



# Netherton Grange

NAILSEA, SOMERSET

A beautiful modern collection of 2, 3, 4 & 5 bedroom homes nestled in the rolling countryside of Nailsea, North Somerset.

**Taylor**  
Wimpey

# Contents

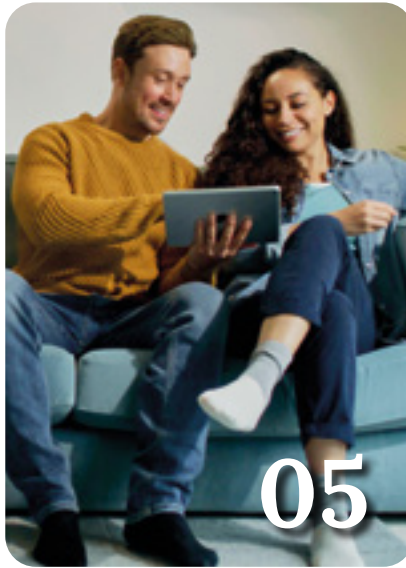
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**Welcome to  
Netherton Grange**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



**Take your  
next step**





# Welcome to Netherton Grange

Nestled in the rolling countryside of North Somerset, Netherton Grange offers both the peace and tranquillity of the countryside and the convenience of nearby Bristol city. The homes have plenty of character and are a mix of traditional and modern architecture.



[View the site plan](#)



# Love community life

Situated on the south-western edge of Nailsea, Netherton Grange is in a prime community location that hosts a long list of regular local events, and there are a variety of supermarkets, independent shops, pubs and restaurants. As well as convenient road connections, such as the M5, rail travel is also convenient, with the station only 2 miles away\*, offering convenience further afield.

\*Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).

Clifton Suspension Bridge



Clevedon Pier



Backwell Lake



**Watch development video**





# Personalise your home

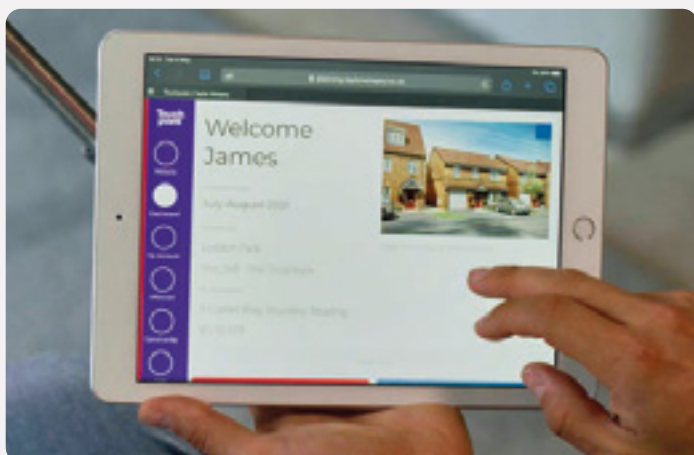
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high-quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your own sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style, we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring, which includes luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[!\[\]\(e3f8612927870f2e0f9f5989e6dd3064\_img.jpg\) Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact your Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites<sup>†</sup> and shower rooms<sup>†</sup>

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.



# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ View the site plan



# The Beaford

2 BEDROOM HOME, TOTAL 778 sq. ft. / 72.24 sq. m.



## GROUND FLOOR

### Living/Dining Area

4.06m × 3.80m      13'4" × 12'6"

### Kitchen

3.16m × 2.92m      10'4" × 9'7"



## FIRST FLOOR

### Bedroom 1

4.06m × 3.80m      13'4" × 12'5"

### Bedroom 2

4.06m × 2.70m      13'4" × 8'10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Eynsford

3 BEDROOM HOME, TOTAL 972 sq. ft. / 90.26 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.10m x 3.80m 16'8" x 12'6"

### Living Room

4.17m max. x 3.43m 13'8" max. x 11'3"



## FIRST FLOOR

### Bedroom 1 max.

4.03m x 4.03m 13'3" x 13'3"

### Bedroom 2

3.47m x 2.15m 11'5" x 7'1"

### Bedroom 3

2.93m max. x 2.84m 9'7" max. x 9'4"



**Discover more about this home**



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# The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq. ft. / 105.93 sq. m.



## GROUND FLOOR

### Living/Dining Area

4.40m max. × 4.10m  
14'5" max. × 13'5"

### Kitchen

3.37m max. × 3.18m  
11'1" max. × 10'5"



## FIRST FLOOR

### Bedroom 2

4.40m × 3.17m 14'5" × 10'5"

### Bedroom 3

3.32m × 2.40m 10'11" × 7'10"



## SECOND FLOOR

### Bedroom 1

3.32m × 3.40m 11'0" × 11'2"

### Dressing Area

2.81m × 2.22m 9'3" × 7'4"



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# The Byrneham

3 BEDROOM HOME, TOTAL 1,154 sq. ft. / 107.18 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.40m × 4.17m      14'5" × 13'8"

### Living Area

4.37m × 3.27m      14'4" × 10'9"



## FIRST FLOOR

### Bedroom 1

5.32m min. × 3.28m max.      17'6" min. × 10'9" max.

### Bedroom 2

4.17m × 2.89m      13'8" × 9'6"

### Bedroom 3

3.60m × 2.24m      11'10" × 7'4"

### Study

2.60m × 1.85m      8'6" × 6'1"



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98.27 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.50m × 3.20m 18'1" × 10'6"

### Living Room

5.50m × 3.20m 18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1

3.36m × 2.70m 11'0" × 9'1"

### Bedroom 2

3.27m × 3.23m min. 10'9" × 10'7" min.

### Bedroom 3

2.80m × 2.66m min. 9'2" × 8'9" min.



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# The Shilford

4 BEDROOM HOME, TOTAL 1,449 sq. ft. / 134.61 sq. m.



## GROUND FLOOR

### Kitchen

4.90m × 3.33m 16'1" × 10'11"

### Dining Area

3.35m × 3.33m 11'0" × 10'11"

### Living Room

4.45m × 3.21m 14'7" × 10'6"

### Study

3.21m × 2.56m 10'6" × 8'5"



## FIRST FLOOR

### Bedroom 1

3.38m × 3.23m 11'1" × 10'7"

### Bedroom 2

3.28m × 3.20m 10'9" × 10'6"

### Bedroom 3

3.80m × 3.27m 12'6" × 10'9"

### Bedroom 4

3.21m × 2.87m 10'6" × 9'5"



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# The Chalham

4 BEDROOM HOME, TOTAL 1,291 sq. ft. / 119.95 sq. m.



## GROUND FLOOR

**Kitchen/Dining Area max.**

6.08m × 4.10m      20'0" × 12'5"

**Living Room**

4.85m × 4.67m      15'11" × 15'4"



## FIRST FLOOR

**Bedroom 1**

4.56m max. × 3.26m      15'0" max. × 10'8"

**Bedroom 2**

4.43m × 3.28m      14'6" × 10'9"

**Bedroom 3**

3.37m × 3.25m      11'1" × 10'8"

**Bedroom 4**

4.85m × 2.85m max.      15'11" × 9'4" max.



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# The Kitham

4 BEDROOM HOME, TOTAL 1,537 sq. ft. / 142.78 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.90m × 5.42m max. 19'5" × 17'9" max.

### Living Room

4.49m × 3.84m 14'9" × 12'7"



## FIRST FLOOR

### Bedroom 1

5.65m × 3.83m 18'6" × 12'7"

### Bedroom 2

4.25m × 3.65m 13'11" × 11'11"

### Bedroom 3

4.27m max. × 3.23m 14'0" max. × 10'7"

### Bedroom 4

4.27m max. × 3.19m 14'0" max. × 10'6"



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# The Elterham

4 BEDROOM HOME, TOTAL 1,756 sq. ft. / 163.16 sq. m.



## GROUND FLOOR

### Family/Dining Area

6.24m × 3.29m 20'5" × 10'9"

### Kitchen

4.20m × 2.79m min. 13'10" × 9'2" min.

### Living Room

4.20m × 3.60m 13'9" × 11'10"



## FIRST FLOOR

### Bedroom 1

4.46m × 3.77m 14'8" × 12'4"

### Bedroom 2

4.65m × 3.77m 15'3" × 12'4"

### Bedroom 3

3.60m × 3.60m 11'10" × 11'9"

### Bedroom 4

3.36m × 3.40m 11'0" × 11'2"



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# The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. / 116.29 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.50m × 3.30m      21'5" × 10'10"

### Living Room

6.50m × 3.25m      21'5" × 10'8"



## FIRST FLOOR

### Bedroom 1

3.60m max. × 3.40m      11'11" max. × 11'2"

### Bedroom 2

4.38m max. × 3.00m      14'2" max. × 9'10"

### Bedroom 3

3.44m × 2.10m      11'4" × 7'2"

### Bedroom 4

3.00m × 2.10m min.      10'0" × 7'1" min.



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# The Dunnerton

5 BEDROOM HOME, TOTAL 1,959 sq. ft. / 182.04 sq. m.



## GROUND FLOOR

### Kitchen

4.29m x 3.25m 14'1" x 10'8"

### Dining Area

3.29m x 3.14m 10'8" x 10'4"

### Living Room

4.96m x 3.24m 16'3" x 10'7"

### Study

3.24m x 4.96m 10'7" x 8'1"



## FIRST FLOOR

### Bedroom 2

3.82m x 3.29m 12'6" x 10'9"

### Bedroom 3

3.64m x 3.29m 11'11" x 10'9"

### Bedroom 4

3.28m x 2.80m 10'9" x 9'2"

### Bedroom 5

3.91m x 2.37m 12'10" x 7'9"



## SECOND FLOOR

### Bedroom 1

4.85m x 4.56m 15'11" x 14'10"

### Dressing Area

3.30m x 2.26m 10'10" x 7'5"



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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling  
our Sales Executives on  
**01275 405 862.**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**NETHERTON GRANGE** St Mary's Grove, Nailsea, Somerset, BS48 4NJ

**CONTACT US ON 01275 405 862**

## **Taylor Wimpey**

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