

Kingsbury
GARDENS
MILBORNE
PORT



A beautiful collection of 3 & 4 bedroom homes

ēlan
HOMES

Homes you'll love inside out



Homes you'll love inside out

Everything in one location

Milborne Port is a classic Somerset village, surrounded by stunning countryside as far as the eye can see. An enviable place to call home, the village has a wealth of local clubs and societies, reflecting the active and inclusive community spirit that makes it such a popular and pleasurable location in which to raise a family.

GOING OUT

There is always something happening in the village, with the Village Hall home to everything from photography to Zumba, badminton to Bushido martial arts. The hall also hosts regular shows from Milborne Port Opera.

There are a number of friendly pubs around the area, including the Gainsborough Arms, Kings Arms, Queens Head and the Tippling Philosopher. For authentic country house dining visit Plumber Manor, or head to nearby Sherborne for a selection of excellent restaurants.



TRANSPORT

Milborne Port lies just off the main A30 trunk road, just three miles east of Sherborne, with Yeovil beyond, just eight miles away. Bristol to the north, Salisbury to the east, Bournemouth to the south and Taunton to the west are all around 40 miles away.

Direct trains from Sherborne station will have you in the heart of London in just two and a quarter hours, with Exeter just an hour and ten minutes away and Salisbury even closer at just over 40 minutes. For travelling further afield, both Bristol and Exeter airports are within easy reach.

SHOPPING

The village has a good selection of traditional shops, including a butchers and the Coldharbour Village Stores. Nearby Stalbridge is home to the popular Dike and Son independent supermarket, while you'll find larger supermarkets in Sherborne along with a range of high street names, Yeovil offers the Quedams Shopping Centre, the Peel Centre and the out of town Houndstone Retail Park.

Milborne Port has a regular farmers market, where you can enjoy local fruit and veg, meat and dairy, fresh from the surrounding fields. There is also a traditional Michaelmas Market and Summer Fete, where you can taste the best of local seasonal produce and gifts.



SOMETHING DIFFERENT

When you live somewhere as idyllic as Milborne Port, a day away may be the last thing on your mind. But when you do feel like stretching your wings, you'll find the outdoor action of the New Forest, Dartmoor and Exmoor national parks all within easy driving distance for a great day out.

If you enjoy history, the Fleet Air Arm Museum is a great day out for all the family. Sherborne has not one but two castles to explore or you can step even further back in time with a trip to Stonehenge, just 40 miles away.






SPORT & LEISURE

Milborne Port has high quality facilities, including its own community swimming pool. There are also village cricket and football teams that both welcome new players and supporters. Nearby Sherborne is home to Sherborne Sports Centre and Oxley Sports Centre, both offering a wide range of courts and sports halls.

Golfers will enjoy the challenge of the short but devious course at Sherborne Golf Club, or you can play a unique nine holes within the jump track at Wincanton Racecourse, just ten miles away. Wincanton hosts a full programme of National Hunt horse racing, including key Cheltenham Gold Cup trials.

Kingsbury Gardens, Milborne Port

future development by others

-  The Fairford
3 bedroom detached home
-  The Fenwick
3 bedroom semi-detached home
-  The Harbourough
4 bedroom detached home
-  The Mylen
4 bedroom detached home
-  Affordable Housing





The Fairford



The Fenwick



The Harbourough



The Mylen

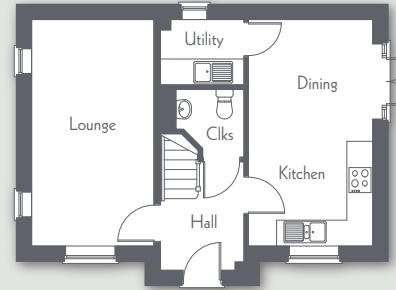
The Fairford

3 bedroom detached home



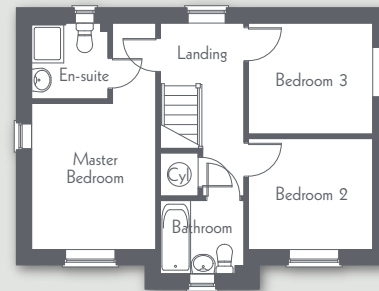
This impressive three bedroom home is ideal for a young family.

The ground floor offers a spacious lounge, an open plan kitchen/dining room with French doors leading to the garden, a separate utility room and a handy cloakroom. Upstairs you will find the master bedroom complete with en-suite, two further double bedrooms and a family bathroom.



GROUND FLOOR

	Metres	Feet/inches
Lounge	5.24m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.24m x 2.88m	17'3" x 9'5"
Utility	1.94m x 1.52m	6'4" x 5'0"
Cloakroom	1.57m* x 1.58m*	5'2"* x 5'2"*



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.39m x 2.88m	11'1" x 9'5"
En-suite	1.72m* x 1.77m*	5'8"* x 5'10"*
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m* x 1.70m	6'4"* x 5'7"

Total Area - 932sq ft

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

Homes you'll love inside out

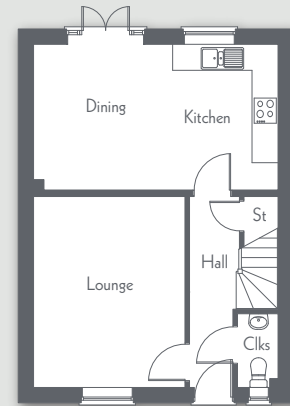
The Fenwick

3 bedroom semi-detached home



This stylish three bedroom home offers excellent accommodation over two floors.

The ground floor consists of a spacious lounge to the front of the house, an open plan kitchen/dining room with French doors leading to the garden plus a handy cloakroom. Upstairs is a master bedroom with an en-suite, a further double bedroom plus a flexible third bedroom, the family bathroom completes the home.



GROUND FLOOR

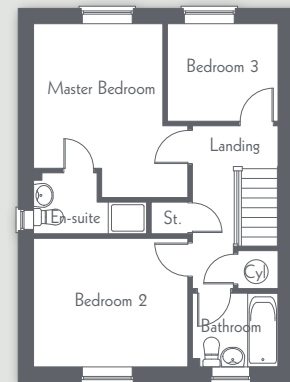
	Metres	Feet/inches
Lounge	4.40m x 3.49m	14'5" x 11'5"
Kitchen/Dining	5.64m x 3.36m	18'0" x 11'0"
Cloakroom	1.70m x 0.94m	5'7" x 3'1"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.01m x 2.98m	13'2" x 9'9"
En-suite	2.61m* x 1.41m*	8'7"* x 4'7"*
Bedroom 2	3.56m x 2.96m	11'8" x 9'9"
Bedroom 3	2.55m x 2.25m*	8'4" x 7'5"*
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 975sq ft

*Indicates maximum dimension.



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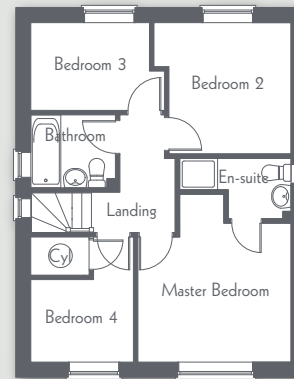
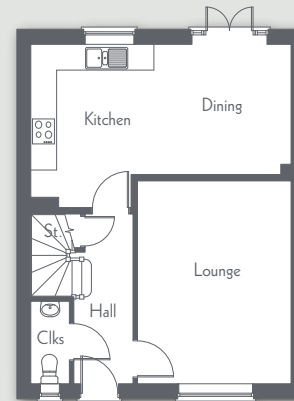
The Harbrough

4 bedroom detached home



This smart four bedroom home offers well planned accommodation throughout.

The ground floor consists of a spacious lounge, an open plan kitchen/dining room with French doors leading to the garden and a downstairs cloakroom. Upstairs on the first floor is the master bedroom with en-suite, plus three further bedrooms and a family bathroom.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.73m x 3.59m	15'6" x 11'9"
Kitchen/Dining	6.08m x 3.80m*	9'11" x 12'6"*
Cloakroom	1.92m x 0.90m	6'4" x 2'11"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.91m x 3.58m	12'10" x 11'9"
En-suite	2.60m* x 1.40m*	8'7"* x 4'7"*
Bedroom 2	3.20m* x 3.06m*	10'6"* x 10'0"*
Bedroom 3	3.12m x 2.04m	10'3" x 6'9"
Bedroom 4	2.40m* x 1.92m	7'10"* x 6'4"
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 1050sq ft

*Indicates maximum dimension.

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Homes you'll love inside out

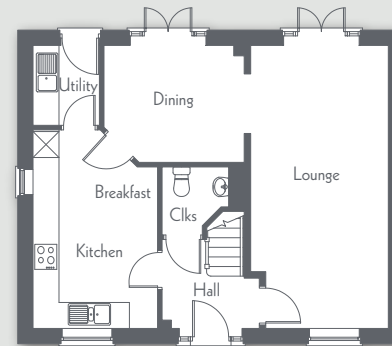
The Mylen

4 bedroom detached home



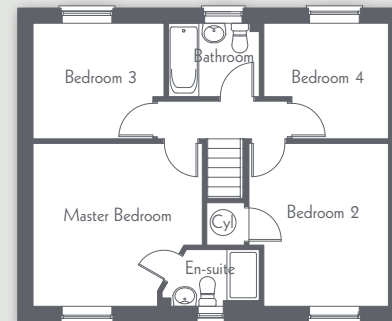
A beautiful four bedroom home offering light and airy accommodation.

On the ground floor the hallway leads you into a large lounge and through to a dining room, both boast French doors that lead out into the garden, a spacious kitchen/breakfast area, a handy utility and a cloakroom. Upstairs boasts the master bedroom with stylish en-suite, three further bedrooms and a family bathroom.



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.55m x 3.19m	21'6" x 10'5"
Dining	3.24m x 2.71m	10'6" x 8'11"
Kitchen/Breakfast	4.60m* x 2.88m	15'1"* x 9'6"
Utility	1.85m x 1.39m*	6'1" x 4'7"*
Cloakroom	1.58m* x 1.54m*	5'2"* x 5'1"*



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.92m* x 3.77m*	12'10"* x 12'4"*
En-suite	2.25m* x 1.31m*	7'5"* x 4'4"*
Bedroom 2	3.77m x 3.23m	12'4" x 10'7"
Bedroom 3	3.01m x 2.68m*	9'10" x 8'10"*
Bedroom 4	2.88m* x 2.68m*	9'6"* x 8'10"*
Bathroom	2.10m x 1.70m	6'11" x 5'7"

Total Area - 1175sq ft.

*Indicates maximum dimension.

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Specification

A carefully selected specification for Kingsbury Gardens by Elan Homes

Kitchen

- Choice of fitted kitchen units & doors*
- Choice of featured profile worktops with matching upstands*
- 4 burner gas hob and chimney hood
- Single built under oven
- Stainless steel splashback is provided to the area behind the hob
- Stainless steel 1½ bowl sink with chrome or mixer tap

Bathroom, Cloakroom & En-suite

- Contemporary Ideal Standard sanitary ware in white with stylish chrome fittings
- Choice of contemporary wall tiles*
- Thermostatic shower to en-suite with tiling to shower cubical only and half height to remaining walls and half height to bathroom main walls
- Shaver socket to the en-suite (where applicable)
- Recessed down lighters fitted to the bathroom and en-suite

Decorative and Internal Finish

- Smooth emulsion finish to walls in magnolia and to ceilings in white
- Internal 6 panel doors finished in brilliant white and featuring chrome door furniture
- Woodwork and skirting finished in brilliant white gloss

Electrical Installation

- Mains operated door bell and chime
- BT point fitted to the lounge or hallway (where applicable)
- TV point fitted to lounge, family room (where applicable) and master bedroom
- Recessed down lighters to the kitchen area, bathroom and en-suite
- Pendant light fittings to all the other rooms, all are supplied with energy efficient light bulbs
- Mains operated smoke detectors with battery backup fitted throughout the home
- External lighting to front

External Finish

- Landscaped front gardens
- Rear gardens enclosed by 1.8m high fencing

Energy Efficiency, Heating and Insulation

- High efficiency gas fired central heating system with thermostatically controlled radiators and twin zone
- Mains pressured hot water system with electronic programmer
- White PVCu double glazed windows
- Insulation levels installed to beyond NHBC standards

NHBC & Customer Care

- Homes are independently surveyed at various key stages of construction by the National House Building Council and their Inspectors who will issue their 10 year Warranty Certificate upon structural completion of the property
- Peace of mind with the dedicated 24-hour Customer Care from Elan Homes which is provided for the first 2 years

*Subject to build stage

Specification will vary plot to plot. Images are representative only and may include optional upgrades, please ask Sales Executive for detailed plans.

Our promise to you

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.

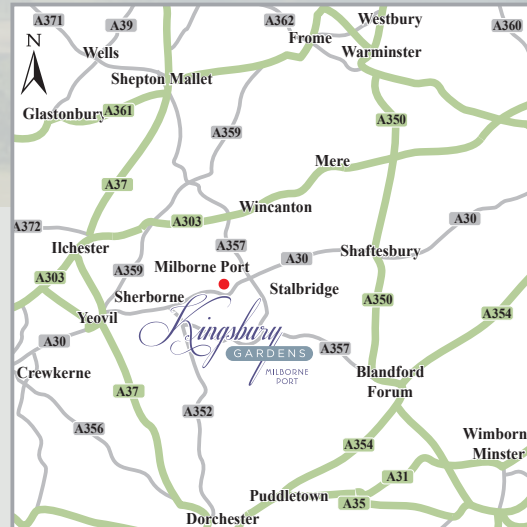


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal with any other pre-payments you make.
3. **We will assist** you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. **We will advise** you about the necessary health and safety precautions when visiting our developments.
5. **We will give** you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. **We will provide** you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. **We will ensure** you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. **We will listen** to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. **We will provide** you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.



Kingsbury

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Kingsbury Gardens

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