



# OTTERS BROOK

CANNINGTON | SOMERSET



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*Otters Brook is a select development of just 16 detached high quality new homes designed for their location*

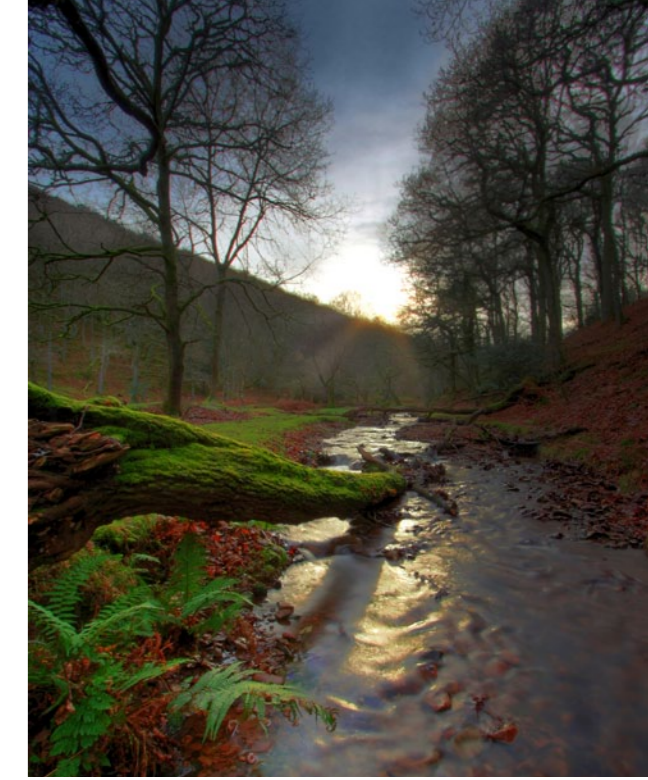
*Sitting beside a tree lined brook these individual homes offer a peaceful and well connected place to live*

*Coln Residential*



# OTTERS BROOK

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## Coln Residential

An experienced and design led house builder Coln Residential's passion and drive is for home creation; designing bespoke homes that fit within the environment for each individual location. No standard house types here! The houses at **Otters Brook** have been specifically designed for this exact location and are unique in design and build quality.

Nearby completed developments include Golf Links Mews in Burnham on Sea and Quab Lane in Wedmore. Please visit [www.colnresidential.com](http://www.colnresidential.com) where you can find details of these and other previous developments.

The Coln Residential team have built hundreds of homes across the South West region ranging from small starter homes to prestigious and award winning multi-million pound homes for the most demanding and discerning customers. The same care and attention has gone into each and every one and now they are using their unique knowledge and experience to set a new standard of quality for this area in the form of **Otters Brook**.

Coln Residential will ensure that your new home meets all the necessary design and construction regulations as well as providing a 10 year developers warranty through an independent insurer, Premier Guarantee.

*“ More than just a home ”*

**Coln Residential** are proud to bring you **Otters Brook**, a select and exclusive development of just 16 detached houses perfectly located in a secluded, yet central location in the thriving village of Cannington at the foot of the Quantock Hills. The Quantocks are an Area of Outstanding Natural Beauty (AONB) renowned across the country for its spectacular and varied landscape ranging from sheltered wooded valleys to open heathland; a Jurassic coastline; undulating farmland and attractive villages. In addition the West Somerset coastline is within 4 miles and Exmoor National Park is nearby.

The independent village of Cannington is home to various shops such as butchers; bakers; public houses; primary school; village hall; church; golf course; equestrian centre and Bridgwater Agricultural College including Cannington walled gardens.

Road access to the village is excellent with the A39 providing easy access between West Somerset and Bridgwater / the M5 motorway. By road Bristol is less than 40 miles away and Exeter just under 50 miles.

Cannington is situated approximately 2 miles from the busy town of Bridgwater which offers a full range of amenities and facilities including supermarkets; shops; a library; secondary schools; sports centres; a cinema and a theatre. It also has a mainline railway station. Bristol by rail from Bridgwater is around 51 minutes, Taunton mainline railway station is 12 miles from **Otters Brook** and has regular fast intercity services direct to Bristol Temple Meads and London Paddington with journey times of 32 mins / 1 hour 45 minutes respectively.

Nearby popular attractions include the medieval village and National Trust castle at Dunster; the Victorian seaside town of Minehead; Hestercombe House and Gardens on the outskirts of Taunton; the West Somerset heritage steam railway and traditional former fishing villages found along the coastline.



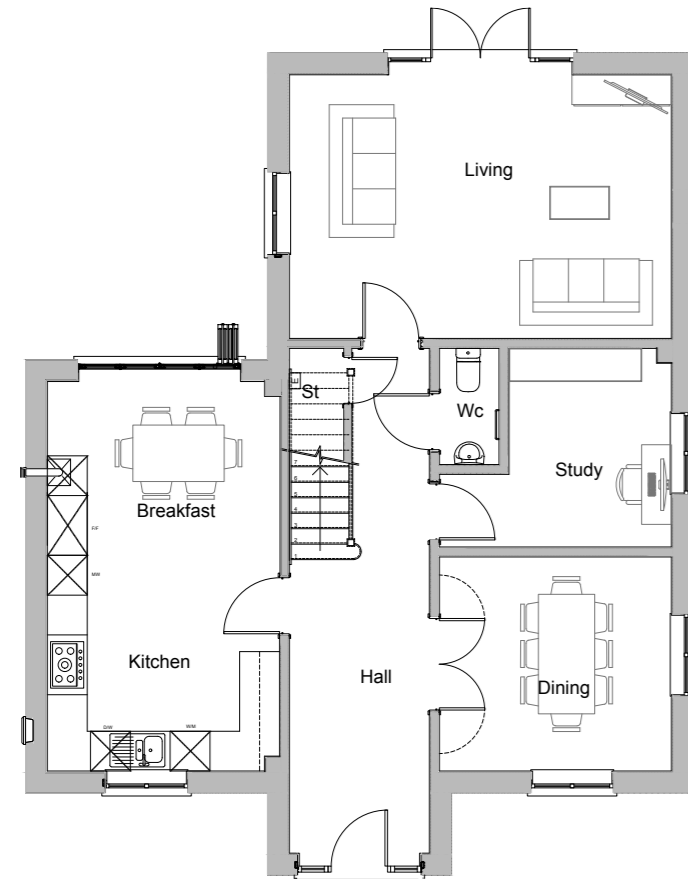
- The Quantock
- The Exmoor
- The Mendip
- The Polden



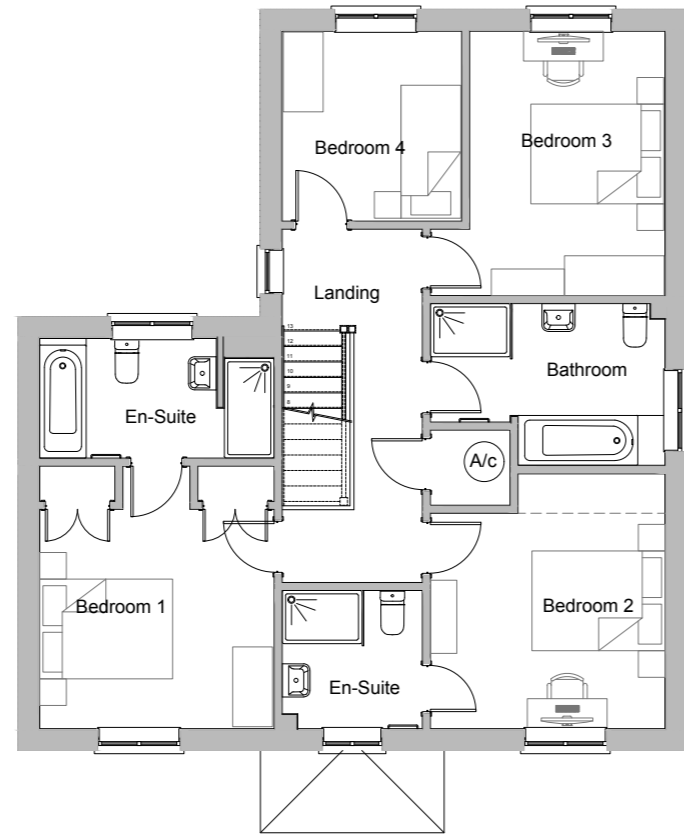
# THE QUANTOCK

Living Room	5757 x 3973	18'11" x 13'
Study	2488 x 2993	8' x 9'10"
Dining Room	3498 x 3226	11'6" x 10'7"
Kitchen	3506 x 5869	11'6" x 19'3"
Bedroom 1	3503 x 3949	11'6" x 12'11"
Bedroom 2	3528 x 3833	11'7" x 12'7"
Bedroom 3	2937 x 3978	9'8" x 13'1"
Bedroom 4	2700 x 2858	8'10" x 9'5"

168m<sup>2</sup> / 1808 sq ft



Ground Floor



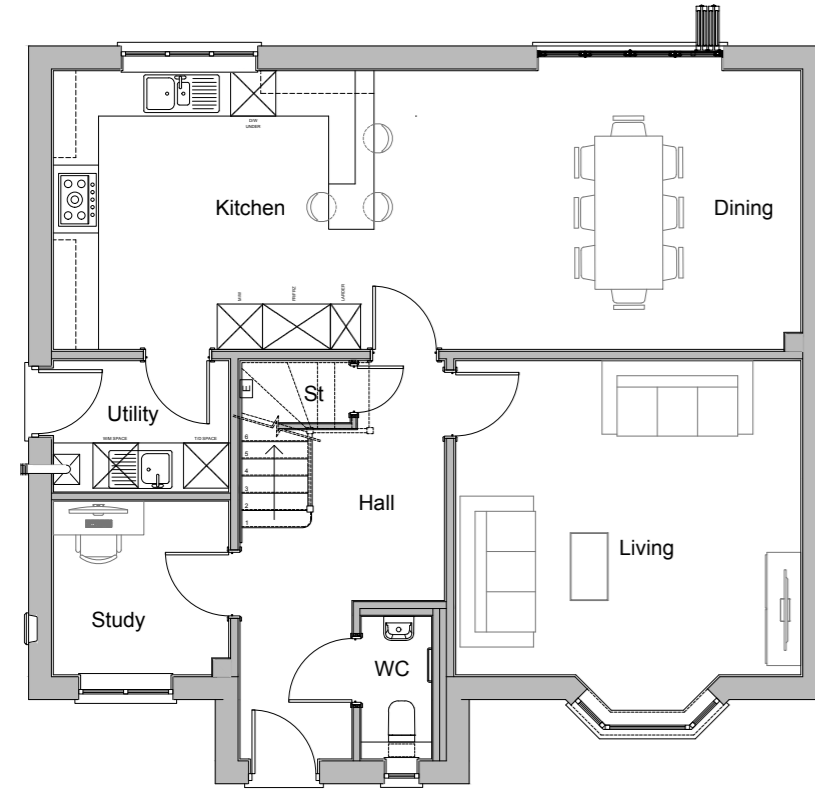
First Floor



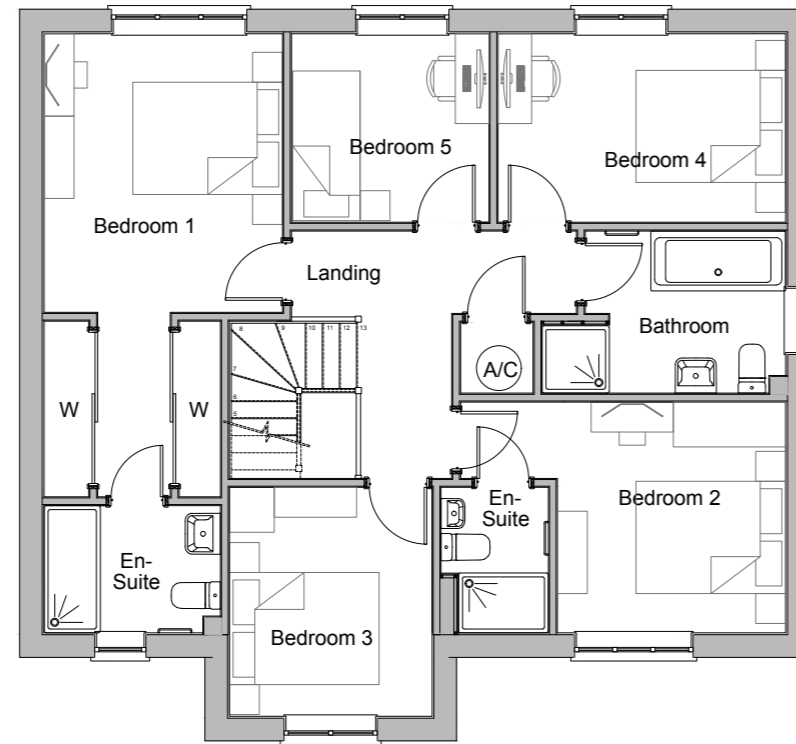
# THE EXMOOR

Living Room	4575 x 4165	15' x 13'8"
Study	2325 x 2304	7'8" x 7'7"
Dining Kitchen	9909 x 3692	32'6" x 12'1"
Bedroom 1	3185 x 3722	10'5" x 12'3"
Bedroom 2	3051 x 3085	10' x 10'1"
Bedroom 3	2709 x 3060	8'11" x 10'
Bedroom 4	3844 x 2517	12'7" x 8'3"
Bedroom 5	2641 x 2517	8'8" x 8'3"

167m<sup>2</sup> / 1798 sq ft



Ground Floor



First Floor



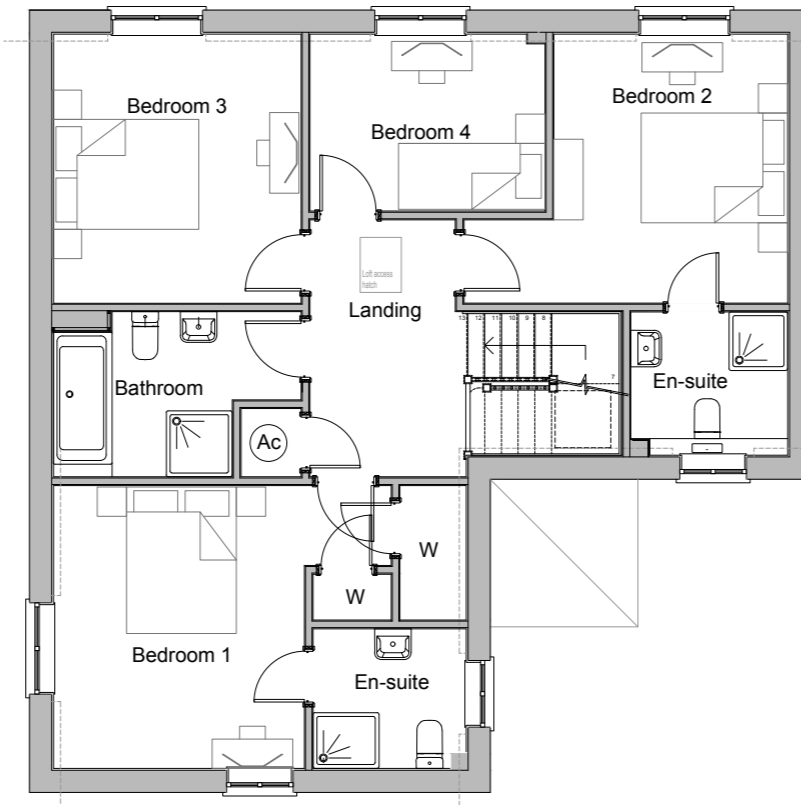
# THE MENDIP

Living Room	4384 x 5150	14'5" x 16'11"
Family/Dining/Kitchen	10022 x 4722	32'11" x 15'6"
Bedroom 1	5634 (max) x 3860	18'6" x 12'8"
Bedroom 2	3193 x 3671	10'6" x 12'1"
Bedroom 3	3380 x 3674	11'1" x 12'1"
Bedroom 4	3209 x 2415	10'6" x 7'11"

167m<sup>2</sup> / 1793 sq ft



Ground Floor



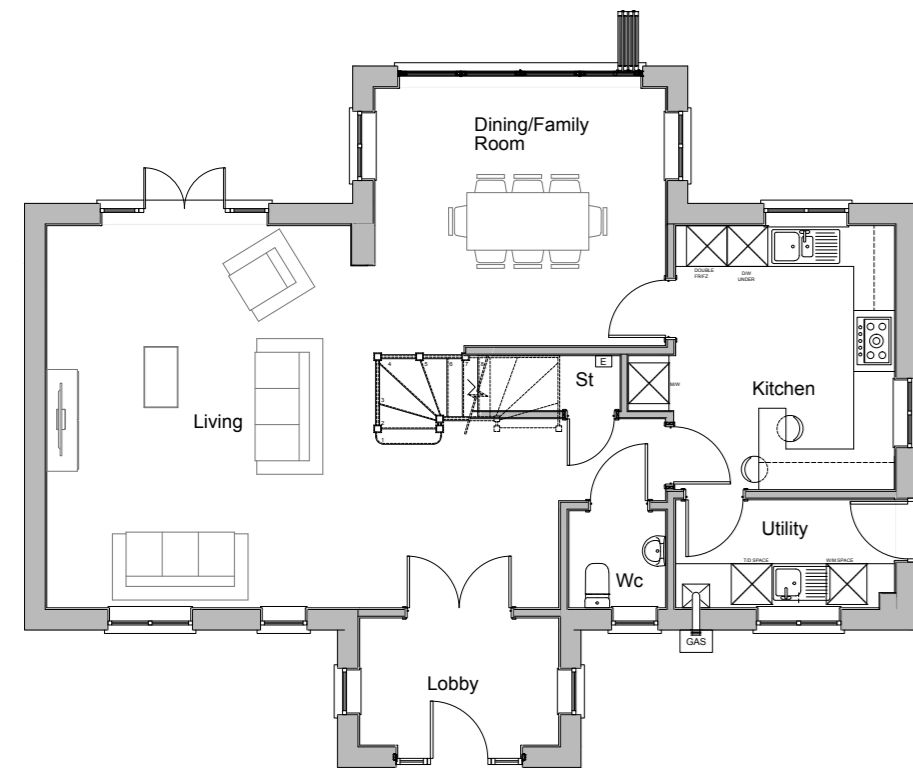
First Floor



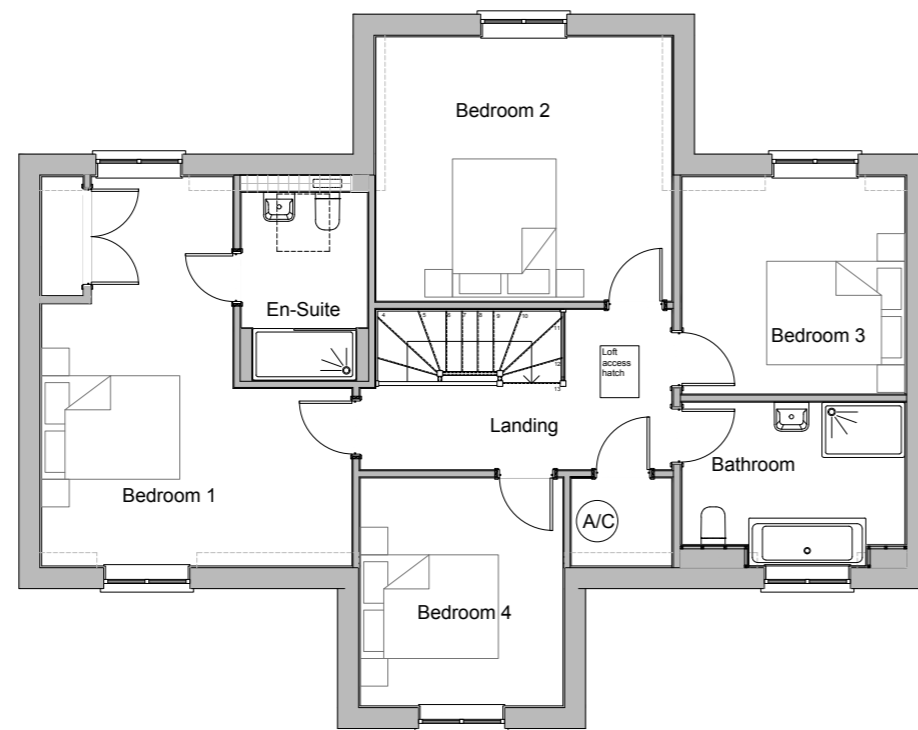
# THE POLDEN - Plot 1

Living Room	4820 x 5634	15'10" x 18'6"
Dining/Family Room	4284 x 3793	14'1" x 12'5"
Kitchen	3225 x 3893	10'7" x 12'9"
Bedroom 1	4494 x 5634	14'9" x 18'6"
Bedroom 2	4284 x 3803	14'1" x 12'6"
Bedroom 3	3225 x 3145	10'7" x 10'4"
Bedroom 4	2934 x 3300	9'8" x 10'10"

167m<sup>2</sup> / 1798 sq ft



Ground Floor



First Floor

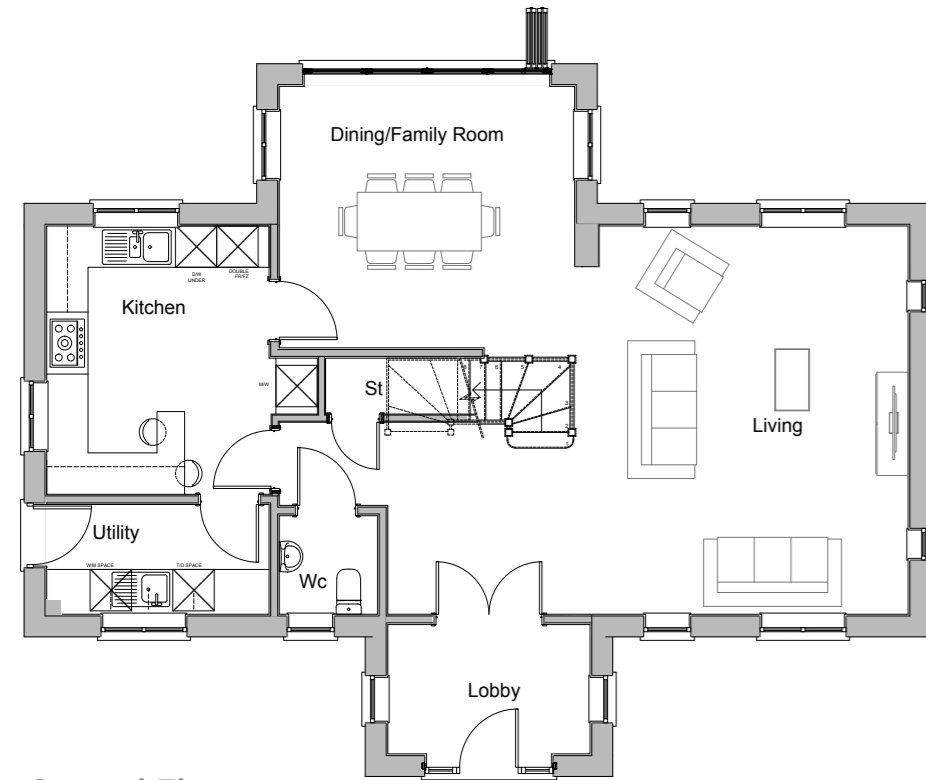




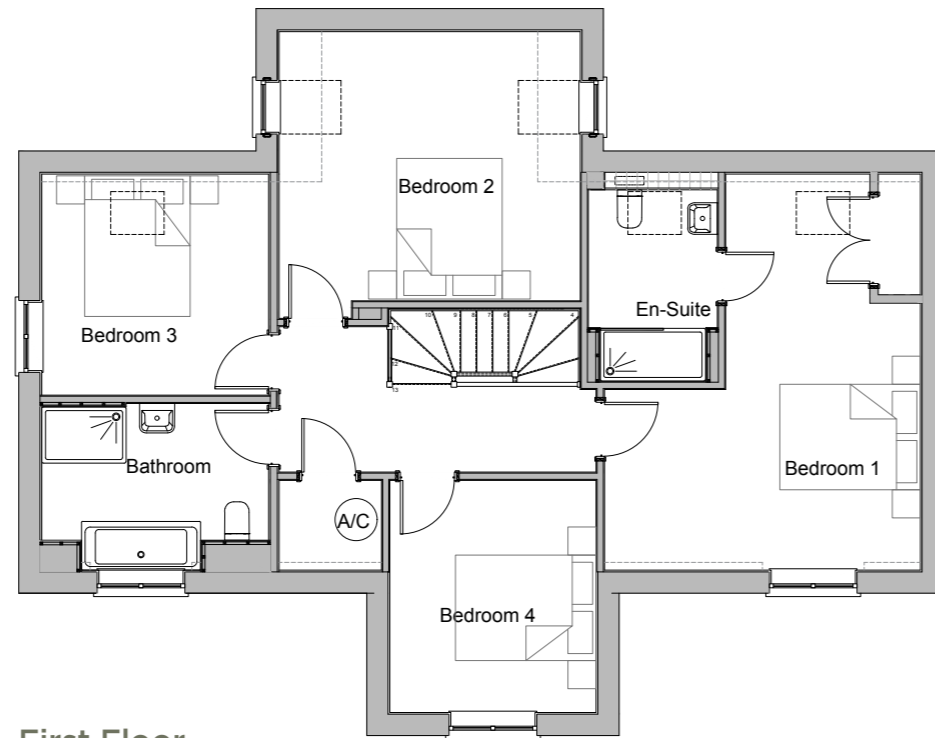
# THE POLDEN - Plot 16

Living Room	4820 x 5634	15'10" x 18'6"
Dining/Family Room	4284 x 3793	14'1" x 12'5"
Kitchen	3225 x 3915	10'7" x 12'10"
Bedroom 1	4494 x 5634	14'9" x 18'6"
Bedroom 2	4284 x 3829	14'1" x 12'7"
Bedroom 3	3225 x 3145	10'7" x 10'4"
Bedroom 4	2934 x 3300	9'8" x 10'10"

167m<sup>2</sup> / 1798 sq ft



Ground Floor



First Floor





# SPECIFICATION

## FINISHING TOUCHES

### Kitchens

Bespoke designed kitchens with shaker style doors and floor tiling in a selection of choices. Appliances by Neff, Caple and Fisher & Paykel.

- Large American style fridge freezers
- Dual fuel range cooker with chimney extractor in stainless steel
- Full size integrated dishwasher
- Franke 1 and 2 bowl sink with Franke chrome mixer tap
- Feature splashback to the hob area
- USB charging connection
- Neff integrated washer-dryer to certain houses
- Under unit lighting
- Recessed downlights to ceiling

### Security and Peace of Mind

- 10 year Premier Warranty
- Alarm system



### Bathrooms and En-Suites

Contemporary sanitary ware by Porcelanosa with polished chrome fittings.

- Vanity units in family bathrooms and master en-suites
- Selection of Porcelanosa tiling choices
- LED ceiling lighting
- Mirrors and shaver sockets fitted

### Internal Finishes and Features

- Feature doors throughout with glazed door to kitchen
- Satin chromed door furniture
- Oak handrail to stairs
- Tiled cloakroom floor with a choice of finishes
- All bathrooms have tiled floors and part-tiled walls with a choice of finishes
- Satin chrome face plates to ground floor principle rooms (kitchen white)
- Bifold and French style glazed doors leading to garden area

### External Finishes and Features

- Stone/Edenhall Edmonton Vintage Stock Rustic red brick to the gable of the front elevations (where applicable)
- High performance UPVC double glazed windows including dormer feature window designs
- Stonewold Slate Grey roof tiles
- Black half-round guttering and downpipes
- Black low maintenance fascia and soffit boards
- Feature panel entrance with cottage style front door doors or four panel part glazed (secure by design)
- Brick built pavilion garages with white garage doors. Plot 14 excepted with timber doors
- Portland coloured stone to window heads and cills
- Courtesy lighting to front porch and rear patio areas
- Paved or timber decking patio areas to rear gardens
- External water tap to rear garden



PORCELANOSA



Fisher & Paykel





Otters Brook - TA5 2JL

*Coln Residential*

Tel 01454 301500

This brochure and the view home are designed to give a general idea of the type of product on the development and how it can be decorated and furnished; they are not, however, to be taken as part of the specification or contract. Dimensions are as accurate as practicable, but they may vary depending on the internal finishes. The company reserves the right to alter or amend the specification without prior notice. Each prospective purchaser should, therefore, check the plans and specification of the product in which they are interested at point of sales before making a reservation. Purchasers should obtain the approved postal name of the development from the Sales Advisors on reservation. The marketing name may not always be retained.

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