



# Somerbrook

GREAT SOMERFORD, WILTSHIRE



A COLLECTION OF DISTINCTIVE TWO, THREE, FOUR AND FIVE  
BEDROOMED HOMES IN THE VILLAGE OF GREAT SOMERFORD



STONEWOOD  
DISTINCTIVE NEW HOMES



DISCOVER LIFE AT

# SOMERBROOK

Stonewood Partnerships is proud to present Somerbrook, a community of 38 beautifully-designed two, three, four and five-bedroomed homes.



Somerbrook

GREAT SOMERFORD, WILTSHIRE





## IDEAL FOR MODERN LIVING

We invite you to make your home on this stunning stretch of countryside alongside ancient farmland that has been worked since the 1500s. As you venture along the approach road into the development, flanked by handsomely restored farm buildings, you'll be stepping into an idyllic rural setting that has been home to generations of farming families.

These distinctive village-style homes are traditional in feel, yet modern in design with an abundance of light and flexible space; ideal for modern living.

The neighbourhood has been sensitively designed to mirror those in the nearby village of Great Somerford by reflecting the same traditional exterior finishes – stone, red brick and premium quality roughcast render. You'll also find the same eclectic mix of chimneys.

Each home is surrounded by open spaces and has glorious views over countryside along with designated parking.





NATURE ALL AROUND YOU

## THE AVON RIVER

Nature is all around Somerbrook. The River Avon, home to kingfishers, egrets and trout, meanders lazily around the eastern edge of the development. Deer can often be seen in the open fields surrounding the community.

Anglers can try their luck in the River Avon, where the mayfly season each May gets the trout biting, or at the beautiful Great Somerford Lakes, where members can fish three splendid former quarries for carp, tench and roach.



1. FOOTBRIDGE  
Avon river, Great Somerford

2. THE VOLUNTEER INN

3. DESIGNER OUTLET  
Swindon

4/5. CHURCH OF ST PETER & ST PAUL  
(12th century Grade I listed)

6. JUBILEE GARDEN ALLOTMENTS  
(Free Gardens)





## SOMERBROOK

## SITE PLAN &amp; AREA



## HOUSE STYLE &amp; EXTERNAL FINISH

## ● THE KNAPP

3 Bedroom

PLOTS 22 &amp; 23

Semi Detached in Render

PLOTS 24, 25 &amp; 26

Terrace in Brick

PLOTS 31 &amp; 32

Semi Detached in Stone

PLOT 33

Detached in Render

## ● THE ALDRIDGE

4 Bedroom Terrace

PLOTS 27

Terrace in Brick

PLOTS 28 &amp; 29

Terrace in Stone

PLOT 30

Terrace in Render

## ● THE HENDON

4 Bedroom Detached

PLOTS 4, 20 &amp; 21

Detached in Stone

PLOTS 1, 3, 11, 15 &amp; 35

Detached in Brick

PLOT 3

Detached in Render

PLOTS 9 &amp; 10

Semi Detached in Stone

PLOTS 17 &amp; 18

Semi Detached in Render

## ● THE HARRINGTON

5 Bedroom Detached

PLOTS 16, 19 &amp; 34

Detached in Stone

## AFFORDABLE HOMES

## ● THE FORD

2 Bedroom Home

PLOTS 5, 6, 7, 8, 14, 37 &amp; 38

## ● THE LEIGH

3 Bedroom Home

PLOTS 12, 13 &amp; 36



ROAM IF YOU WANT TO...

## WESTONBIRT ARBORETUM

An ideal strolling and dog walking spot all year round but particularly in the autumn when it provides a breathtaking riot of colour.

### THE LOCAL AREA

The development borders the thriving village of Great Somerford, first recorded in the Domesday Book of 1086.

Cycle paths from Somerbrook into the village lead to the popular primary school, the busy village shop and Post Office and the handsome 19th century Volunteer Inn, which is owned by Wiltshire brewer Arkell's. The village also boasts the beautiful 12th century Grade I listed Church of St Peter and St Paul, a lively community hub that welcomes worshippers and non-worshippers to a wide range of events.

The village is the home of Britain's first allotments - given to the parish by King George III in 1809.

The whole village comes together each August for the Somerford Show. This colourful celebration of country life that is now in its 125th year, includes horses, flowers, dogs and good food. Twice a year, in July and October, top class horse riders compete at the Dauntsey Park Horse Trials on the edge of the village.

All around Somerbrook there are family days out to enjoy. Just 11 miles down the road at the stunning Cotswold Water Park you can stroll around 170 lakes made from former gravel pits.

The park is a haven for wildlife with more than 20,000 wintering waterbirds and 21,000 gulls making their way there every

year. The lakes are also home to hordes of breeding warblers, nightingales and plovers plus otters, voles and shrews, while the fertile meadows are perfect for bees, butterflies and rare orchids.

The park is also a vibrant hub for watersports including kayaking, water-skiing, canoeing, inflatable rides and swimming. The Cotswold Country Park and Beach even has its own stretch of golden sand for sunny days.

Swindon's magnificent railway heritage provides hours of fascinating entertainment just 14 miles along the M4. The STEAM museum, housed in a former Great Western Railway building, tells the story of how Isambard Kingdom Brunel changed the town forever when he brought the railway works to Swindon. With amazing exhibits, awesome steam engines and interactive exhibitions, the incredible history is brought vividly to life.

The old railway works are also home to Swindon's hugely popular Designer Outlet shopping village, which attracts visitors from all over the world. There are more than 100 stores nestling amid the historic machinery, boasting brands including Hugo Boss, Jaeger, John Lewis, Lacoste, Ted Baker and Tommy Hilfiger.

There are also half a dozen casual dining restaurants, play areas and regular fashion events.



ON YOUR DOORSTEP

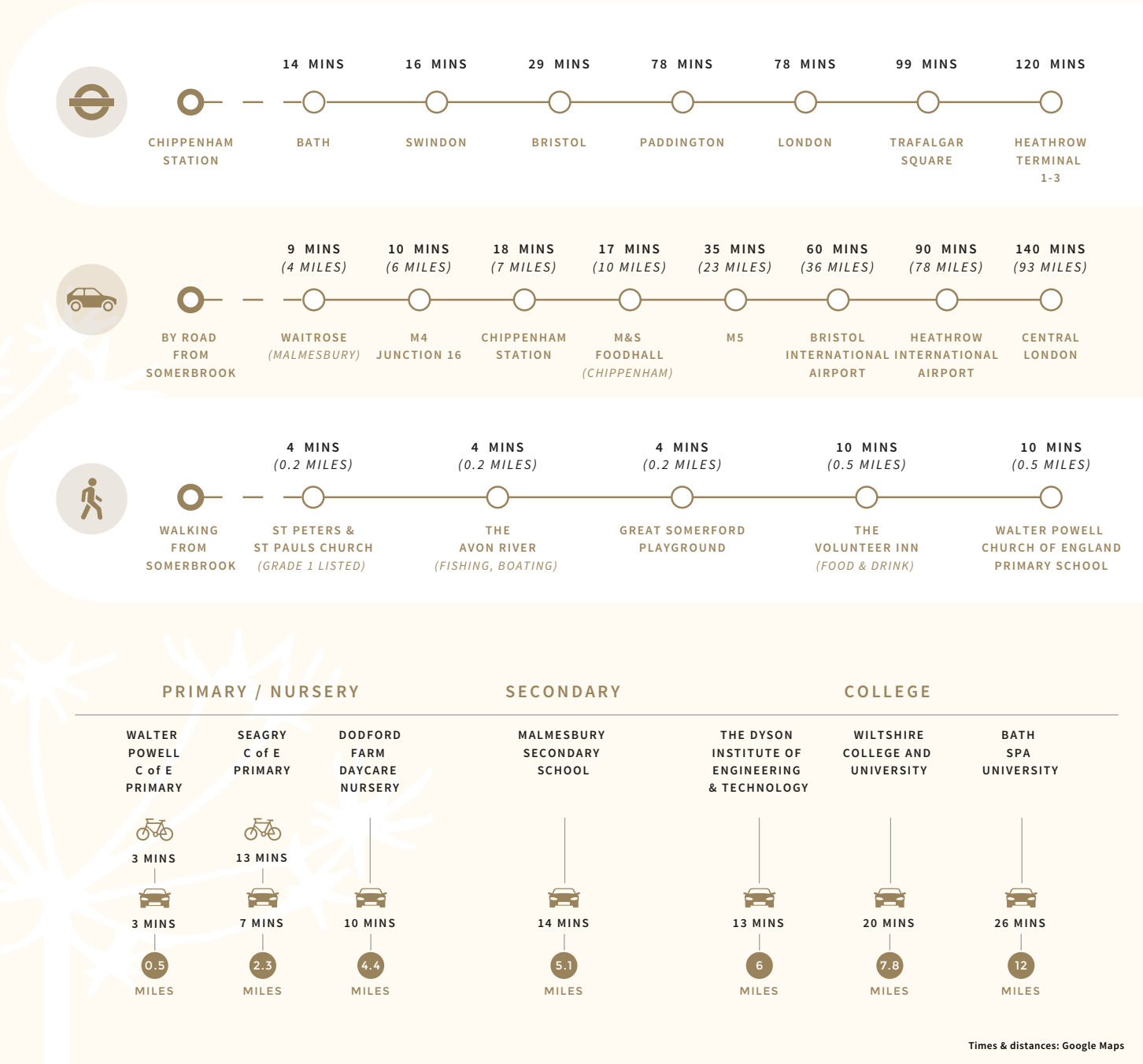
Somerbrook is just seven miles from the fast railway line to London at Chippenham, 12 miles from the station at Kemble, is just ten minutes drive from Junction 16 of the M4 and 35 minutes from the M5.

The beautiful market town of Malmesbury, home to a secondary school, a magnificent 12th century abbey, pubs, independent shops and two big supermarkets, is just ten minutes drive. The historic Roman town of Cirencester is just half an hour away. There are many shops, pubs and restaurants to explore in this delightful Cotswold gem.

The community is spoiled for country walks and just a few minutes away is the world-famous Westonbirt Arboretum, an ideal strolling and dog walking spot all year round but particularly in the autumn when it provides a breathtaking riot of colour.

There are plenty of opportunities for cyclists to enjoy the great outdoors. Just a few minutes to the north of the development, at Somerford common, is a 35-mile section of the Wiltshire Cycleway, which runs from Malmesbury to Great Bedwyn near Marlborough.

Golfers have fabulous courses at nearby Brinkworth, Castle Combe, Chippenham, Westonbirt and Bowood.







THE  
KNAPP

3 BEDROOM HOME

Ground Floor

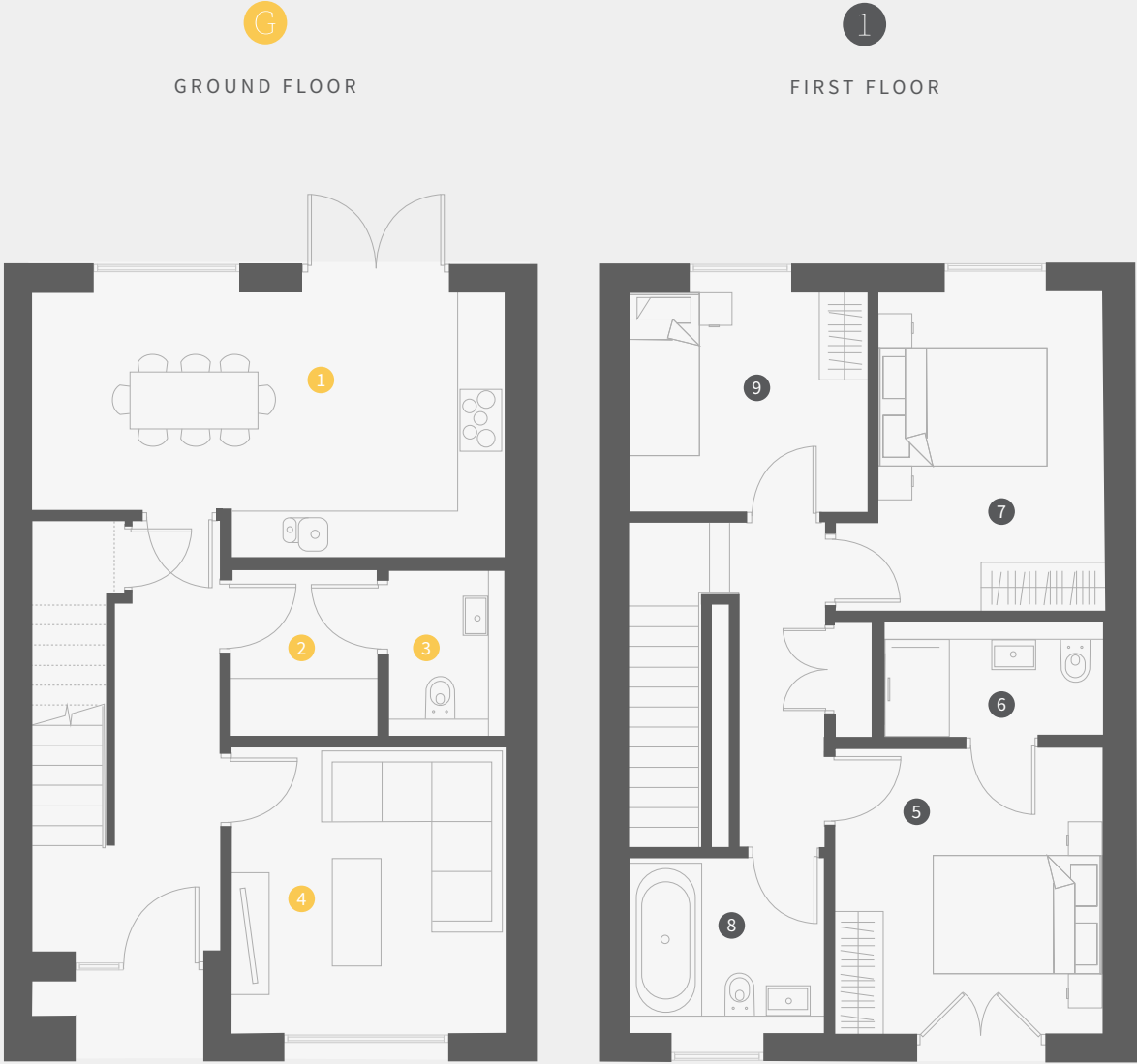
- 1. KITCHEN / FAMILY  
6m x 3.3m
- 2. UTILITY  
1.8m x 2.1m
- 3. WC  
1.5m x 2.1m
- 4. LIVING ROOM  
3.5m x 3.6m

First Floor

- 5. MASTER BEDROOM  
3.4m x 3.6m
- 6. ENSUITE  
2.8m x 1.5m
- 7. BEDROOM 2  
2.9m x 3.9m
- 8. BATHROOM  
2.5m x 2.2m
- 9. BEDROOM 3  
2.9m x 2.8m

EXTERNAL FINISHES

- COURSE  
ROUGHCAST
- TUMBLER  
BEKSTONE
- WEINBERGER  
HERITAGE BRICK







# THE ALDRIDGE

## 4 BEDROOM HOME

### Ground Floor

1. **KITCHEN / FAMILY**  
4.3m x 6.2m
2. **UTILITY**  
1.8m x 2.6m
3. **WC**  
1.7m x 1.8m
4. **LIVING ROOM**  
3.6m x 4.4m
5. **GARAGE**  
3.1m x 6.4m

### First Floor

6. **MASTER BEDROOM**  
3.6m x 4.4m
7. **ENSUITE**  
1.3m x 2.4m
8. **BEDROOM 2**  
3.6m x 4.4m
9. **BATHROOM**  
2.1m x 2.5m
10. **BEDROOM 3**  
2.5m x 3.3m
11. **BEDROOM 4**  
2.5m x 3.3m

### EXTERNAL FINISHES

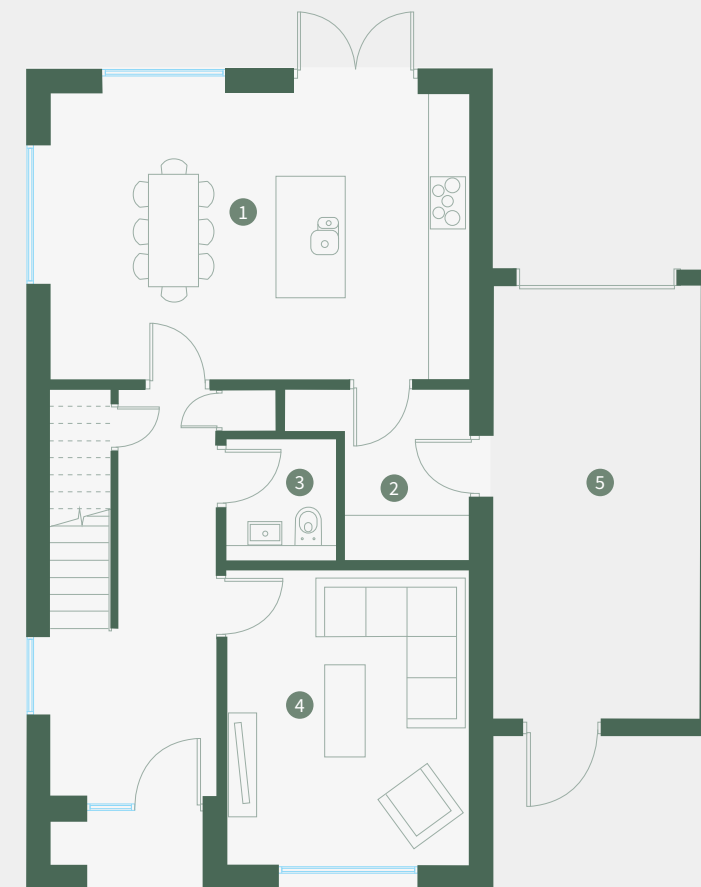
COURSE  
ROUGHCAST

TUMBLER  
BEKSTONE

WEINBERGER  
HERITAGE BRICK

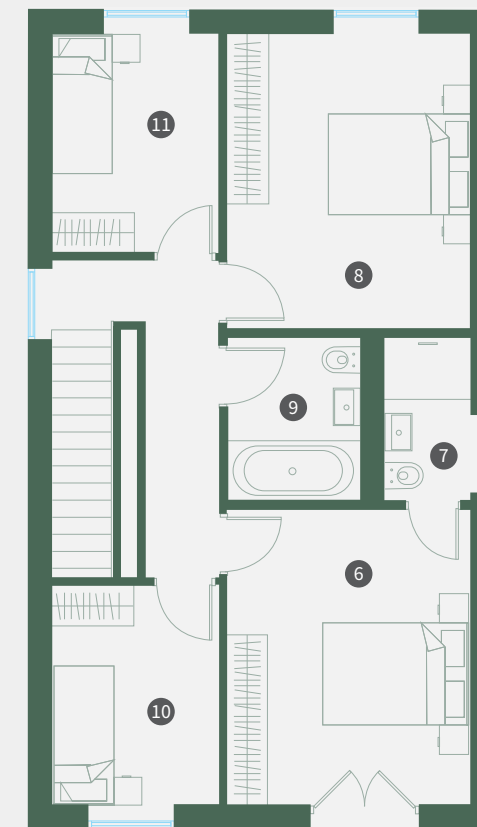
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### GROUND FLOOR



1

### FIRST FLOOR











# THE HENDON

4 BEDROOM HOME

Ground Floor

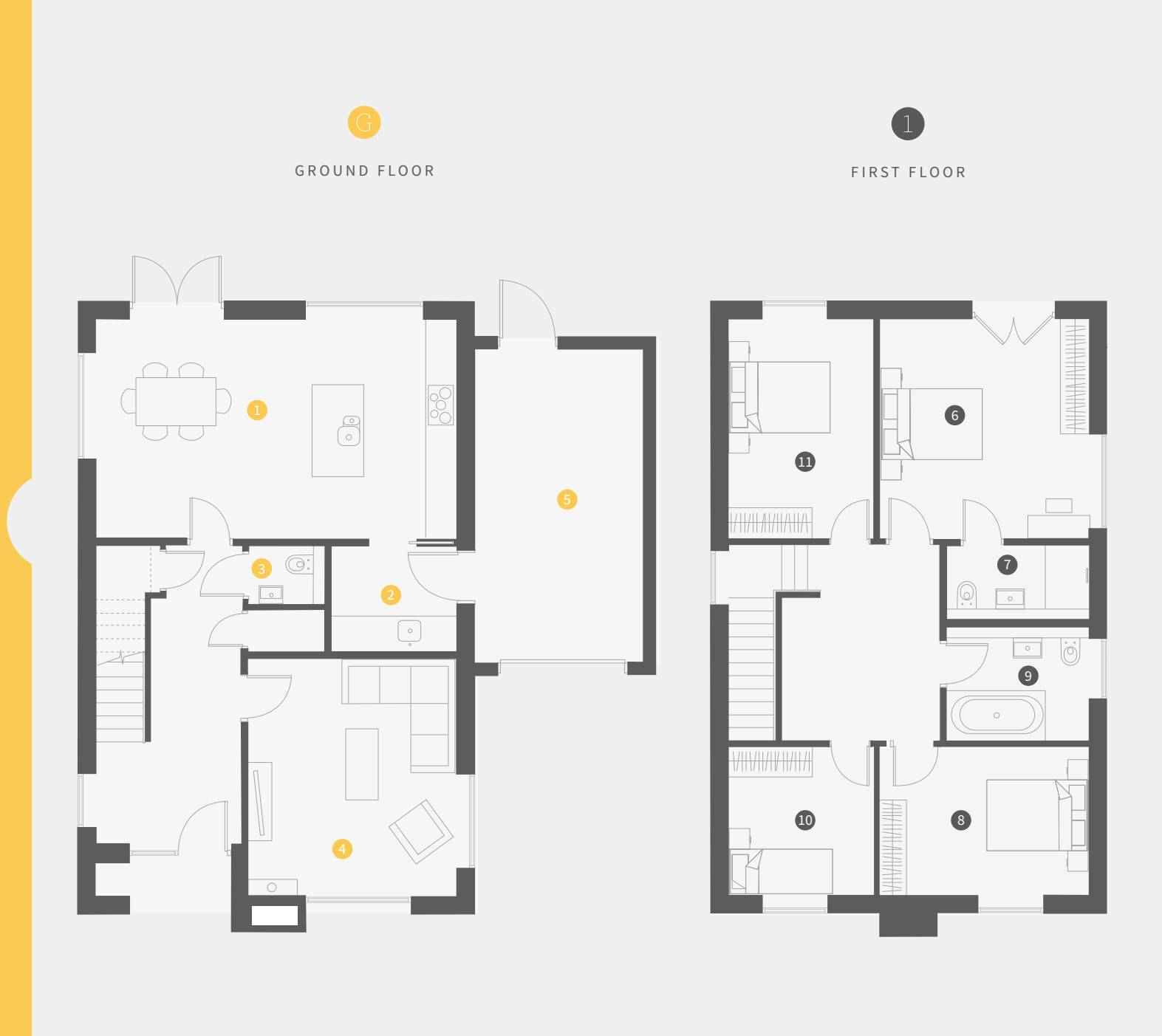
- 1. KITCHEN / FAMILY  
7.0m x 4.2m
- 2. UTILITY  
2.4m x 2.1m
- 3. WC  
1.5m x 1.1m
- 4. LIVING ROOM  
4.1m x 4.6m
- 5. GARAGE  
3.1m x 6.1m

First Floor

- 6. MASTER BEDROOM  
4.1m x 4.3m
- 7. ENSUITE  
2.8m x 1.5m
- 8. BEDROOM 2  
4.1m x 2.9m
- 9. BATHROOM  
2.8m x 2.2m
- 10. BEDROOM 3  
2.8m x 4.3m
- 11. BEDROOM 4  
2.8m x 2.9m

EXTERNAL FINISHES

- COURSE  
ROUGHCAST
- TUMBLER  
BEASTONE
- WEINBERGER  
HERITAGE BRICK







# THE HARRINGTON

## 5 BEDROOM HOME

### Ground Floor

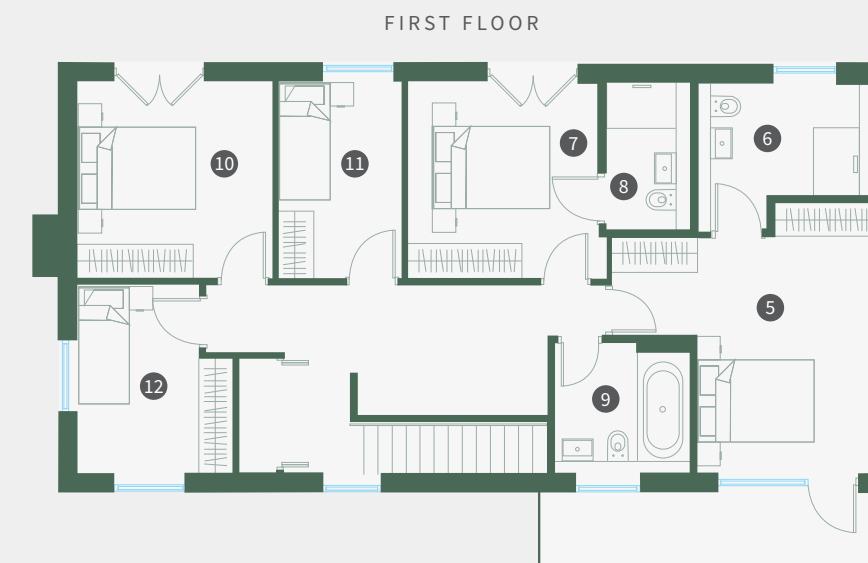
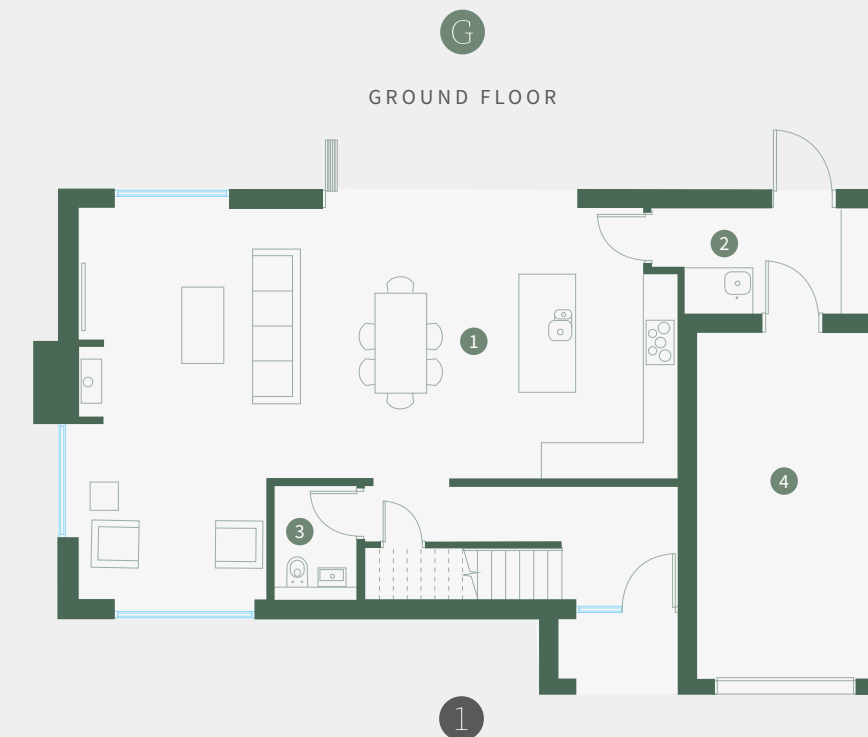
1. **KITCHEN / LIVING ROOM**  
10.7m x 7.0m
2. **UTILITY**  
3.9m x 1.9m
3. **WC**  
1.9m x 2.1m
4. **GARAGE**  
3.2m x 6.2m

### First Floor

5. **MASTER BEDROOM**  
3.2m x 4.7m
6. **ENSUITE**  
3.2m x 2.0m
7. **BEDROOM 2**  
3.5m x 3.5m
8. **ENSUITE**  
2.5m x 2.6m
9. **BATHROOM**  
2.5m x 2.4m
10. **BEDROOM 3**  
2.3m x 3.5m
11. **BEDROOM 4**  
3.5m x 3.5m
12. **BEDROOM 5**  
2.8m x 3.4m

### EXTERNAL FINISHES

TUMBLED  
BEKSTONE







CONTEMPORARY  
LIVING

and

ELEGANT  
FINISHES

A BRIEF SUMMARY OF KEY FEATURES  
& SPECIFICATION AT SOMERBROOK

*Further information is available from one of the Stonewood team members*



**KITCHEN**

- ☉ Choice of fitted Masterclass kitchen by Sigma3
- ☉ Choice of silestone worktop and special upstand
- ☉ Under wall unit LED lighting and special features include drawer inserts, integrated bin pull-outs, large pan drawers
- ☉ Undermount stainless steel sink with brushed steel mixer tap
- ☉ A range of integrated appliances

to include:

- Fridge/Freezer
- Induction hob
- Extractor fan
- Multifunction eye level double oven
- Dishwasher
- Wine cooler

**UTILITY**

- ☉ Plumbing and space for washing machine and tumble dryer
- ☉ Sink *(where indicated on floor plans)*

**INTERIOR FINISHES**

- ☉ Engineered oak flooring throughout ground floor
- ☉ Carpet to landing and bedrooms
- ☉ White woodwork
- ☉ Brushed stainless steel ironmongery

**BATHROOM / EN-SUITE**

- ☉ Contemporary wall-hung Villeroy and Boch white sanitary ware
- ☉ Chrome mixer tap

- ☉ Concealed wall mounted chrome thermostatic shower with additional hand held shower head to cubicle
- ☉ Adjustable height shower mixer fitted above bath
- ☉ Porcelanosa wall and floor tiling
- ☉ Low level shower tray
- ☉ Clear glazed shower screen
- ☉ Heated towel rails

**HEATING & HOT WATER**

- ☉ Underfloor heating throughout ground floor
- ☉ Efficient boiler
- ☉ Contemporary style radiators to first floor
- ☉ Thermostatic control, WiFi enabled

**ELECTRICAL FITTINGS**

- ☉ USB point to living space and bedrooms

- ☉ White low profile sockets and switches
- ☉ Shower socket to bathroom and en-suite
- ☉ TV point to living room and master bedroom *(future ready for Sky connection)*
- ☉ Mixture of LED lighting and pendants
- ☉ Contemporary style radiators to first floor
- ☉ Thermostatic control, WiFi enabled
- ☉ Network cabling to lounge, master bedroom and study *(where applicable)*

**SECURITY**

- ☉ Multi-point locking doors that meet Secure by Design standards
- ☉ Smoke and heat detectors

**EXTERNAL FINISHES**

- ☉ Landscaped front gardens with feature plants and lawned areas to rear
- ☉ Slabs to pathways and patios
- ☉ Up and over garage doors, light, power and internal door *(as indicated on floor plans)*

☉ External tap

- ☉ PIR light to front entrance
- ☉ Aluminium powder coated windows with wood frames internally

**PEACE of MIND**

- ☉ 12 year structural warranty



COMMUNITY

Room to breathe and open communal and recreational spaces are the hallmark of our developments.

Our mix of house sizes, combined with easy access and sympathetic design result in attractive, aspirational neighbourhoods.

CREATIVITY

Our 45 years of design and construction experience are poured into the painstaking process of creating light, airy, spacious and welcoming homes that meet the demands of contemporary living without compromising on style.

CRAFTSMANSHIP

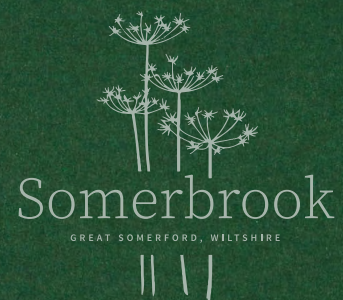
Our exacting standards ensure every home is beautifully finished with top quality materials by our award-winning builders.

We only employ the best qualified professionals whose pride in their work matches our ambition.



**DISCLAIMER:** These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty. **Design & CGI by Urban 3D. [www.propertybrochure.com](http://www.propertybrochure.com)**





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