



TREGENNA

GROUP

GRANGE MEADOW PHASE 2

GRANGE MEADOW – Phase 2

Our exclusive Grange Meadow development is nestled at the foothills of Exmoor National Park in West Somerset, situated in the small village of Carhampton. This boutique development features only 7 properties in total and perfectly defines timeless, elegant style with sustainable, contemporary features.

Locally the area boasts some of the best places to visit in Somerset, including the medieval village of Dunster, host to the famous castle and award-winning eateries; the ancient harbour town of Watchet and the breath-taking coast of the South-West.



THE HOUSES

Phase 2 of The Grange Meadow development comprises three high-end, detached 4-bedroom houses built of traditional block construction, with rendered and stone elevations under a Marley tile roof. The properties benefit from an enlarged single detached garage, larger than average south facing gardens, limestone paved terrace areas, laid to lawn with shrub and close board fence borders.

The accommodation comprises in brief: entrance hall with stairs rising to the first floor and doors to all principal rooms - large kitchen/dining room with contemporary kitchen and bi-folding doors to the rear garden; double doors leading into the living room with a triple aspect bi-folding doors to the rear garden; utility room with space and plumbing for washing machine, space for condensing dryer and door to the rear; bathroom comprising a white suite; lounge/study with an aspect to the rear.

To the first floor there are 4 double bedrooms: the master bedroom benefits from an en-suite shower room and dressing room, along with a 'wow-factor' apex window, taking in the stunning countryside views, with some properties boasting a sea view; bedrooms 2 and 3 with an aspect to the front; bedroom 4 with an aspect to the rear; family bathroom with a white suite comprising panelled bath, large walk-in shower, low level WC and wall mounted basin.



SPECIFICATION

Kitchen

- Contemporary kitchen with handleless units and soft close runners
- AEG single oven, combi-microwave, induction hob
- Integrated fridge freezer and dishwasher
- Stainless steel one and half bowl undercounter sink with a chrome monobloc mixer tap
- LED lighting throughout including under unit lighting
- Silstone worktop

Heating

- Daikin high-performance air-source heat pump for heating and water
- Underfloor heating throughout ground floor with Wi-Fi enabled touch screen

Bathroom & Ensuite

- Contemporary bathroom suites with back-to-wall WC & wall mounted designer basins with elegant chrome bottle-traps
- Wall mounted thermostatic bath filler mixer tap with independent hair wash shower fitting to bath
- Luxury walk-in shower enclosures with glass screen, contemporary shower valves, multifunction shower head on variable riser & large overhead secondary shower head
- Multi-panel bathroom wall panels

Electrical

- Ceiling mounted smoke and heat detectors
- Telephone and TV points in relevant rooms

Internal finishes

- Contemporary oak doors with chrome lever handles
- Woodwork finished in satin wood
- Walls and ceilings finished in Dulux contract white
- High-performance insulation to achieve low energy demands
- Oak staircase with glass balustrade
- OGEE skirting & architraves throughout

External Finishes

- Front entrance door with high security locking mechanism
- Fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and electric power points
- Low maintenance high quality uPVC double glazed windows and sliding bi-fold doors finished in grey
- Electric garage doors fully insulated with draught seals and two radio remote controls
- Limestone paved terrace area

SITE PLAN

Plot 2

4 bed two storey detached house with enlarged single garage

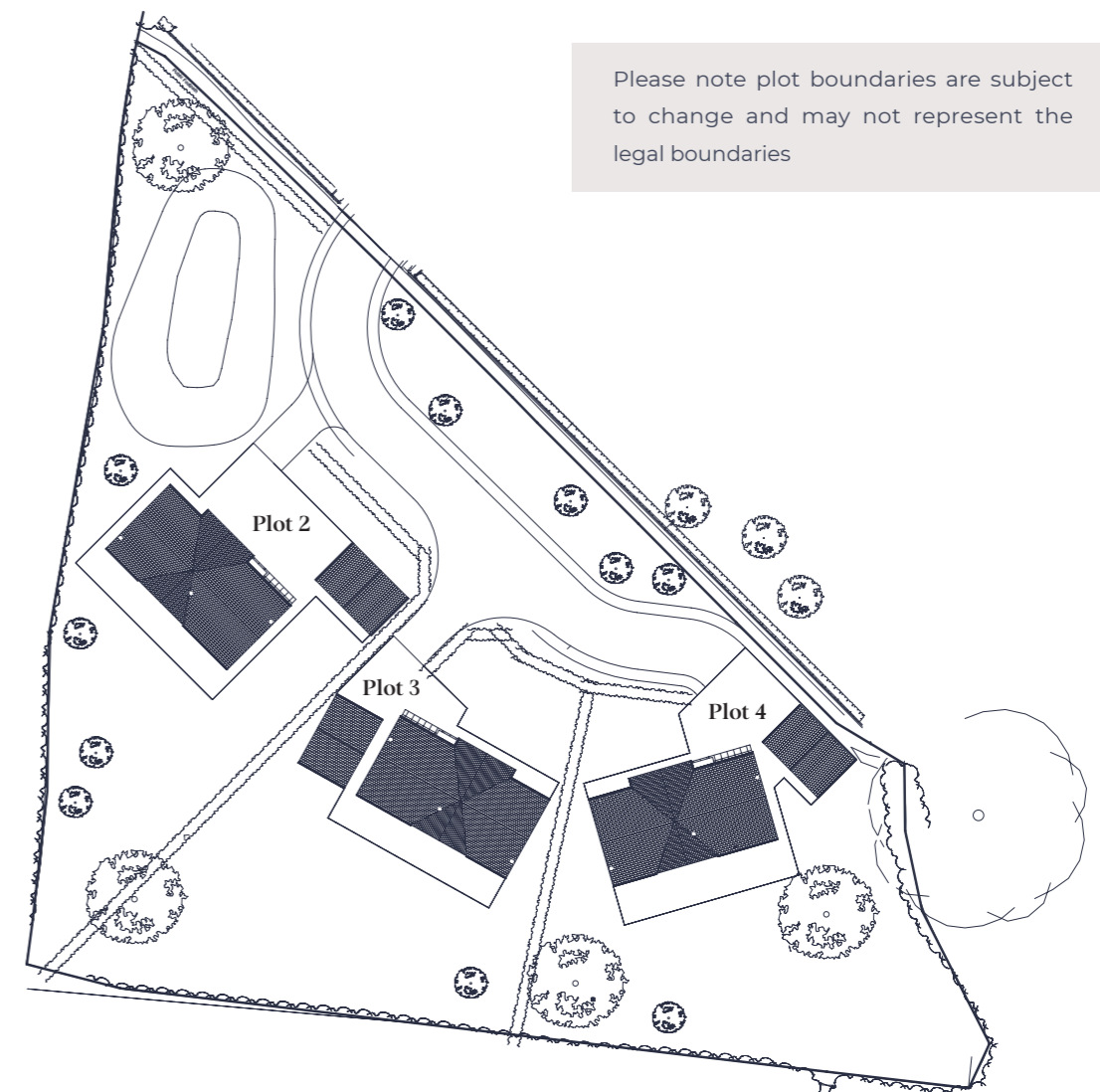
Plot 3 - Sold subject to contract

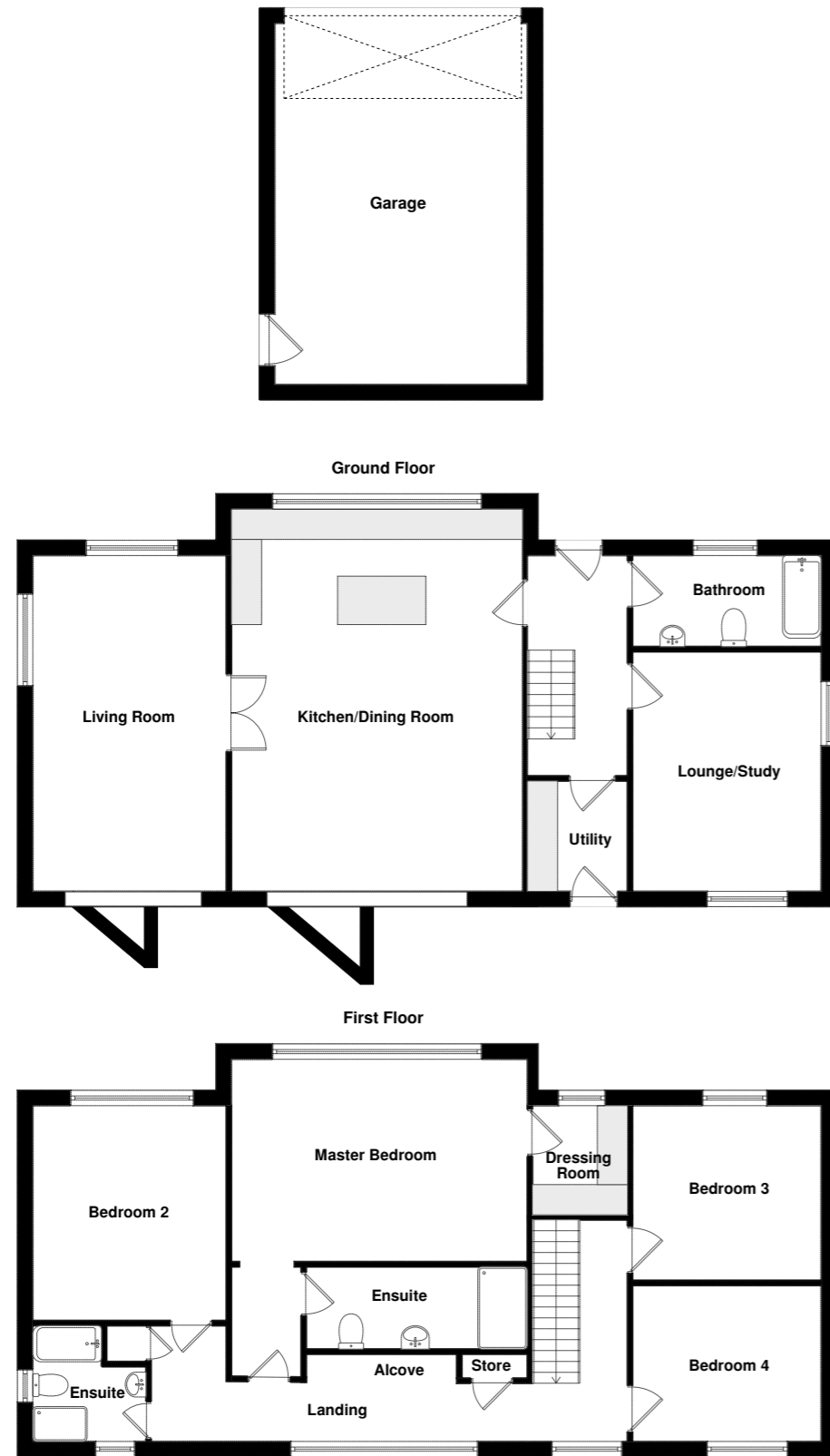
4 bed two storey detached house with enlarged single garage

Plot 4

4 bed two storey detached house with enlarged single garage

Please note plot boundaries are subject to change and may not represent the legal boundaries





PLOT 2, 3 & 4

Plot 3 - Sold subject to contract

Floor Plan

Lounge/Study	4.9m x 3.1m	Master Bedroom	3.6m x 4.4m
Bathroom	1.7m x 3.1m	En-suite	1.8m x 3.2m
Utility	2.2m x 2.2m	Bedroom 2	3.8m x 4.0m
Kitchen/Dining Room	7.6m x 4.5m	Bedroom 3	3.5m x 3.3m
Living Room	6.8m x 4.0m	Bedroom 4	3.2m x 3.3m
		Bathroom	2.8m x 2.5m

Total: 259 m² (2787 ft²) including 29 m² (312 ft²) garage

*Dimensions and specifications are preliminary and subject to change.



CONTACT

If you would like to learn more about this development or to arrange a viewing please get in touch admin@tregennagroup.com

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