



BUTTERCROSS MEADOW

SOMERTON

A COLLECTION OF
3, 4 & 5 BEDROOM HOMES



ALLISON
HOMES



ALL ABOUT A FRESH START
LIFE BEGINS AT BUTTERCROSS MEADOW



A home whose look and feel reflects the heritage of its surroundings yet is tailored and finessed for modern living, Buttercross Meadow offers the perfect fusion of lifestyle and location.

Set along a leafy lane yet just minutes from Somerton, Buttercross Meadow is an exclusive collection of three, four and five bedroom homes; with all the design features and energy-efficiency of a brand-new home combined with the architectural inspiration and colour palette of this most beautiful of Somerset towns. Its deep historic roots date back to the West Saxons and earlier Roman times and its illustrious history records it was once capital of Wessex. The innate fabric of the town from the mellow stone buildings and landmark Buttercross magically floodlit at night to the octagonal church tower connect the town to its past, and today its strong sense of community and richness of life on offer connects with those looking for an exceptional place to live.





ALL ABOUT THE PERFECT PLACE TO ENJOY A RARE QUALITY OF LIFE

The market square is at the heart of Somerton life with its regular markets and where hostelries and cafés, bakeries and boutiques cluster together. You'll find shops selling Somerset farmhouse cheese and orchard fruits, and, naturally, apple-juice and cider, a Cooperative at Brunel shopping precinct, and Tesco Superstore three miles away in Langport.

There are continental style pavement and courtyard cafés, and venues to dine including the 16th Century White Hart Inn and 28 Market Place premium restaurant, also home to a bakery and wine emporium. Parents will find Acorn Day Nursery for babies onwards, and King Ina Academy in Somerton, with Huish Episcopi senior Academy three miles away in Langport, both rated Good. Somerton Town Youth FC offers footballing fun for boys and girls,

with popular Saturday soccer school, while Somerton Sports Club is a hub for social events, music, skittle nights, and sports clubs from Football, Rugby to Tennis and Bowls. Langport Lifestyle Fitness has a swimming pool and fitness studios, while warmer months means dips in Street's open-air heated art deco pool seven miles away, and Somerton's Summer Arts Festival, nine days of music and talks, drama, exhibitions and comedy.



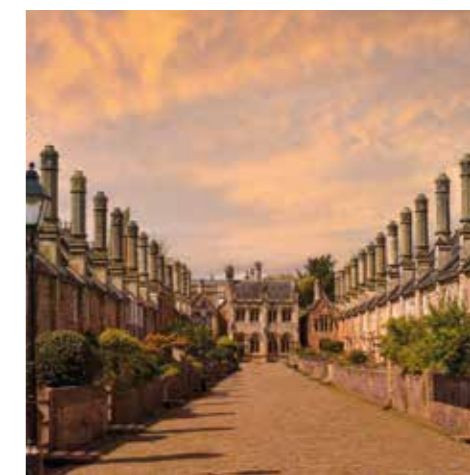
SOMERTON SPORTS CLUB
0.7 MILES



LANGPORT
3.7 MILES



GREENBANK POOL
7 MILES



WELLS, SOMERSET
11 MILES



ALL ABOUT TOWNS AND NATURAL LANDSCAPES AS UNIQUE AS SOMERSET ITSELF

From vibrant county towns and the most elegant of spa towns to iconic countryside, experience the very best of town and country.

At Buttercross Meadow enjoy days - and stay late into the evening - in towns with their own distinctive character. In Street, the Strobe Theatre presents a packed calendar of concerts and plays, films and live screenings of opera, ballet, and drama, while the Clarks Village outlet centre offers over 90 designer and high-street brands. Glastonbury is the place to find the colourful and quirky, or head to Yeovil for Yeo Leisure Park's Cineworld and Hollywood Bowl. Taunton's premium county town ambiance includes chic riverside shopping and dining at the St John Street quarter, or stroll in the style-packed Georgian streets, Parisian-style arcades, and design-led department store Rossiters in Bath.

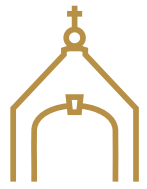
When it comes to the outdoors, nearby Long Sutton Golf Club offers an undulating parkland course, or unwind along the footpaths and cycle routes of the Somerset Levels with its willow growers, wetlands and wading birds, a wonderfully atmospheric waterscape of prehistoric ancient lake villages, nature reserves, and walkways.



1. Strobe Theatre
2. Clarks Village Outlet
3. Bath, Somerset
4. Long Sutton Golf Club



“Experience the very best of Town and Country living at Buttercross Meadow.”



SITE PLAN



The Holford

Homes 3, 37, 38, 39, 52, 53, 54 & 55



The Cotford

Homes 2, 15, 16, 21, 22, 43, 44, 47 & 56



The Luccombe

Homes 10, 50, 51 & 57



The Brendon

Homes 11, 12, 13, 14, 20, 23, 46 & 59



The Oakford

Home 40



The Winsford

Homes 7, 8, 9, 17, 45, 48, 49 & 58



The Exebridge

Homes 18, 41 & 42



The Lynton

Homes 1 & 19



- BCP** Bin Collection Point
- LAP** Local area of Play
- POS** Public Open Space
- SUDS** Sustainable Drainage System
- Shared
- Rented

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

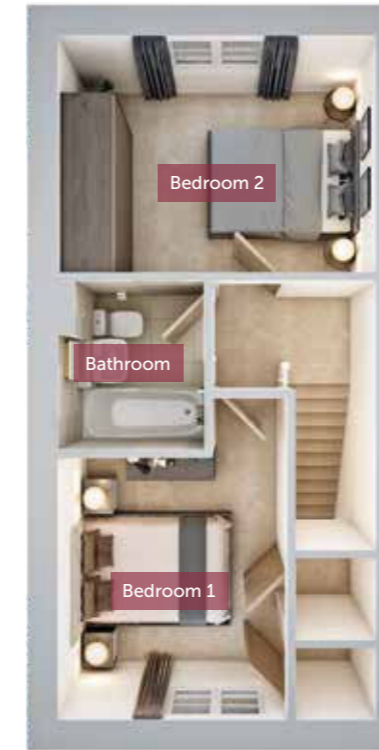


THE HOLFORD

HOMES 3, 37, 38, 39, 52, 53, 54 & 55

Two bedroom home

Smart looks and stylish design define the semi-detached Holford. Offering a thoughtfully designed well-balanced layout that maximises its space. This home welcomes you directly into the lounge, with the more informal kitchen/dining room to the rear, opening to the garden through French doors. There is also a ground floor cloakroom. Upstairs are two bedrooms, both double in size, and a bathroom.



FIRST FLOOR

Bedroom 1	3736mm x 2791mm	12'2" x 9'2"
Bedroom 2	3080mm x 2676mm	10'1" x 8'8"
Bathroom	1970mm x 1700mm	6'5" x 5'6"



GROUND FLOOR

Lounge	4043mm x 2648mm	13'3" x 8'7"
Kitchen / Dining	3686mm x 2540mm	12'1" x 8'3"
WC	1535mm x 1238mm	5'0" x 4'1"

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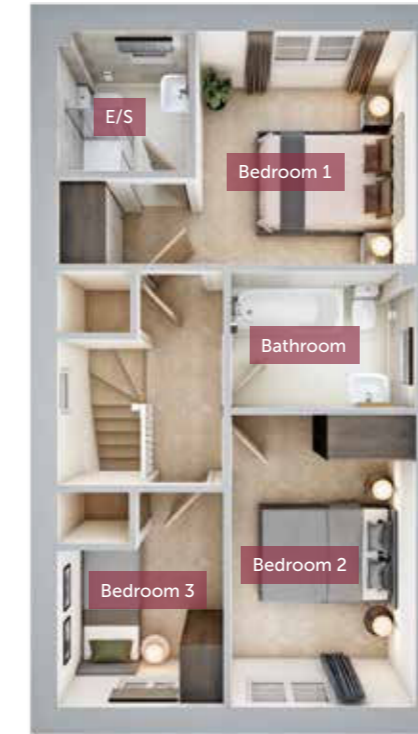


THE COTFORD

HOMES 2, 15, 16, 21, 22, 43, 44, 47 & 56

Three bedroom home

The Cotford with integrated garage, is a home that welcomes in the light with its lovely bay window feature to the lounge, while the more informal kitchen/dining room is at the rear, opening out through French doors. There is also a cloakroom and utility room on the ground floor. Upstairs are three bedrooms, one with en suite, plus family bathroom.



FIRST FLOOR

Bedroom 1	3085mm x 2797mm	10'1" x 9'2"
En suite	1835mm x 1720mm	6'0" x 5'6"
Bedroom 2	3863mm x 2465mm	12'7" x 8'1"
Bedroom 3	2207mm x 2050mm	7'2" x 6'7"
Bathroom	2425mm x 1794mm	8'0" x 5'9"



GROUND FLOOR

Lounge	3999mm x 3375mm	10'1" x 9'2"
Kitchen	2932mm x 2525mm	9'6" x 8'3"
Dining	2932mm x 2210mm	9'6" x 7'2"
WC	1600mm x 970mm	5'2" x 3'2"

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THE LUCCOMBE

HOMES 10, 50, 51 & 57

Three bedroom home

The double-fronted design of the Luccombe translates into beautifully balanced living space, with lounge to one side of the hall and kitchen/diner to the other. Both rooms run front to rear so light flows effortlessly, and both open to the rear garden. Upstairs bedroom 1 with en suite, a second double and a single, plus family bathroom radiate from the landing.



Bedroom 1	3562mm x 3076mm	11'7" x 10'1"
En suite	2411mm x 1583mm	7'9" x 5'2"
Bedroom 2	3718mm x 3087mm	12'2" x 10'1"
Bedroom 3	2486mm x 2486mm	8'2" x 8'2"
Bathroom	1970mm x 1700mm	6'5" x 5'6"

FIRST FLOOR



Lounge	5634mm x 3027mm	18'5" x 9'9"
Kitchen / Dining	5634mm x 3678mm	18'5" x 12'1"
WC	1080mm x 935mm	3'5" x 3'1"

GROUND FLOOR

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THE BRENDON

HOMES 11, 12, 13, 14, 20, 23, 46 & 49

Three bedroom home

The Brendon offers light-filled living space owing to the dual aspect design of the lounge which includes a feature bay, and the kitchen where French doors open out to the garden. There is also a ground floor cloakroom. Upstairs two double bedrooms including bedroom 1 with en suite, and the family bathroom all radiate from the central landing.



Bedroom 1	3247mm x 2936mm	10'6" x 9'6"
En suite	2345mm x 1395mm	7'7" x 4'6"
Bedroom 2	3559mm x 3130mm	11'7" x 10'3"
Bedroom 3	2502mm x 2441mm	8'2" x 8'0"
Bathroom	2185mm x 1950mm	7'2" x 6'5"

FIRST FLOOR



Lounge	5635mm x 3201mm	18'5" x 10'5"
Kitchen	3619mm x 3150mm	11'9" x 10'3"
Dining	3619mm x 2410mm	11'9" x 7'9"
WC	1932mm x 935mm	6'3" x 3'1"

GROUND FLOOR

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THE OAKFORD

HOME 40

Three bedroom home

The Oakford is about well-styled lateral living all on one level. From the open veranda style porch this home welcomes you into a hallway from where the separate lounge, kitchen, utility room, delightful dual-aspect dining room, and cloakroom lead off.

There is also a study and three bedrooms, including bedroom 1 with en suite, plus a further separate bathroom.



GROUND FLOOR

Lounge	4185mm x 3028mm	13'7" x 9'9"
Dining	3171mm x 2475mm	10'4" x 8'1"
Kitchen	3928mm x 3014mm	12'9" x 9'9"
Breakfast Area / Snug	2175mm x 2125mm	7'1" x 7'0"
Utility	2125mm x 1782mm	7'0" x 5'8"
Bedroom 1	3171mm x 2889mm	10'4" x 9'5"
En suite	2007mm x 1690mm	6'6" x 5'5"
Bedroom 2	3039mm x 3320mm	10'0" x 10'9"
Bedroom 3	3039mm x 2626mm	10'0" x 8'6"
Bathroom	2270mm x 1907mm	7'4" x 6'3"

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THE WINSFORD

HOMES 7, 8, 9, 17, 45, 48, 49 & 58

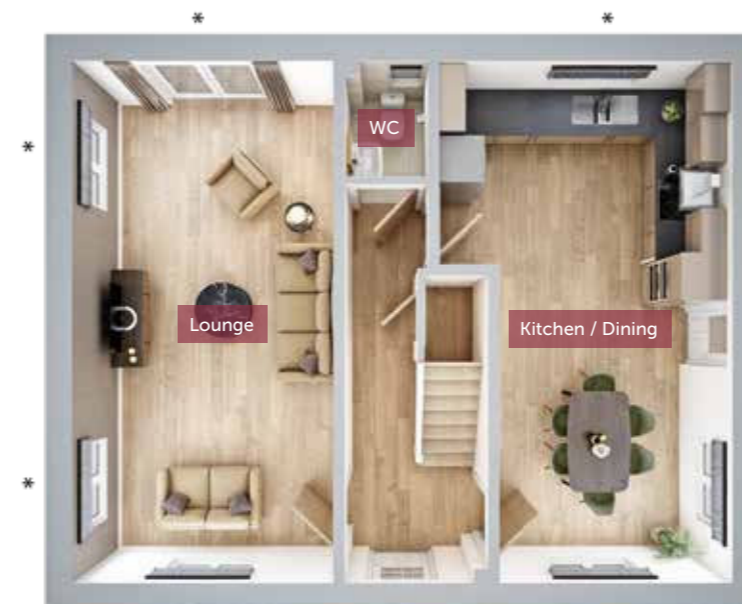
Four bedroom home

The double-fronted Winsford balances its living space perfectly between the lounge which runs from front to rear and features French doors to the garden, and the double-aspect kitchen/dining room. There is also a cloakroom on the ground floor. Upstairs are four bedrooms, two of which are double sized and including bedroom 1 having an en suite, as well as a family bathroom.



Bedroom 1	4091mm x 3460mm	13'4" x 11'3"
En suite	1928mm x 1336mm	6'3" x 4'4"
Bedroom 2	4091mm x 3128mm	13'4" x 10'3"
Bedroom 3	3460mm x 2718mm	11'3" x 8'9"
Bedroom 4	2708mm x 2692mm	8'9" x 8'8"
Bathroom	2365mm x 1700mm	11'4" x 6'9"

FIRST FLOOR



Lounge	6871mm x 3459mm	22'5" x 11'3"
Kitchen / Dining	6871mm x 3823mm	22'5" x 12'5"
WC	1520mm x 1090mm	5'0" x 3'6"

GROUND FLOOR

*Plot specific window

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THE EXEBRIDGE

HOMES 18, 41 & 42

Four bedroom home

The Exebridge features a lounge and a more informal kitchen/dining/family space to the rear, and opening to the garden. There is also a utility room with outside access, as well as a well-located study, and a cloakroom to the ground floor. Upstairs all four bedrooms are double in size, with an en suite to bedroom 1, plus family bathroom.



Bedroom 1	3884mm x 3751mm	12'7" x 12'3"
En suite	2663mm x 1470mm	8'7" x 4'8"
Bedroom 2	3884mm x 2959mm	12'7" x 9'7"
Bedroom 3	3375mm x 2979mm	11'1" x 9'8"
Bedroom 4	3385mm x 2767mm	11'1" x 9'1"
Bathroom	2480mm x 2268mm	8'1" x 7'4"

FIRST FLOOR



Lounge	5040mm x 3830mm	16'5" x 12'6"
Kitchen	3385mm x 3335mm	11'1" x 10'9"
Family / Dining	3830mm x 3232mm	12'6" x 10'6"
Utility	2118mm x 1852mm	6'9" x 6'1"
Study	1814mm x 1773mm	5'9" x 5'8"
WC	1773mm x 1070mm	5'8" x 3'5"

GROUND FLOOR

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THE LYNTON

HOMES 1 & 19

Four bedroom home

The Lynton's distinctive layout offers living space that includes separate lounge, plus an extended kitchen/dining/family space running from the front to rear of the house. There is also a good size utility room and cloakroom to the ground floor. Upstairs are four bedrooms, three of which are double in size, with en suite to bedroom 1, together with a family bathroom.



Bedroom 1	4847mm x 3275mm	15'9" x 10'7"
En suite	2315mm x 1600mm	7'6" x 5'2"
Bedroom 2	3752mm x 3585mm	12'3" x 11'8"
Bedroom 3	3476mm x 3079mm	11'4" x 10'1"
Bedroom 4	3575mm x 1932mm	11'7" x 6'3"
Bathroom	3145mm x 1550mm	10'3" x 5'1"

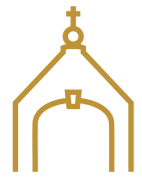
FIRST FLOOR



Lounge	5746mm x 3538mm	18'8" x 11'6"
Kitchen / Dining / Family	9909mm x 3272mm	32'5" x 10'7"
Utility	3350mm x 1941mm	11'0" x 6'4"
WC	1595mm x 1074mm	5'2" x 3'5"

GROUND FLOOR

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ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Buttercross Meadow benefit from a high standard specification.

This includes contemporary kitchens with glass splashbacks and integrated stainless steel electric ovens (single or double according to individual homes), gas hobs and chimney-style extractors.

In all houses, the bathrooms and en suites feature white sanitaryware and white heated towel rails, with en suites benefiting from full height tiling to the shower area. To help reduce energy bills, all homes feature an energy efficient boiler and thermostatic radiator valves to all habitable rooms, with white low energy LED lighting to the kitchen, bathroom, en suite and cloakroom (where applicable).



Each home at Buttercross Meadow has been designed to maximise light and space and, according to plot, comes equipped with a full range of integrated appliances in the kitchen and sleek bathrooms and en suites, ensuring these are homes for contemporary living in every way.



ALL ABOUT MAKING THE CUSTOMER OUR PRIORITY

We aim to make choosing, buying, and moving to your Allison home as stress-free as possible, to deliver exemplary customer service, and keep you fully informed right through your home buying experience.



RESERVING YOUR NEW HOME

After completing a pre-reservation form you sign a reservation agreement. Depending on the stage of construction you can choose to enhance your home from our 'JUST FOR YOU' range.

MEET THE TEAM

An appointment is made to meet your dedicated site manager who can answer questions on progress along the way. We also provide you with a main point of contact within our team.

IT'S ON ITS WAY

You'll receive an estimated completion date as well as regular updates, and while factors like weather can affect the build progress of your new Allison home, we'll always make every effort to meet our deadlines.

GET TO KNOW YOUR HOME INSIDE OUT

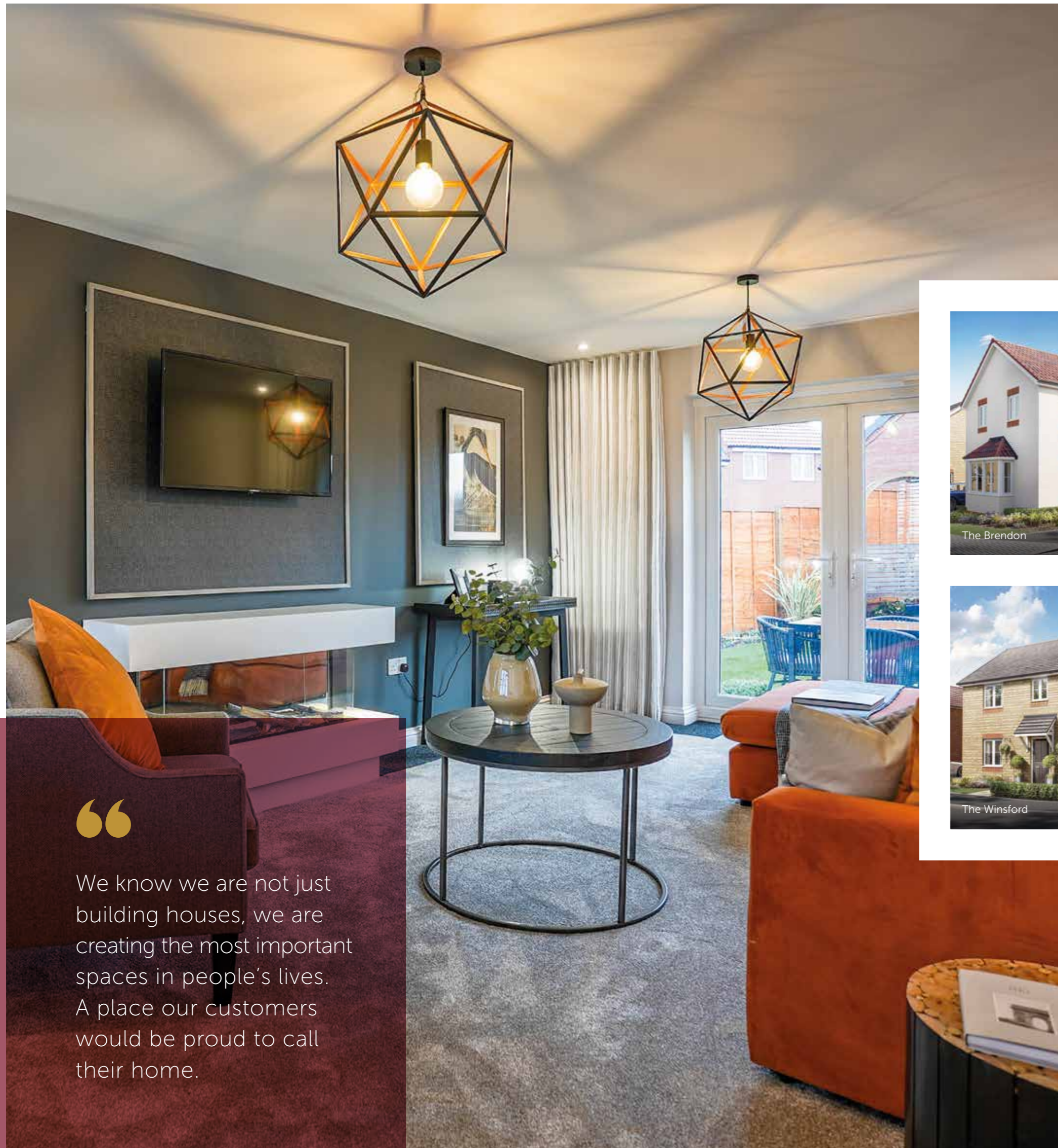
Before moving in you'll be invited to attend your new home demonstration. Don't miss this invaluable opportunity to familiarise yourself, from where everything is located to how it works.

OUR COMMITMENT CONTINUES

- After moving in there is a '14 Day Settling In' review where any issues that need sorting out are agreed
- Our dedicated Aftercare service team deal with any warranty aspects for two-years – in an emergency there's a dedicated telephone number in your handover pack
- On the 1st anniversary of owning your home, we make contact with you to ensure that you are enjoying your new home in every way

GOOD TO KNOW...

Your home is covered by a 10-year warranty from the NHBC, just one of the many benefits of a brand-new home.



“

We know we are not just building houses, we are creating the most important spaces in people's lives. A place our customers would be proud to call their home.



ALL ABOUT HOMES BUILT ON SOLID VALUES



We have never expected more from our home than we do today, from its energy-efficiency and environmental impact, to the different roles it is asked to play in our life. What has remained constant however is the central importance of our home, a place where we re-energise and unwind, increasingly work in - and where families grow. So, at Allison Homes we know we are not just building properties; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.

That's why we ensure an Allison home is something exceptional. Our breadth of experience meets a forward-thinking outlook, and we listen to customer feedback and benefit from the insight and passion for homes of our 200 strong team. Then we design and build the best homes we can for modern, evolving lifestyles. We look at the familiar in a new light too, from redrawing kitchen designs for flexibility to work from home, to transforming underused space like garages for multi-use whether it's for storage, an office or a gym. And we always ensure living areas are a balance between that all-important family space and private space for everyone.

Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most important things we build - and the foundations of a home that, inside and out, you can be as proud of as we are.



ALL ABOUT THE SPECIFICATION

The Holford
The Cottford
The Luccombe
The Brendon
The Oakford
The Winsford
The Exebridge
The Lyrton

INTERNAL FIXTURES & FITTINGS								
GENERAL								
Traditional construction	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10 year warranty	✓	✓	✓	✓	✓	✓	✓	✓
KITCHEN								
Choice of kitchen unit door fronts from selected range*	✓	✓	✓	✓	✓	✓	✓	✓
Choice of laminate worktops with matching upstands from selected range*	✓	✓	✓	✓	✓	✓	✓	✓
Soft close hinges to all cupboard doors	✓	✓	✓	✓	✓	✓	✓	✓
Choice of glass splashback from selected range*	✓	✓	✓	✓	✓	✓	✓	✓
Low energy lighting	✓	✓	✓	✓	✓	✓	✓	✓
Integrated stainless steel finish single oven	✓	✓	✓	✓	✓	x	x	x
Integrated stainless steel finish gas hob	✓	✓	✓	✓	✓	x	x	x
Stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓
Integrated stainless steel finish eye level double oven	x	x	x	x	x	✓	✓	✓
Integrated stainless steel finish 5 burner gas hob	x	x	x	x	x	✓	✓	✓
Integrated dishwasher	x	x	x	x	x	✓	✓	✓
Integrated fridge freezer	x	x	x	x	x	✓	✓	✓
Space and plumbing for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and removable unit for future installation of dishwasher	✓	✓	✓	✓	✓	x	x	x
1.5 bowl sink with monoblock mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen upgrade options available*	✓	✓	✓	✓	✓	✓	✓	✓
BATHROOM AND EN SUITE (Where applicable)								
White sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary mixer taps	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to bathroom and en suite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Low energy lighting	✓	✓	✓	✓	✓	✓	✓	✓
White heated towel rail to bathroom and en suite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Shower enclosure with rainfall head and screen to en suite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling behind bath - choice from standard range	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling behind basin & WC in en suite - choice from standard range	x	✓	✓	✓	✓	✓	✓	✓
Half height tiling behind basin in bathroom - choice from standard range	✓	✓	✓	✓	✓	✓	✓	✓
Tiled splashback to basin in cloakroom - choice from standard range	✓	✓	✓	✓	✓	✓	✓	✓
Wall tiling upgrade options available (half height / full height)	✓	✓	✓	✓	✓	✓	✓	✓

The Holford
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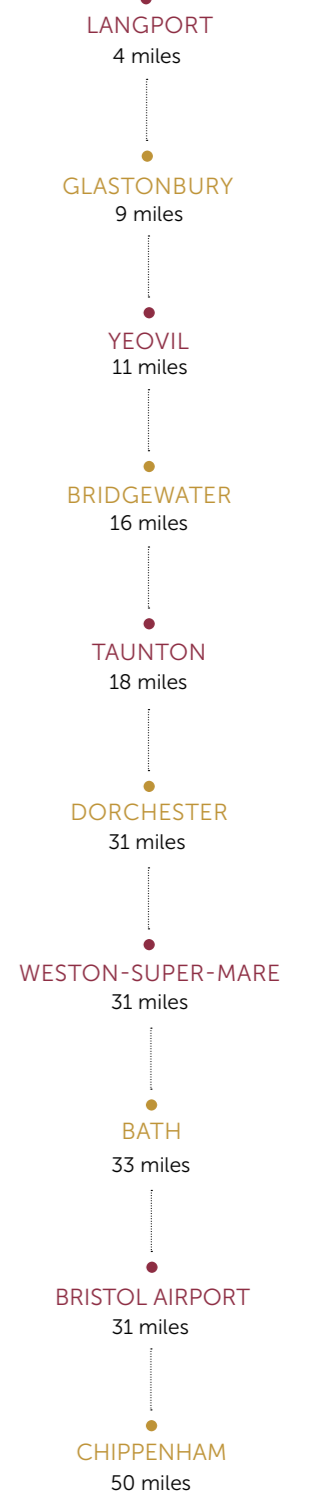
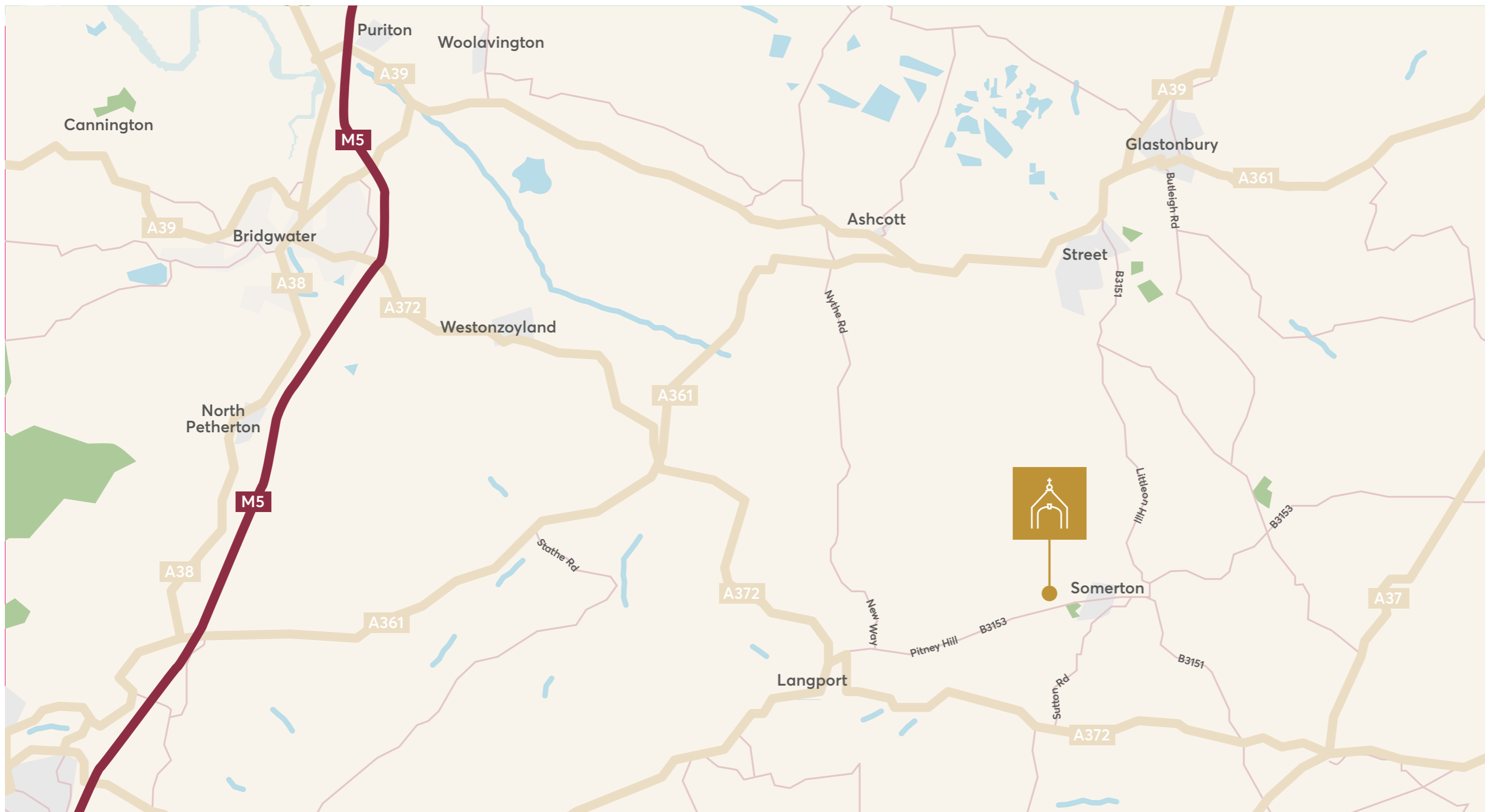
HEATING AND INSULATION								
Gas fired radiator central heating system	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient condensing boiler	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic radiator valves to most radiators	✓	✓	✓	✓	✓	✓	✓	✓
Smart meters as standard	✓	✓	✓	✓	✓	✓	✓	✓
400mm mineral wool insulation to roof space	✓	✓	✓	✓	✓	✓	✓	✓
ELECTRICAL INSTALLATION								
TV & telephone points to living room and bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired smoke detectors fitted to Building Regulation standards	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired carbon monoxide detector fitted	✓	✓	✓	✓	✓	✓	✓	✓
Fibre internet for high speed connectivity	✓	✓	✓	✓	✓	✓	✓	✓
Electrical installation upgrade options available*	✓	✓	✓	✓	✓	✓	✓	✓
DECORATIVE FINISHES								
Single colour (white) matt emulsion wall colour throughout	✓	✓	✓	✓	✓	✓	✓	✓
Smooth ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓
Internal joinery painted gloss white	✓	✓	✓	✓	✓	✓	✓	✓
JOINERY								
Double glazed uPVC windows throughout, white handles	✓	✓	✓	✓	✓	✓	✓	✓
GRP external doors with chrome lever furniture	✓	✓	✓	✓	✓	✓	✓	✓
Chrome contemporary lever on rose door furniture	✓	✓	✓	✓	✓	✓	✓	✓
Smooth white 5 vertical panel internal doors	✓	✓	✓	✓	✓	✓	✓	✓
FLOOR FINISHES								
Range of carpets and flooring available as upgrade option*	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL FIXTURES & FITTINGS								
Front exterior PIR light fitting provided	✓	✓	✓	✓	✓	✓	✓	✓
Wiring & bell push to front door	✓	✓	✓	✓	✓	✓	✓	✓
Front garden turfing and planting to approved landscape scheme	✓	✓	✓	✓	✓	✓	✓	✓
Paths, patios and fencing to approved layout	✓	✓	✓	✓	✓	✓	✓	✓
Power & lighting to garage where within curtilage (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
External tap available as upgrade option*	✓	✓	✓	✓	✓	✓	✓	✓
Turfing to rear garden upgrade option available	✓	✓	✓	✓	✓	✓	✓	✓

*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.



ALL ABOUT FEELING REMARKABLY WELL CONNECTED

Buttercross Meadow enjoys excellent road links with the A372 running just south of Somerton. This links to the Dorchester to Bristol A37 route eastwards and the M5 westwards which connects the South West to the Midlands as well as the wider motorway network at the Almondsbury Interchange. 11 miles away is Castle Cary railway station which serves the Great Western Reading to Taunton and Bristol to Weymouth routes. Direct services run to Exeter in 45 minutes, Bath in 57 minutes and London Paddington in 1 hr 43 minutes. For international travel, Bristol airport, one of the UK's largest regional airports, is just 31 miles away.



Distances represent quickest routes by road. Information from Google Maps. Information correct at time of print.



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