THE OLD POTTERY

HORTON | SOMERSET

SUMMERFIELD HOMES

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Welcome...

The Old Pottery is situated in the quaint village of Horton, Somerset, on the slopes of the Blackdown Hills, and offers charming countryside living, rich in history and natural beauty.

This select development comprises 9 contemporary and traditionally built 3, 4 and 5 bedroom homes, built to a high specification incorporating energy efficient innovations.

Plot 6 The Milborne

The Five Dials Inn, Horton

Location

Horton is a charming village nestled in the picturesque Somerset countryside, to the west of Ilminster, and south east of Taunton. Surrounded by countryside, the location lends itself to a rural lifestyle with access to scenic walking trails and cycle routes and is just a short drive from the Blackdown Hills, a designated Area of Outstanding Natural Beauty.

The village has a blend of traditional Somerset village character and modern properties and fosters a vibrant community spirit. Local amenities include a medical centre and Horton Post Office and Village Store.

At the heart of the village is the long-established Broadway and Horton Cricket Club, and the village hall, located on Broadway Hill, hosts a variety of community events. There is also a mix of local clubs and societies in the area. The highly-regarded Five Dials Inn, a traditional country pub, offers charm, character, and a warm, welcoming atmosphere, and the historic St. Peter's Church dates back to the 12th century, adding to the village's deep-rooted heritage.

The baby and toddler group is situated in the in the village and the local primary school is in the neighbouring village of Broadway and serves the combined villages of Broadway and Horton.

Horton Village Hall, Horton

St. Peter's Church, Horton

Post Office, Horton

On your doorstep

Offering the perfect balance of rural charm and accessibility, The Old Pottery is situated approximately 3.2 miles from the historic market town of Ilminster, offering everyday amenities, including independent shops, supermarkets, cafes and restaurants. Ilminster and its surrounding villages are served by a variety of schools, ranging from pre-school and primary to secondary education.

The county town of Taunton is approximately 10.3 miles away, providing extensive retail, independent and private schooling, cultural attractions such as the Brewhouse Theatre, and is also home to the Somerset County Cricket Club.

Within Reach

Ilminster	c. 3.2 Miles
M5 Junction 25	c. 9.3 Miles
Taunton Town Centre	c. 10.3 Miles
Taunton Train Station	c. 11.3 Miles
Yeovil	c. 17.6 Miles
Exeter	c. 31.3 Miles
Bristol Airport	c. 42.4 Miles

Market House, Ilminster

Somerset County Cricket Club, Taunton

Site Plan

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3 Bedroom Homes

- The Shapwick
  Plots: 2 & 3

4 Bedroom Homes

- The Burtle
  Plot: 1, 7 & 9
- The Ruishton
  Plots: 4 & 5
- The Milborne
  Plot: 6

5 Bedroom Home

- The Hemington
  Plot: 8

This site plan is for illustrative purposes only, and the actual site layout may vary. Whilst it is always our intention to build in accordance with this plan, there may be occasions where boundaries need to change as the development proceeds. Please check the details of your chosen home with our sales representatives at the point of reservation.

From the M5 – coming from the North: Leave at Junction 25 and take the A358, signposted Yeovil. Stay on the A358 until Southfields Roundabout (9 miles). Take the fourth exit, signposted A358 Horton and continue on this road for 1 mile. Turn right, signposted Horton. Go past The Five Dials Inn and turn left onto Pottery Road. Turn left onto Shave Lane and follow this road until you get to the development which will be on your right.

From the South: Take the A358 from Chard for 2 miles. Turn left onto Stibbear Lane, signposted Crock Street Barley Hill. Follow this road for 1 mile, then turn right signposted Horton. Continue on this road for 1/2 mile to then turn right onto Shave Lane. Follow this road down and the development will be on your right.

For satellite navigation purposes use TA19 9QP or what3words: resemble.newer.rival

The photographs contained within this brochure are of a previous Summerfield development. The specification of The Old Pottery will differ from that of other developments.

SUMMERFIELD HOMES

Health & Safety

Your safety is of the utmost importance to us, and hence we have produced the following guidelines which comply with the current Health & Safety Legislation:

i. Please only use designated car parking spaces and visit our site sales office first. Please avoid parking outside any neighbouring properties

ii. You MUST always be accompanied by a representative of Summerfield Homes anywhere on site outside of the sales area.

iii. Appropriate personal protective equipment MUST be worn at all times whilst visiting the construction site

iv. Access cannot be given to areas where scaffolding is in place.

v. Please wear appropriate footwear when visiting the site, as footpaths and grounds may be uneven or unfinished.

vi. Please note that there may be construction vehicles moving around the site; you must ensure that you follow the clearly defined pedestrian footpaths at all times.

vii. Please note that children are not allowed on site at any time.

Floor Plans & Dimensions

We have provided floor plans as part of this brochure to show the approximate dimensions of the properties on this site. The dimensions may vary as each property is built individually, and precise internal finishes may vary during the course of construction.

Elevations and Internal Finishes

Artist's Impressions, Site Plans, Floor Plans and CGI's have been used to represent the houses to be built on this site. The colours and finish of the various external elevations may vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image), and some may be detached, semi-detached or terraced. The area surrounding each property may also differ from that shown. The specification may also be subject to change and/or availability. Please be sure to check with the Summerfield Homes Sales Representative for details of the finishes relating to your chosen property at the time of reservation.

All information in this brochure was correct at the time of printing.

Creating outstanding homes for life

Summerfield Homes is an established local property developer originally formed in 1987. The company evolved from a family-run construction business that was founded in 1823.

Today, Summerfield Homes has a longstanding reputation for building and selling quality new homes throughout the South West.

Each property is built using the latest construction techniques and is carefully designed to incorporate a style typical of the local area with character features and individual finishes.

All Summerfield Homes are built using traditional construction methods of brick and block work and come with a 10-year National House Builders Council (NHBC) warranty.

What our customers say about us

1. If you want a great house, buy a Summerfield home
2. If you want excellent customer care from reservation to completion, buy a Summerfield home
3. If you want to buy a house from a family firm that cares about its customers, buy a Summerfield home
4. If you want a high specification finish to your new home - buy a Summerfield home

We did and now we live in a Summerfield home

Mr and Mrs K, Blackdown Meadow | Wellington

A customer journey to be proud of

We are proud of the reputation Summerfield Homes has earned for constructing homes of the highest quality throughout the South West for over 30 years.

Your new home will undergo a series of inspections before we are ready to hand it over to you. Building Control inspections and inspections by our Home Warranty provider are complemented by our own rigorous checks. This will ensure that the standard of finish meets the standards you and we would expect.

Our Customer Care Department continues our commitment for two years after completing your purchase.

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Your NHBC Warranty Explained

What is NHBC Buildmark?

Buying a home is typically the largest investment people make, and Buildmark provides warranty and insurance protection to newly built or converted homes. Cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date.

Why do I need Buildmark for my new home?

If you are buying a newly-built home, you will need cover such as Buildmark in order to secure a mortgage and release funds. Buying a property with Buildmark cover will reassure you that you will have protection if problems arise in the future.

Information correct at time of printing and taken from:
https://www.nhbc.co.uk/homeowners/guidance/frequently-asked-questions

NHBC
Registered

The Consumer Code For Home Builders

What is the Consumer Code?

The Consumer Code for home builders was introduced on the 1st April 2010. It was developed by the home-building industry to make the home buying process fairer and more transparent for purchasers.

It covers the entire home buying process, from pre-contract information and reservation agreements to our after-sales Customer Care and dispute resolution.

We are registered with the NHBC, the leading home warranty and insurance provider for UK house building and recognise the Consumer Code.

We believe in making your home buying journey with us fair and transparent.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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