# THE HAMPTONS



COTFORD ST. LUKE · TAUNTON · SOMERSET



# THE HAMPTONS

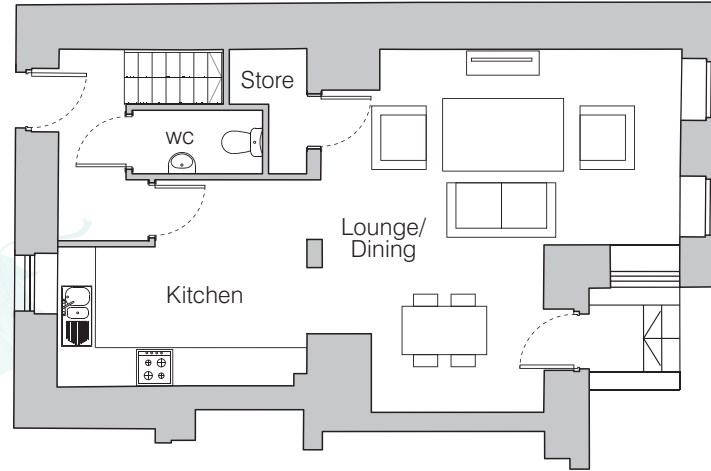
The Hamptons consists of ten exclusive two and three bedroom homes, sympathetically converted from the original Victorian buildings dating back to circa 1890.

Each individual in style and form, incorporating character features from the original buildings and wooden sash windows from which far reaching views over the surrounding countryside can be enjoyed. Finished to an exceptional standard in a contemporary style, these beautiful homes perfectly blend modern living with country elegance.

Using a palette of textures and materials chosen to complement the character of the buildings, yet with an undeniable contemporary edge, the bespoke kitchens are fitted with high end integrated appliances. Contemporary bathrooms exude style and luxury with muted tones and clean lines, whilst the high ceilings throughout add an air of sophistication.

Private south facing gardens provide the perfect outdoor setting and a delightful vista, with mature trees and open countryside beyond.

Each property benefits from 2 parking spaces.



Ground Floor

## 1 THE HAMPTONS

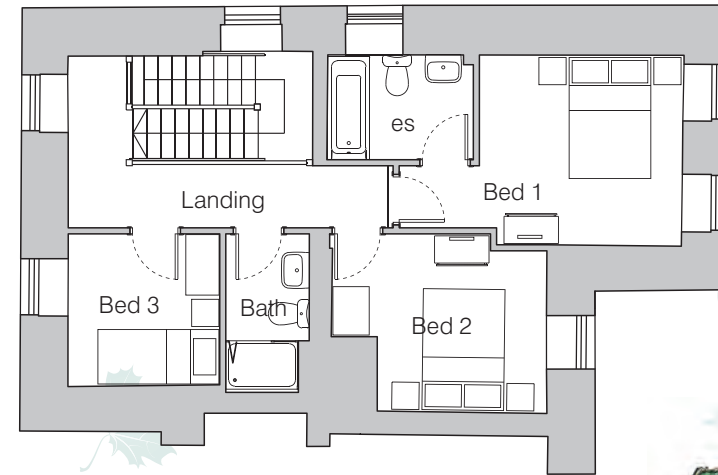
### Ground Floor

Living	5.95m x 3.32m	19' 6" x 10' 11"
Dining	3.66m x 2.77m	12' 0" x 9' 1"
Kitchen	4.13m x 2.30m	13' 6" x 7' 6"

### First Floor

Bedroom 1	3.36m x 3.14m	11' 0" x 10' 3"
Bedroom 2	3.55m x 2.94m	11' 8" x 9' 8"
Bedroom 3	2.52m x 2.50m	8' 3" x 8' 2"

<b>Total Area</b>	<b>115 sq.m.</b>	<b>1238 sq.ft.</b>
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First Floor



Maximum dimensions are given in irregular shaped rooms.  
Please note that the dimensions may vary during the course of construction/restoration.

LOCATOR

## 2 THE HAMPTONS

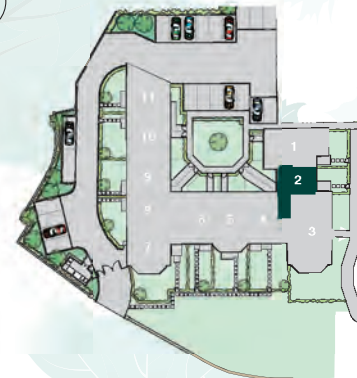
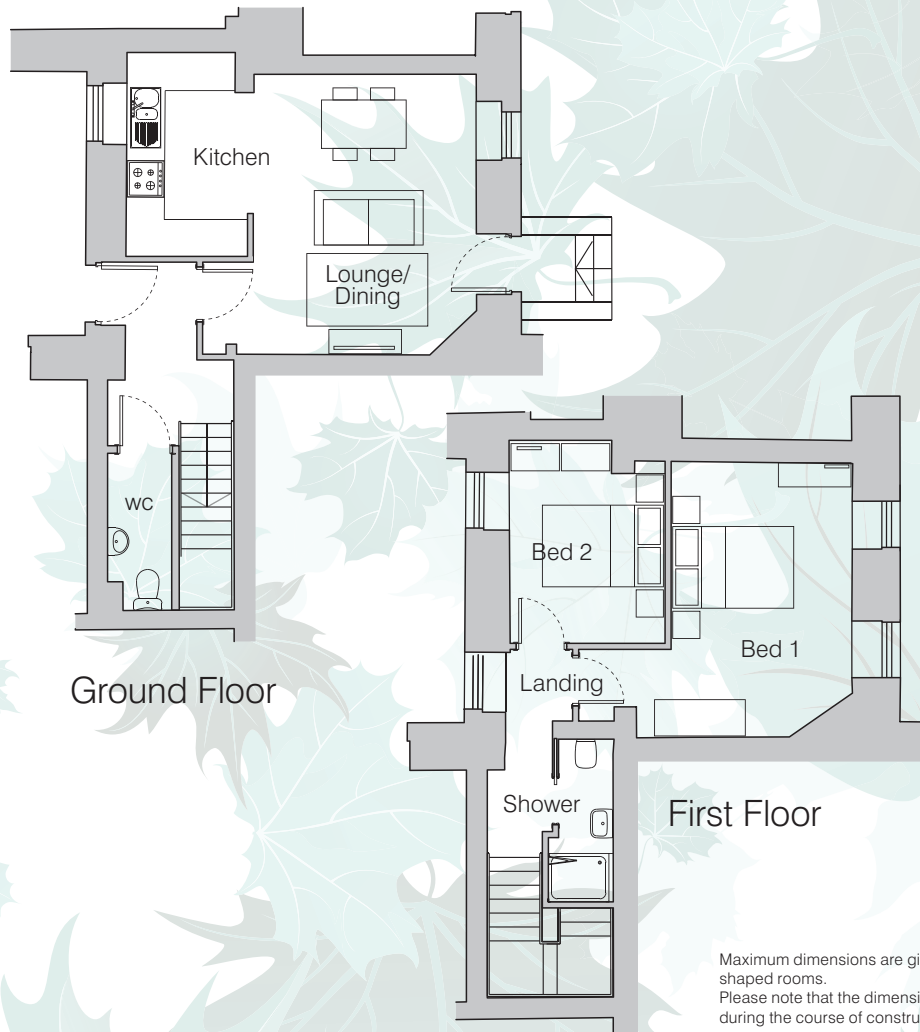
### Ground Floor

Living/dining	4.63m x 3.68m	15' 2" x 12' 1"
Kitchen	3.37m x 2.10m	11' 1" x 6' 10"

### First Floor

Bedroom 1	4.54m x 2.99m	14' 10" x 9' 10"
Bedroom 2	3.35m x 2.57m	11' 0" x 8' 5"

<b>Total Area</b>	<b>76.2 sq.m.</b>	<b>820 sq.ft.</b>
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LOCATOR

Maximum dimensions are given in irregular shaped rooms. Please note that the dimensions may vary during the course of construction/restoration.

## 4 THE HAMPTONS

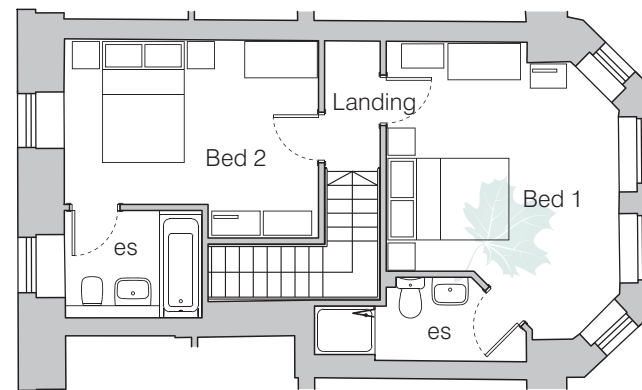
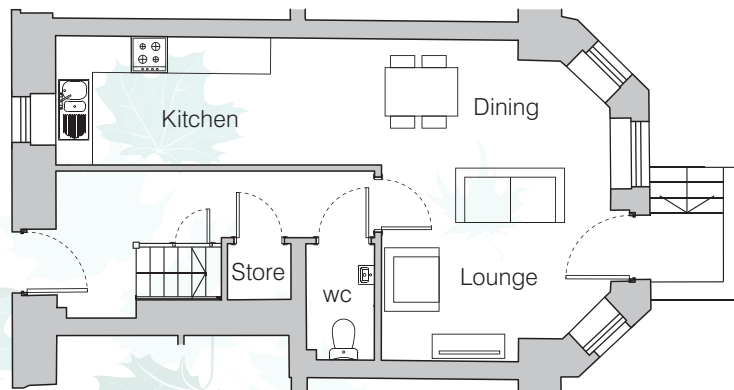
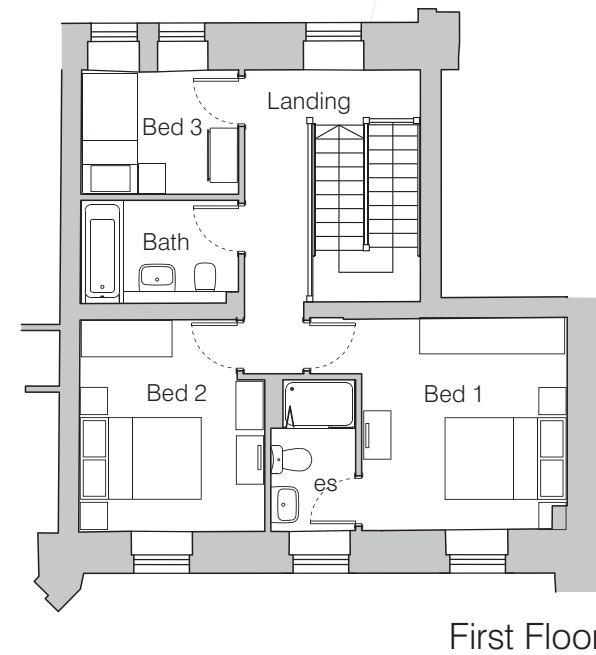
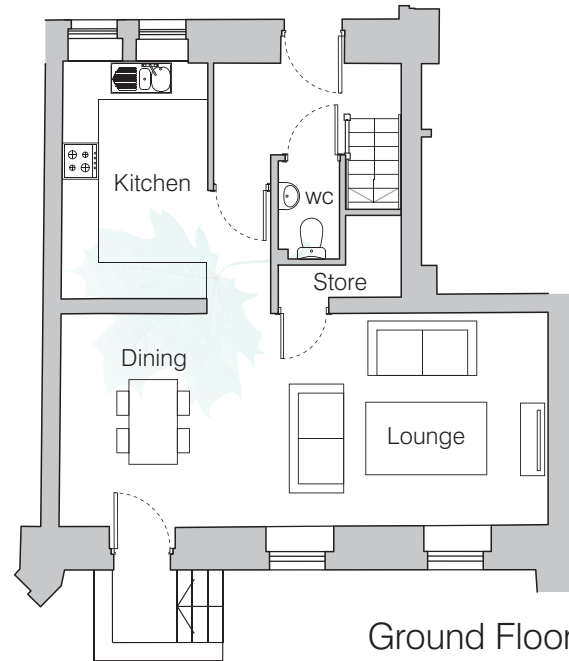
### Ground Floor

Living/dining	8.08m x 3.51m	26' 6" x 11' 6"
Kitchen	3.95m x 2.42m	12' 11" x 7' 11"

### First Floor

Bedroom 1	3.50m x 3.40m	11' 6" x 11' 2"
Bedroom 2	3.50m x 3.08m	11' 6" x 10' 1"
Bedroom 3	2.60m x 2.02m	8' 6" x 6' 7"

<b>Total Area</b>	<b>107.4 sq.m.</b>	<b>1156 sq.ft.</b>
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## 5 THE HAMPTONS

### Ground Floor

Living/dining	5.62m x 5.31	17' 5" x 18' 5"
		<i>max. into bay</i>
Kitchen	3.55m x 2.10m	11' 8" x 6' 11"

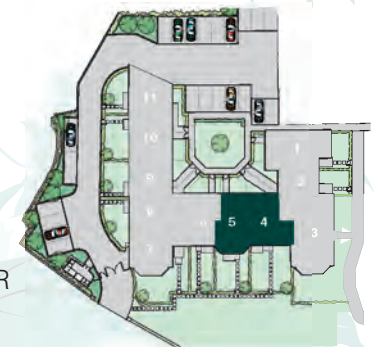
### First Floor

Bedroom 1	4.58m x 3.85	15' 0" x 12' 7"
		<i>max. into bay</i>
Bedroom 2	4.21m x 2.73m	13' 10" x 8' 11"

<b>Total Area</b>	<b>91.6 sq.m.</b>	<b>986 sq.ft.</b>
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LOCATOR



Maximum dimensions are given in irregular shaped rooms.  
Please note that the dimensions may vary during the course of construction/restoration.



## 6 THE HAMPTONS

### Ground Floor

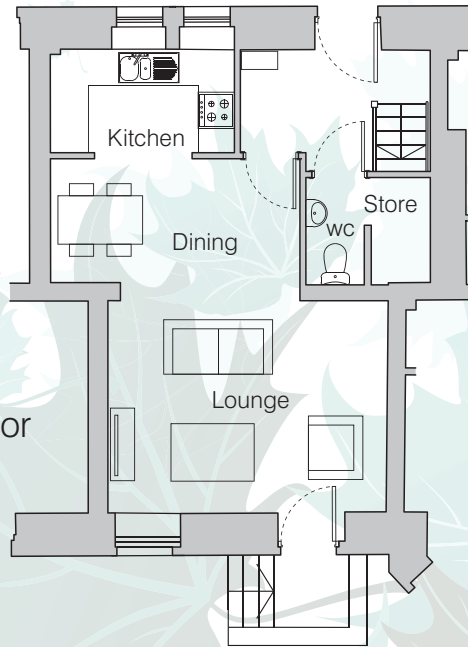
Living	4.62m x 3.50m	15' 2" x 11' 6"
Dining	4.12m x 2.45m	13' 6" x 8' 0"
Kitchen	3.05m x 1.70m	10' 0" x 11' 6"

### First Floor

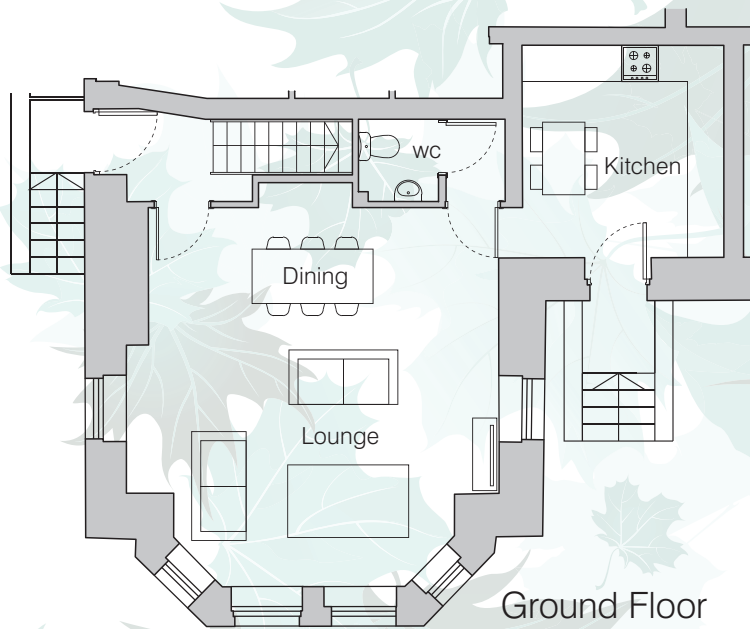
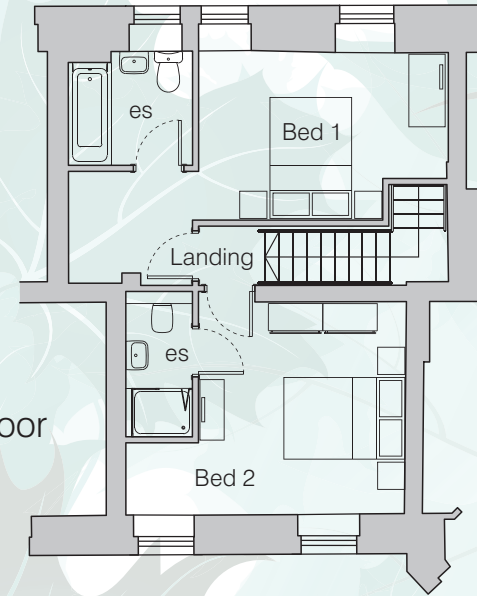
Bedroom 1	4.61m x 3.52m	15' 11" x 11' 6"	<i>inc. en suite</i>
Bedroom 2	4.12m x 6.29m	13' 6" x 20' 8"	<i>inc. en suite &amp; dressing area</i>

<b>Total Area</b>	<b>86.5 sq.m.</b>	<b>931 sq.ft.</b>
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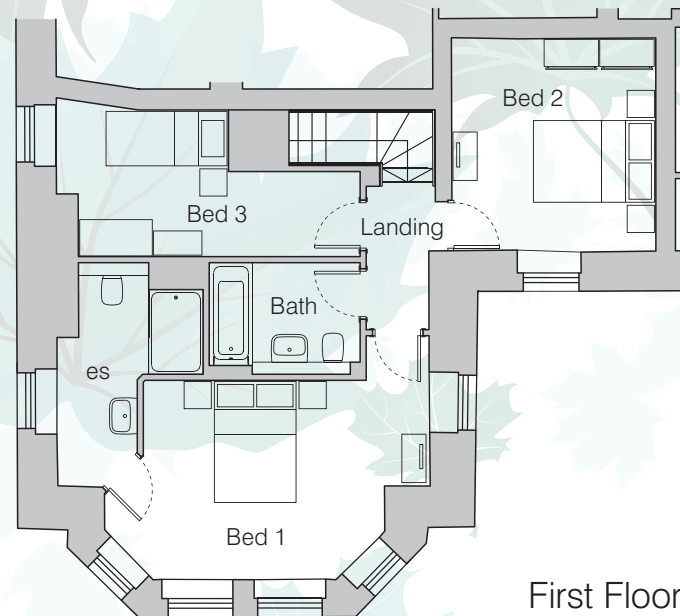
Ground Floor



First Floor



Ground Floor



First Floor

## 7 THE HAMPTONS

### Ground Floor

Living	6.16m x 3.80m	20' 2" x 12' 5"	<i>max. into bay</i>
Dining	5.79m x 2.45m	19' 0" x 8' 0"	
Kitchen	3.51m x 3.38m	11' 6" x 11' 1"	

### First Floor

Bedroom 1	4.73m x 3.30m	15' 6" x 10' 10"	<i>max. into bay</i>
Bedroom 2	3.51m x 3.38m	11' 6" x 11' 1"	
Bedroom 3	5.03m x 2.40m	16' 6" x 7' 10"	

<b>Total Area</b>	<b>122.5 sq.m.</b>	<b>1319 sq.ft.</b>
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Maximum dimensions are given in irregular shaped rooms.  
Please note that the dimensions may vary during the course of construction/restoration.



LOCATOR



## 8 THE HAMPTONS

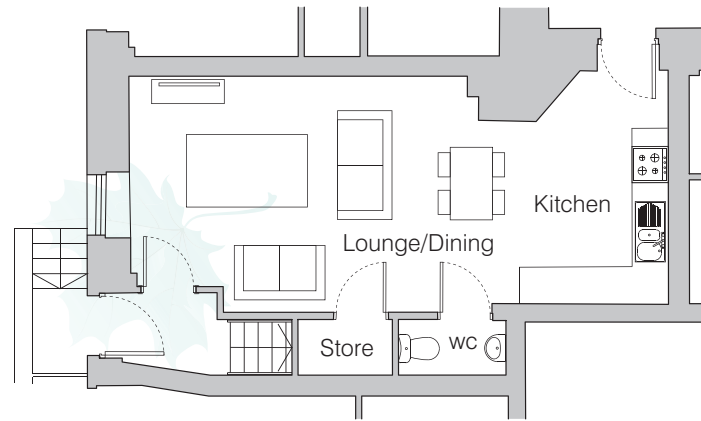
### Ground Floor

Living/dining 6.28m x 3.54m 20' 7" x 11' 7"  
 Kitchen 3.85m x 2.65m 12' 7" x 8' 8"

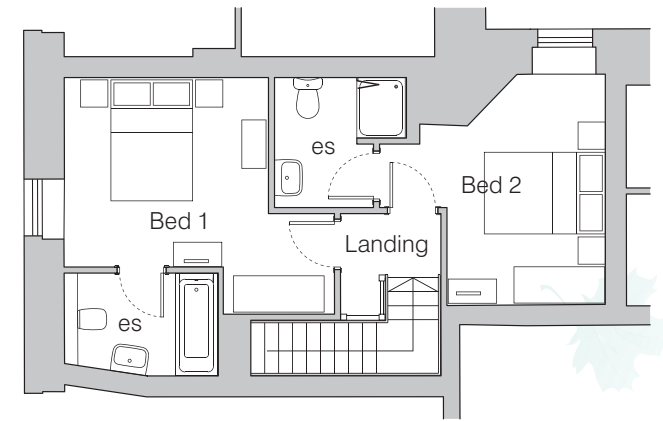
### First Floor

Bedroom 1 3.37m x 4.93m 11' 1" x 16' 2"  
*inc. en suite*  
 Bedroom 2 3.83m x 2.61m 12' 7" x 8' 7"

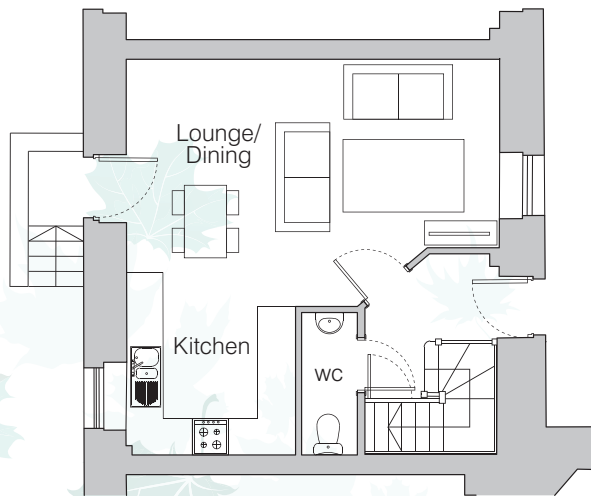
**Total Area** 84.3 sq.m. 907 sq.ft.



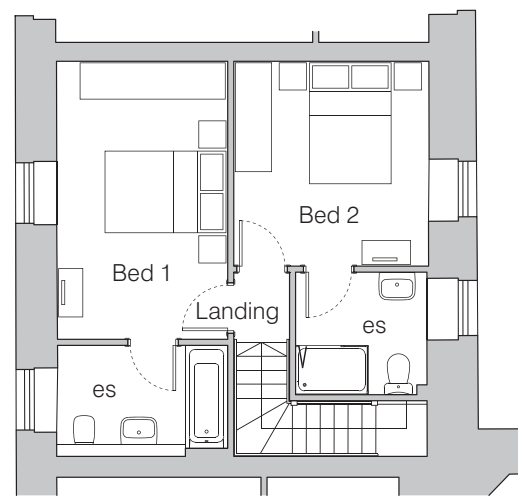
Ground Floor



First Floor



Ground Floor



First Floor

## 9 THE HAMPTONS

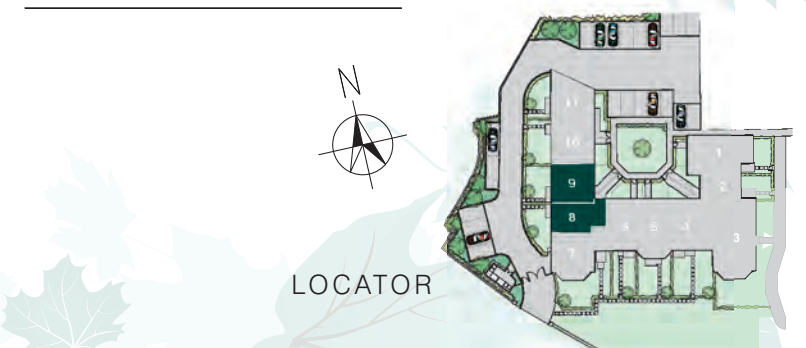
### Ground Floor

Living/dining 6.17m x 3.54m 20' 3" x 11' 7"  
 Kitchen 2.79m x 2.72m 9' 2" x 8' 11"

### First Floor

Bedroom 1 3.37m x 3.23m 11' 1" x 10' 7"  
 Bedroom 2 4.60m x 2.82m 15' 1" x 9' 3"

**Total Area** 86.2 sq.m. 928 sq.ft.



LOCATOR

Maximum dimensions are given in irregular shaped rooms.  
 Please note that the dimensions may vary during the course of construction/restoration.

# 10 THE HAMPTONS

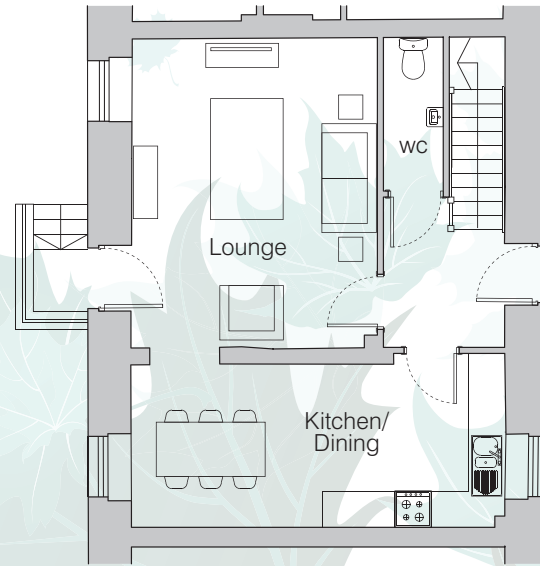
## Ground Floor

Living	5.14m x 4.05m	16' 10" x 13' 3"
Kitchen/dining	6.19m x 2.70m	20' 4" x 15' 5"

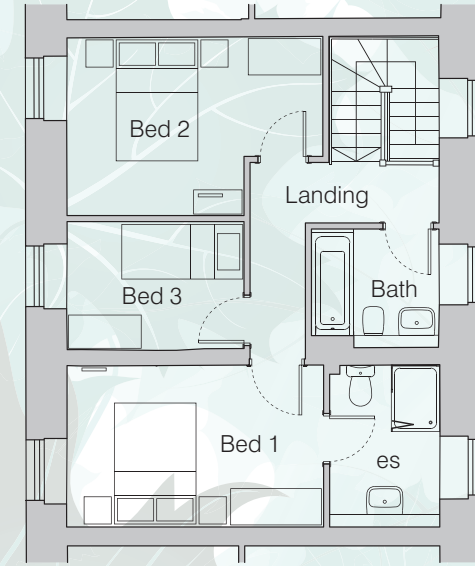
## First Floor

Bedroom 1	4.24m x 2.67m	13' 11" x 8' 9"
Bedroom 2	4.23m x 2.94m	13' 10" x 9' 8"
Bedroom 3	2.93m x 2.13m	9' 7" x 6' 11"

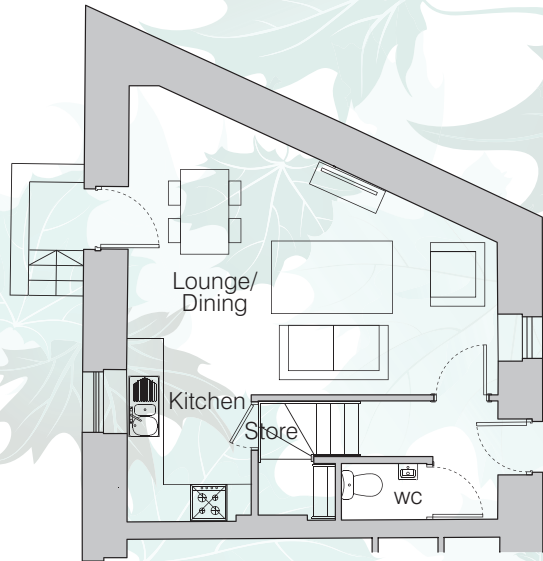
<b>Total Area</b>	<b>97.8 sq.m.</b>	<b>1053 sq.ft.</b>
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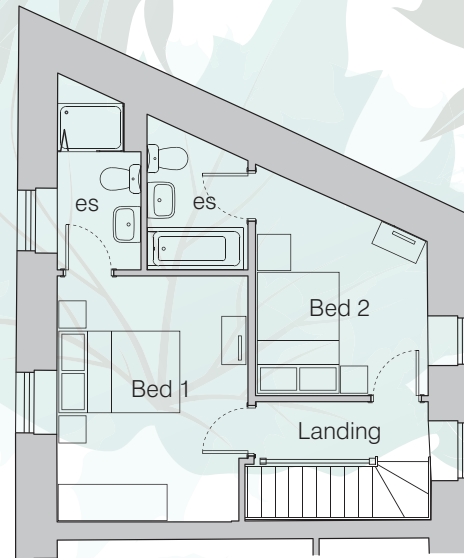
Ground Floor



First Floor



Ground Floor



First Floor

# 11 THE HAMPTONS

## Ground Floor

Living/dining	6.12m x 3.80m	20' 1" x 12' 5"
Kitchen	2.70m x 2.05m	8' 10" x 6' 9"

## First Floor

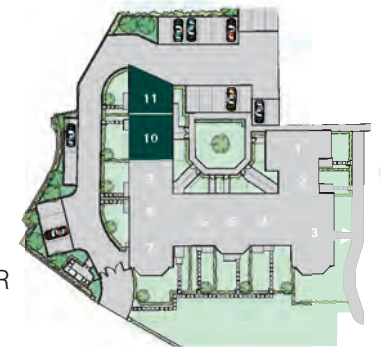
Bedroom 1	4.07m x 3.17m	13' 4" x 10' 5"
Bedroom 2	3.18m x 2.84m	10' 5" x 9' 4"

<b>Total Area</b>	<b>78.8 sq.m.</b>	<b>848 sq.ft.</b>
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Maximum dimensions are given in irregular shaped rooms.  
Please note that the dimensions may vary during the course of construction/restoration.



LOCATOR



# THE LODGE HOUSE

The Lodge House sits to the rear of the original main buildings, and has been rebuilt in the character and style of the original lodge house, blending perfectly with the surrounding historic properties.

Finished to an exacting standard and designed with effortless style and elegance to blend modern contemporary living with character features, the Lodge House has been beautifully crafted and redesigned to offer two spacious two bedroom homes.

Featuring magnificent wooden sash windows and imposing high ceilings throughout, these charming properties have an air of elegance and sophistication.

Externally the Lodge House properties enjoy private gardens and two parking spaces per property.

## 1 LODGE HOUSE

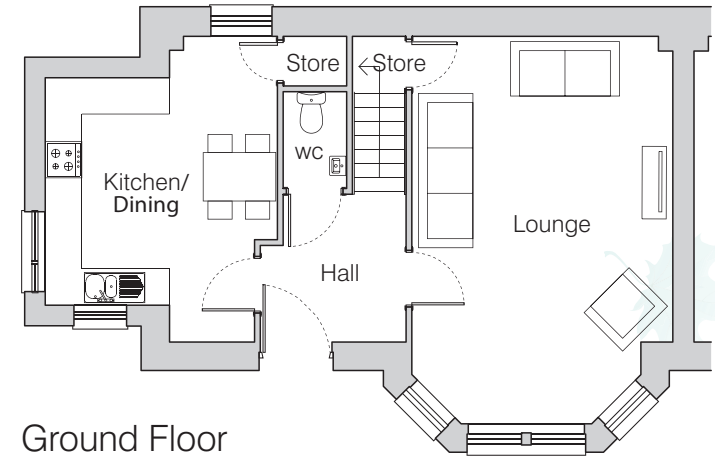
### Ground Floor

Kitchen/dining	5.06m x 3.76m	16' 7" x 12' 4"
Living room	4.33m x 5.06m	14' 2" x 16' 7" + bay

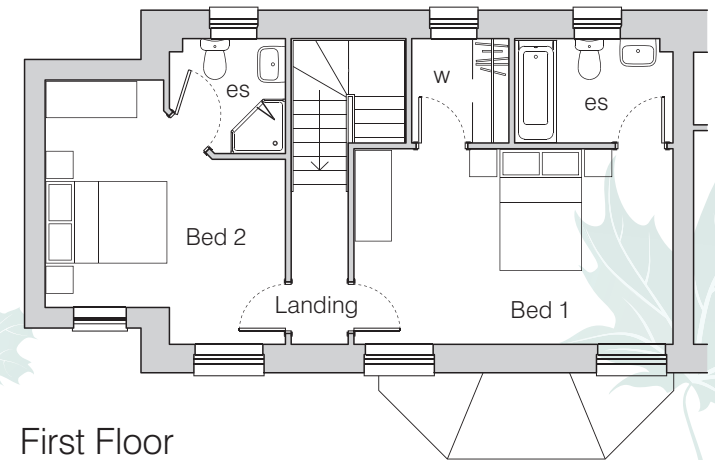
### First Floor

Bedroom 1	5.28m x 3.24m	17' 4" x 10' 7" + en suite & wardrobe
Bedroom 2	5.06m x 3.98m	16' 7" x 13' 1" inc. en suite

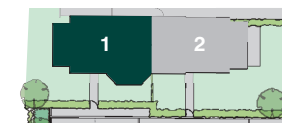
<b>Total Area</b>	<b>94.1 sq.m.</b>	<b>1013 sq.ft.</b>
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Ground Floor



First Floor

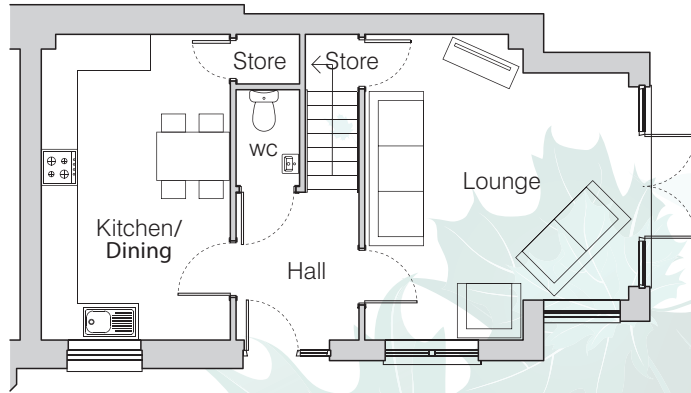


LOCATOR

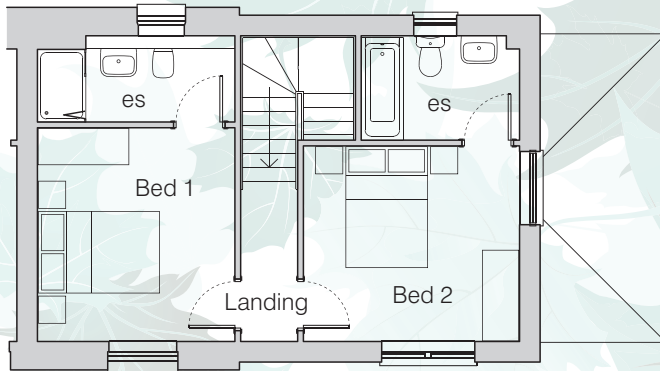


Maximum dimensions are given in irregular shaped rooms. Please note that the dimensions may vary during the course of construction/restoration.





Ground Floor



First Floor



LOCATOR

Maximum dimensions are given in irregular shaped rooms.  
Please note that the dimensions may vary during the course of construction/restoration.



## 2 LODGE HOUSE

### Ground Floor

Kitchen/dining	5.07m x 3.13m	16' 7" x 10' 3"
Living room	5.07m x 4.37m	16' 7" x 14' 4"

### First Floor

Bedroom 1	3.58m x 3.24m	11' 9" x 10' 7"	+ en suite
Bedroom 2	3.54m x 3.27m	11' 7" x 10' 9"	+ en suite

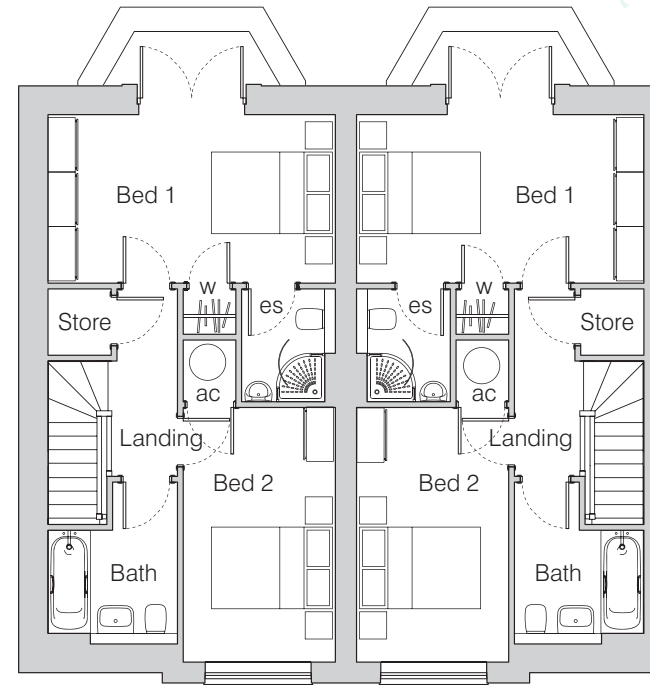
<b>Total Area</b>	<b>82 sq.m.</b>	<b>883 sq.ft.</b>
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# CHERRY TREE MEWS

Cherry Tree Mews is a terrace of seven brand new properties built within this wonderful setting, taking their design influence from the character of the surrounding historic buildings, whilst providing a contemporary twist.

Finished in an alluring combination of local stone and soft tone render, these three bedroom homes feature kitchen/dining rooms with full height windows and patio doors opening onto the private south facing rear gardens. The first floor lounge benefits from a balcony from which to enjoy the elevated views. These generous glazed areas allow the light to flood in to these beautifully elegant homes.

Each property benefits from a ground floor integral garage with additional space outside for parking.



1, 3, 5 & 7

2, 4 & 6

## Second Floor

## 1-7 CHERRY TREE MEWS

### Ground Floor

Kitchen/dining 4.77m x 4.37m 15' 5" x 14' 4"

Garage

### First Floor

Living room 4.77m x 5.39m 15' 8" x 17' 8"  
*into bay*

Bed 3/study 4.99m x 2.52m 16' 5" x 8' 3"

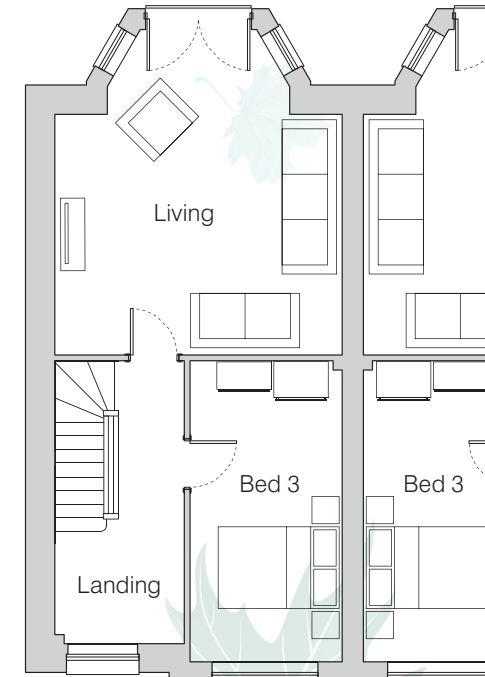
### Second Floor

Bedroom 1 4.77m x 2.79m 15' 8" x 9' 2"  
*+ en suite*

Bedroom 2 4.22m x 2.52m 13' 10" x 8' 3"

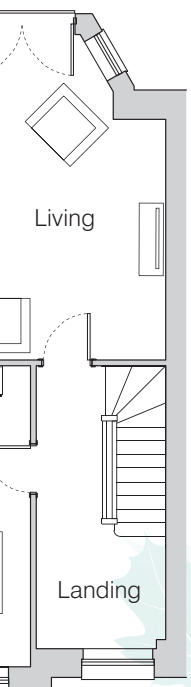
**Total Area** 124.2 sq.m. 1337 sq.ft.

Maximum dimensions are given in irregular shaped rooms.  
Please note that the dimensions may vary during the course of construction/restoration.

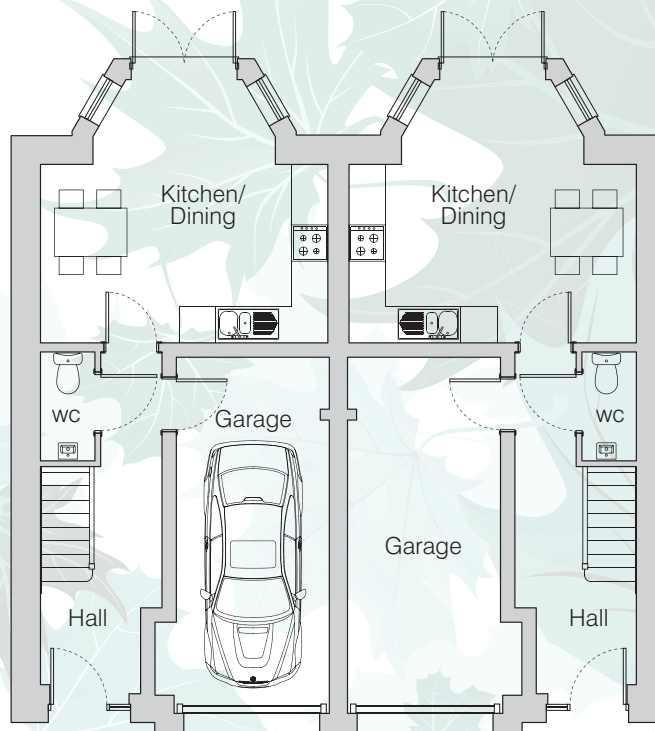


1, 3, 5 & 7

## First Floor



2, 4 & 6



1, 3, 5 & 7

2, 4 & 6

Ground Floor



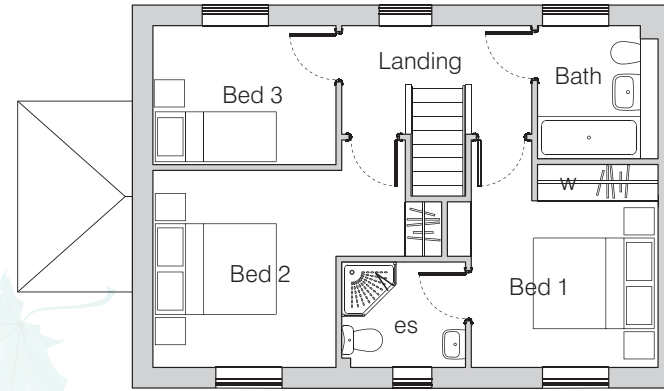
LOCATOR

# THE GATEHOUSE

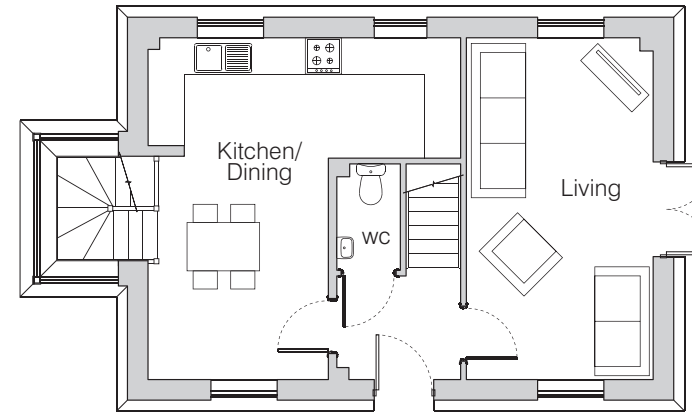
The Gatehouse sits on the northern edge of the site and has been specifically designed to perfectly complement its setting. Traditionally built of local stone and incorporating character features typical of the area, this delightful property stands proudly as an original gatehouse to the main buildings might once have done.

With spacious accommodation set over three floors, this substantial property features a beautifully light and bright dining room, with access to the garden and an elegant living room with patio doors also opening on to the private side gardens.

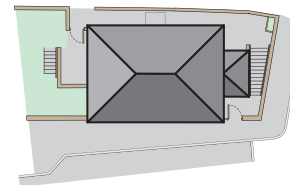
The master bedroom enjoys en suite facilities and with two further bedrooms, an integral double garage and a sizeable storage area (giving flexible space that could equally accommodate a workshop or gym) this charming property is a perfect family home.



First Floor

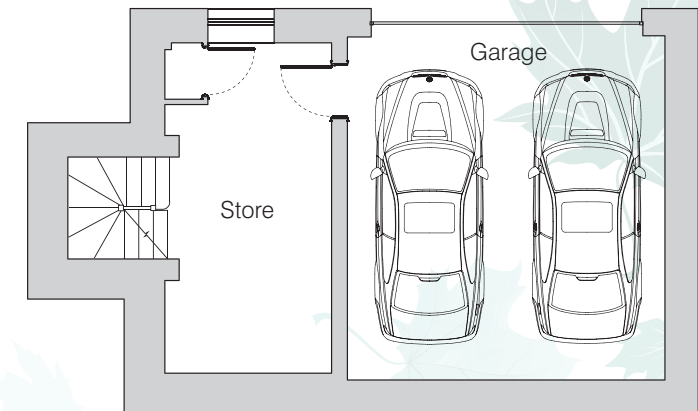


Ground Floor



LOCATOR

Maximum dimensions are given in irregular shaped rooms. Please note that the dimensions may vary during the course of construction/restoration.



Lower Ground Floor

## Ground Floor

Living room	5.66m x 3.09m	18' 7" x 10' 2"
Dining room	4.59m x 3.63m	15' 1" x 11' 11"
Kitchen	5.14m x 2.00m	16' 10" x 6' 6"

## First Floor

Bedroom 1	3.36m x 3.09m	11' 0" x 10' 2" + en suite
Bedroom 2	4.18m x 3.26m	13' 8" x 10' 8"
Bedroom 3	3.03m x 2.30m	9' 11" x 7' 6"

## Lower Ground Floor

Store	5.66m x 4.59m	18' 7" x 15' 1"
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<b>Total Area</b>	<b>142 sq.m.</b>	<b>1528 sq.ft.</b>
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## IT'S ALL IN THE DETAIL

A seamless blend of heritage features and contemporary interiors, perfectly appointed for a luxurious finish.

### Internal

Wall and ceiling paint finish white emulsion  
Double glazed wooden sash windows  
Chrome ironmongery finish  
Wooden staircase with decorative balustrades  
Dorset Twist 40oz ivory carpet to lounge, hallway, stairs, bedrooms and landing in The Hamptons and Lodge Houses. The Townhouses and Gatehouse are fitted with limed oak Eternity vinyl tiles to the ground floor

### Kitchen

A range of luxury Porcelanosa\* floor and wall mounted units with soft close doors and drawers  
Integrated Zanussi A+ rated 70/30 fridge freezer  
4 ring Zanussi stainless steel gas hob  
Built in Zanussi A rated single electric oven  
Integrated Zanussi A+ or A rated dishwasher  
Stainless steel Electrolux recirculating extractor fan  
Synergii laminate work surface with matching upstands  
Stainless steel splash back behind the hob  
Stainless steel Blanco sink with loop mixer tap  
Down lighters  
Eternity vinyl tile flooring

### Bathroom

Contemporary white suite from Porcelanosa  
Concealed cistern with dual flush and soft close seat where applicable  
Bath, shower with riser head and rail, hinged bath screen in silver/clear glass finish  
Hand wash basin mixer tap and thermostatic control bath shower mixer  
Porcelanosa ceramic tiling  
Tarkett Textar flooring  
Heated towel rail

### En suite

Contemporary white suite from Porcelanosa  
Concealed cistern with dual flush and soft close seat where applicable  
Exposed shower rail and hand shower, low profile shower tray and enclosure with bi fold or sliding door in silver/clear glass finish  
Hand wash basin mixer tap and thermostatic control bath shower mixer  
Porcelanosa ceramic tiling

Tarkett Textar flooring  
Heated towel rail

### Cloakroom

Contemporary white suite from Porcelanosa  
Hand wash basin and WC with a soft close seat  
Eternity vinyl tile floor finish

### Electrical

Lounge fitted with TV and telephone points  
TV point to master bedroom  
Smoke and CO2 detectors fitted  
Worcester Bosch combi boiler  
Pendant lighting to hallway, living and dining areas  
Radiators fitted to all rooms

### External

Secure gated access to the site  
Communal areas & central courtyard gardens to be maintained by the Management Co.  
All properties enjoy private gardens to the rear  
Gardens to be laid to turf with hedge boundaries

### Guarantees

Each property benefits from a 10 year CRL Certificate for your peace of mind

### Tenure

All properties are freehold

*\*Howdens Greenwich Ivory kitchen units installed in 1 & 2 The Lodge House.*



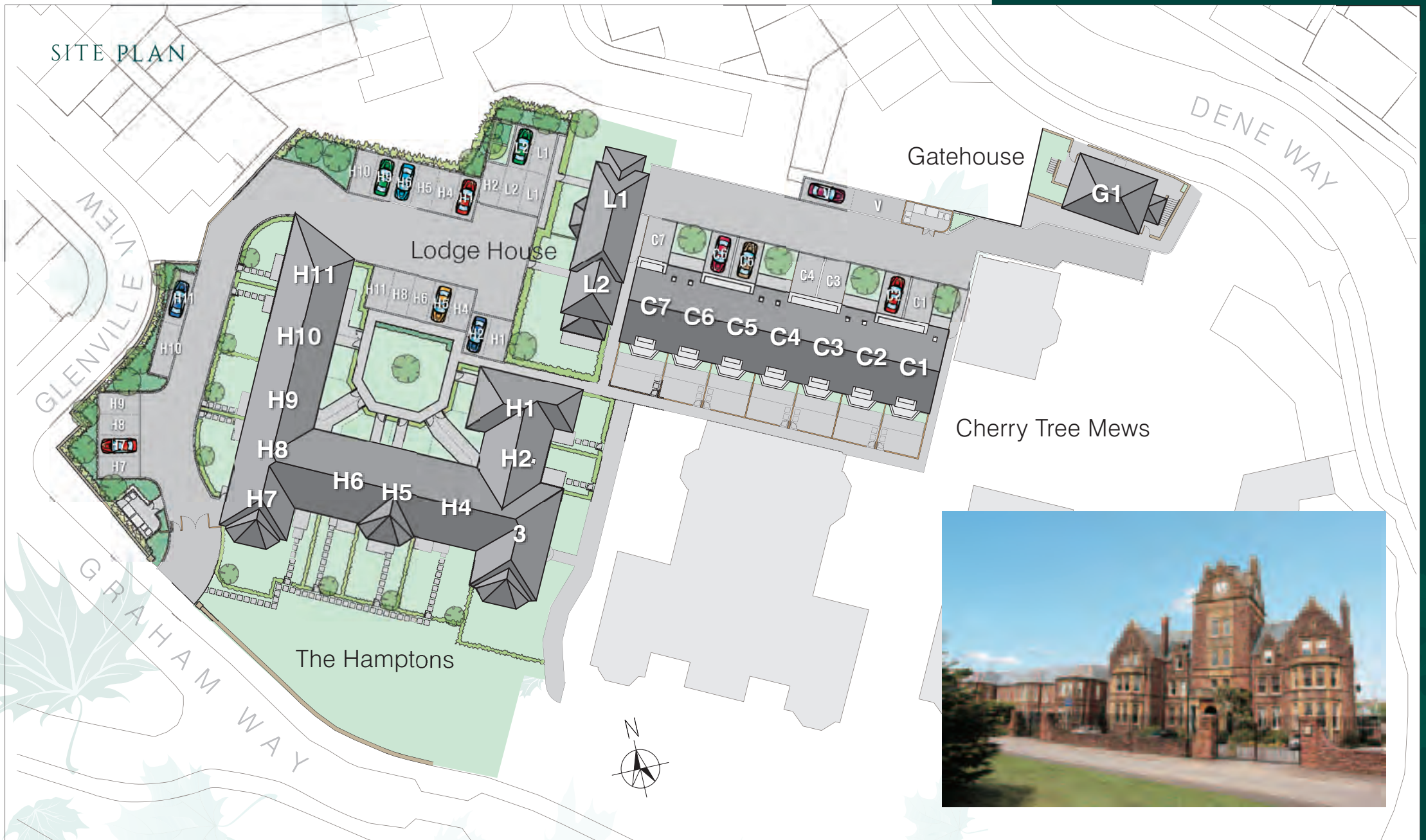
## DIRECTIONS

From Taunton take the A358 following the road signs to Minehead. After passing Staplegrove on your right, continue straight across the roundabout onto the B3227 to Norton Fitzwarren. After c. 2 miles and having passed through the village, turn right into Dene Road. At the roundabout take the first exit into Graham Way and having passed by the Clocktower, The Hamptons will be seen on the right hand side.

Alternatively from Taunton take the A358 following the road signs to Minehead and after passing Staplegrove on your right, take the second exit from the roundabout continuing to follow the A358 to Minehead. After c. 3 miles turn left into Dene Road. Go straight on at the first roundabout and take the third exit on the second into Graham Way. Having passed by the Clocktower, The Hamptons will be seen on the right hand side.

For satellite navigation purposes the postcode of The Hamptons is TA4 1HZ





**DISCLAIMER** Whilst every care has been taken to prepare this sales brochure to accurately reflect the properties on this development site, the information provided is intended as a preliminary guide only as changes may occur during the construction and renovation process. Therefore nothing contained herein shall constitute or form part of any contract.

Room sizes are believed to be accurate, although these are given as an approximate guide only, as again changes may occur during the construction/renovation process.

The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens, bathrooms or any internal wall finish.

Designed and produced by The Marketing Group [www.tmgmarketing.co.uk](http://www.tmgmarketing.co.uk)



# THE HAMPTONS



COTFORD ST. LUKE · TAUNTON · SOMERSET



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