

# Netherton Grange

NAILSEA, SOMERSET

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

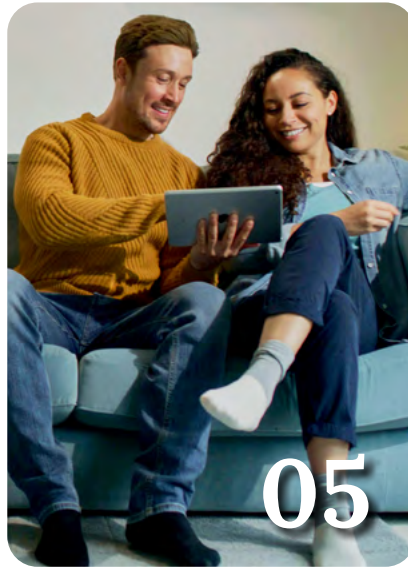
**Taylor**  
**Wimpey**

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# Welcome to Netherton Grange

Nestled in the heart of Somerset levels, Netherton Grange offers both the peace and tranquillity of the countryside and the convenience of 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.

Clifton suspension bridge



Clevedon Pier



Backwell Lake



**Watch development video**



# Personalise your home

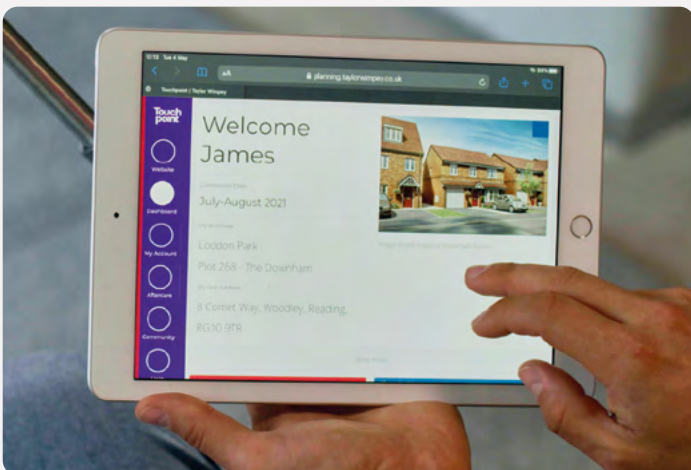
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned 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 as you go. 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.



**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 the 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 Ashenford

2 BEDROOM HOME, TOTAL 771 sq ft / 71.6 m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.74m × 2.11m      9'0" × 6'11"

### Living/Dining Area

4.31m × 4.02m      14'2" × 13'2"



## FIRST FLOOR

### Bedroom 1

4.31m × 3.27m      14'2" × 10'9"

### Bedroom 2 max.

4.31m × 2.51m      14'2" × 8'3"

[→ Discover more about this home](#)

[→ View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executive regarding the tenure of our new homes. 53311 / April 2023.





# The Byford

3 BEDROOM HOME, TOTAL 975 sq ft / 90.5 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.06m × 2.87m      16'7" × 9'5"

### Living Room

4.24m × 3.98m      13'11" × 13'1"



## FIRST FLOOR

### Bedroom 1 max.

3.98m × 3.00m      13'1" × 9'10"

### Bedroom 2 max.

3.46m × 2.82m      11'4" × 9'3"

### Bedroom 3 max.

3.91m × 2.15m      12'10" × 7'1"

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# The Kingdale

3 BEDROOM HOME, TOTAL 1,026 sq ft / 95.3 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.41m max. × 3.35m 17'9" max. × 11'0"

### Living Room

5.41m × 3.07m 17'9" × 10'1"



## FIRST FLOOR

### Bedroom 1

4.14m × 3.09m 13'7" × 10'2"

### Bedroom 2

3.32m × 2.95m 10'11" × 9'8"

### Bedroom 3

3.41m × 2.37m 11'2" × 7'9"

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# The Braxton

3 BEDROOM HOME, TOTAL 1,091 sq ft / 101.3 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.25m max. × 3.43m  
14'0" max. × 11'3"

### Living Room max.

4.19m × 3.19m      13'9" × 10'6"



## FIRST FLOOR

### Bedroom 2 max.

4.25m × 2.82m      14'0" × 9'3"

### Bedroom 3

3.59m × 2.15m      11'10" × 7'1"



## SECOND FLOOR

### Bedroom 1 max.

6.64m × 3.16m      21'10" × 10'4"



[Discover more about this home](#)



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# The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq ft / 109.1 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.73m × 3.00m      18'10" × 9'10"

### Living Room

4.66m × 3.63m      15'4" × 11'11"



## FIRST FLOOR

### Bedroom 1 min.

3.42m × 3.16m      11'3" × 10'5"

### Bedroom 2

3.23m × 2.84m      10'7" × 9'4"

### Bedroom 3 min.

3.25m × 2.23m      10'8" × 7'4"

### Bedroom 4 min.

3.52m × 2.41m      8'3" × 7'11"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.4 m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.58m × 2.97m      11'9" × 9'9"

### Living Room

6.09m × 3.46m      20'0" × 11'4"

### Dining Room

3.11m × 2.23m min.      10'3" × 7'4" min.



## FIRST FLOOR

### Bedroom 1 max.

3.74m × 3.52m      12'4" × 11'7"

### Bedroom 2

3.64m × 2.95m      11'11" × 9'8"

### Bedroom 3

3.05m × 2.51m      10'0" × 8'3"

### Bedroom 4 max.

3.54m × 2.25m      11'7" × 7'5"

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# The Sunford

4 BEDROOM HOME, TOTAL 1,389 sq ft / 129 m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.08m x 3.26m      13'5" x 10'9"

### Living Room

4.74m x 3.88m min.      15'7" x 12'9" min.

### Dining Room

4.03m x 2.88m      13'3" x 9'6"



## FIRST FLOOR

### Bedroom 1 max.

3.88m x 3.71m      12'9" x 12'2"

### Bedroom 2 max.

4.02m x 3.09m      13'2" x 10'2"

### Bedroom 3 max.

3.66m x 3.03m      12'0" x 10'0"

### Bedroom 4 max.

3.97m x 2.75m      13'0" x 9'0"

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# The Marford

4 BEDROOM HOME, TOTAL 1,564 sq ft / 145.3 m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.79m × 3.32m      15'9" × 10'11"

### Living Room

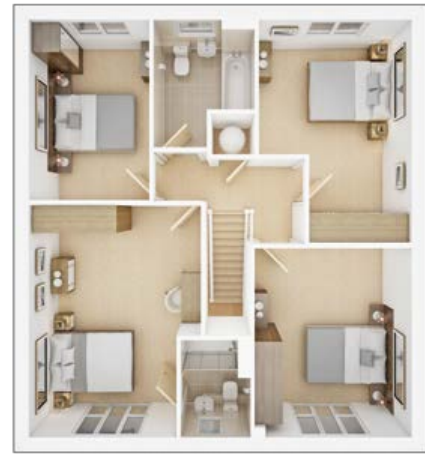
4.76m × 3.91m      15'8" × 12'10"

### Dining Room

3.91m × 3.26m      12'10" × 10'8"

### Study

3.04m × 2.66m      10'0" × 8'9"



## FIRST FLOOR

### Bedroom 1 max.

4.91m × 3.64m      16'2" × 12'0"

### Bedroom 2

4.00m × 3.32m      13'2" × 10'11"

### Bedroom 3 max.

4.72m × 2.23m      15'6" × 10'7"

### Bedroom 4 max.

3.80m × 2.55m      12'6" × 8'4"



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# The Edendale

4 BEDROOM HOME, TOTAL 1,574 sq ft / 146.2 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Family Room

6.82m × 3.50m      22'5" × 11'6"

### Living Room

4.62m × 4.47m      15'2" × 14'8"

### Dining Room

3.05m × 2.89m      10'0" × 9'6"



## FIRST FLOOR

### Bedroom 1

6.07m max. / 3.77m min. × 3.50m max.  
19'11" max. / 12'5" min. × 11'6" max.

### Bedroom 2

4.62m × 2.95m      15'2" × 9'8"

### Bedroom 3

3.05m × 2.89m      10'0" × 9'6"

### Bedroom 4 max.

3.54m × 2.78m      11'8" × 9'2"



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# The Wayford

5 BEDROOM HOME, TOTAL 1,856 sq ft / 172.4 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

5.58m × 3.35m      18'4" × 11'0"

### Living Room

6.06m × 4.40m      19'11" × 14'6"

### Dining Room

3.39m × 3.06m      11'1" × 10'1"

### Study max.

3.39m × 2.34m      11'1" × 7'8"



## FIRST FLOOR

### Bedroom 1

3.39m min. × 3.37m max.      11'1" min. × 11'1" max.

### Bedroom 2 max.

3.67m × 3.47m      12'1" × 11'5"

### Bedroom 3

3.81m × 3.02m      12'6" × 9'11"

### Bedroom 4

4.10m min. × 2.39m max.      13'5" min. × 7'10" max.

### Bedroom 5

3.22m × 2.33m      10'7" × 7'8"

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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 Executive 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 Executive 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

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. Information is correct at the time of going to broadcast. Please speak to your Sales Executive for further details.