

Dancing Green

Wincanton



DEVON
SHIRE
HOMES



Dancing Green

Wincanton

An exclusive collection
of stylish new homes in
Wincanton, a short walk
from the town centre
with rural surroundings.

dancinggreen@
devonshirehomes.co.uk

01963 401137

Dancing Green

Wincanton

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Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction, alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.

Design & direction — Believe in®
Landscape photography (excl. p10) — Adam Burton
Show home photography — Ryan Watts (Panoptic Motion)



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THE DEVELOPMENT

Dancing Green is an exclusive collection of 31 beautiful homes ranging from two to five bedrooms. Located on the northern edge of Wincanton in Somerset, the development is ideally situated close to the countryside but with the town centre only a short walk away.

Dancing Green comprises a range of house styles, carefully designed to blend in with the local landscape. The homes are built with considerate and energy-efficient materials, offering practical, modern living spaces.

The development is close to local amenities, and benefits from easy access to the A303 for good transport connections to nearby towns Yeovil and Shaftesbury, or links further afield.





LEFT

Langport house type

ABOVE

Wellington house type





ABOVE & RIGHT
Typical Devonshire Homes interiors — not site specific



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THE LOCATION

Wincanton is situated in a stunning area of Somerset close to the borders of Wiltshire and Dorset, which boasts the Jurassic Coast. An enviable location, the town has historic charm and countryside surroundings, while excellent road and rail links ensure easy access to the South East and South West.

The River Cale runs through a large park at the heart of the town, which retains a community feel with independent boutiques and cafés. Local amenities include a Post Office, pubs and restaurants, a library, health centre, convenience stores and two larger supermarkets, plus there's schools for all ages. The sports centre offers a range of facilities, and Wincanton Racecourse holds regular races and events, with a golf course also on site.

RIGHT

Wincanton High Street

devonshirehomes.co.uk





LEFT & ABOVE

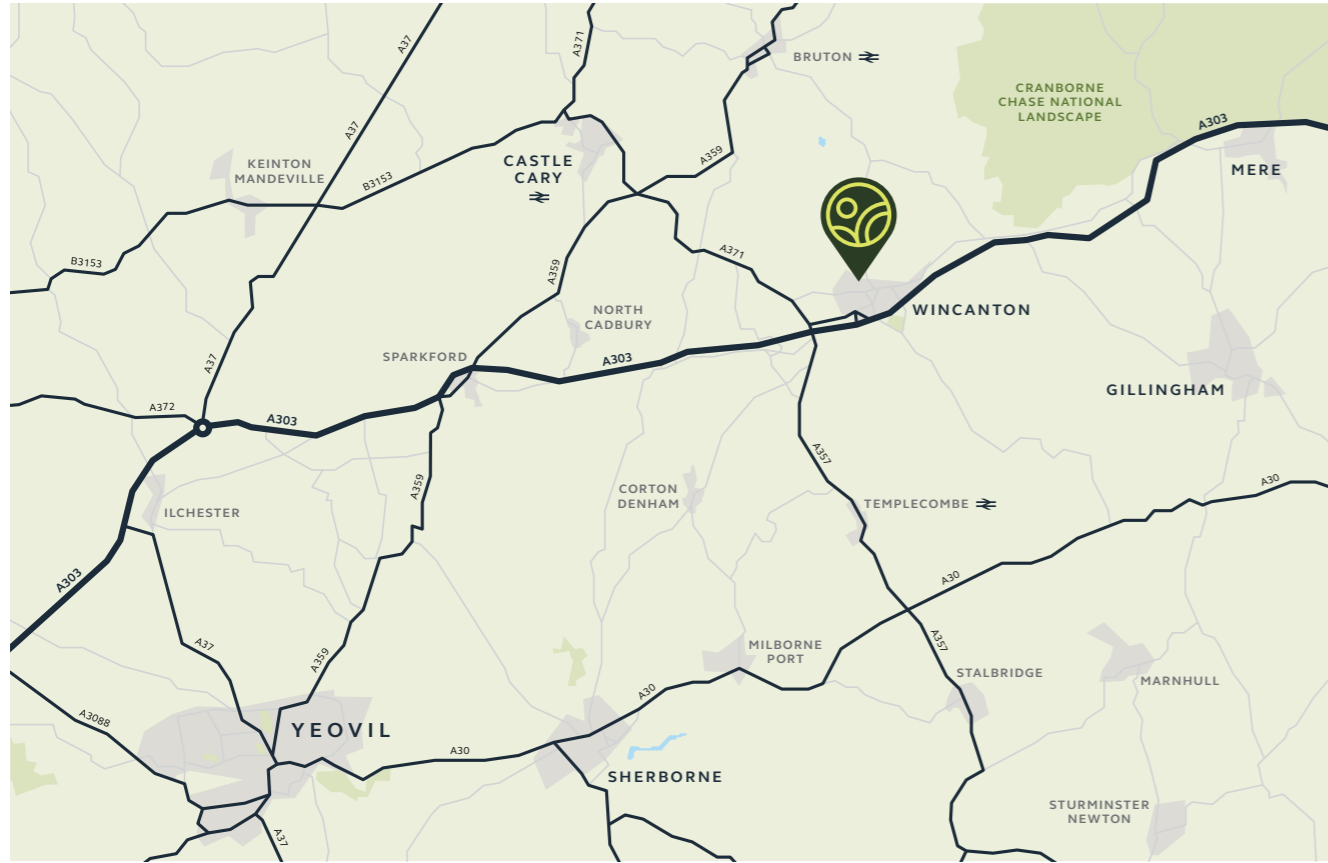
View of Parrock Hill and Cadbury Castle hillfort
& clock tower of Wincanton Town Hall

Fresh air and far-reaching views are easily found in this spectacular area of the South West. The ancient hillfort of Cadbury Castle, a short drive from Wincanton, is a particular highlight for escaping into nature.

Sitting just north of the A303, travel from Wincanton is a breeze. Nearby larger towns include Sherborne, Shaftesbury and Yeovil, and the historic cities of Bath and Salisbury are both about an hour's drive away, as is Bristol Airport.

Three train stations close to Wincanton — Templecombe, Bruton and Castle Cary — offer fantastic links for commuting or travel further afield, with regular services to the South West, Bath, Bristol and London.





RIGHT
Clevedon house type

FINDING US

DANCING GREEN
OFF DANCING LANE
WINCANTON

SAT NAV: **BA9 9DQ**
(NEAREST POSTCODE)

TEL: **01963 401137**

DIRECTIONS

From the A303, take the exit for Wincanton and follow the B3081 towards the town centre. At the church, turn left onto Silver Street (signposted West Hill / Hospital). Continue for just over half a mile, past King Arthur's School, then turn right into Dancing Lane. Follow signs for the Hospital; Dancing Green is at the end of the road on your left.

LOCATION

DISTANCE (MILES)

Wincanton (High Street)	1
Bruton	6
Castle Cary (Train Station)	7
Sherborne	10
Yeovil (via B3145)	16
Bath	33
Bristol Airport	35



ABOUT US

We are an independent, award-winning house builder. Over 30 years of building with pride here in the West Country.

We create neighbourhoods that enhance and strengthen our local communities. Every development is sensitively designed to reflect the local character, combining contemporary design and traditional building techniques.

We are committed not only to building distinctive and desirable homes, but also to ensuring a first class level of customer service. By following the New Homes Quality Code, we make sure our customers are well-informed and fairly treated throughout the process of searching for and securing their new home.



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SPECIFICATION

Kitchen

- Fitted kitchen with comprehensive choice of ranges[†]
- Choice of post formed 40mm worktops with matching 150mm upstands[†]
- Stainless steel inset one & half bowl sink with mixer taps*
- Stainless steel inset single bowl sink with mixer taps*
- Tiled splashback to cooker hood[†]
- Selection of Karndean to floor*[†]
- Selection of vinyl to floor*[†]
- Double electric oven, ceramic hob and hood*
- Fully integrated 70/30 fridge freezer*
- Plumbing and electrics for washing machine/washer dryer*

Utility

- Choice of post formed 40mm worktops with matching 150mm upstands[†]
- Space for washing machine*
- Space for tumble dryer*

Cloakroom

- White Duravit sanitaryware with chrome fittings
- Choice of feature wall tile over basin[†]

Family Bathroom

- White Duravit sanitaryware with chrome fittings
- Choice of wall tiling over basin[†] (refer to specialist supplier)
- Thermostatic bath/shower mixer valve over bath with screen
- Choice of full height tiling around bath[†]
- Shaver socket

En-suite

- White Duravit sanitaryware with chrome fittings
- Shower cubicle with 2 way shower, low profile tray
- Full height tiles within shower cubicle[†]
- Choice of wall tiling over basin[†] (refer to specialist supplier)
- Shaver socket

Electrical

- Media point to living room
- Internet outlet point to master bedroom
- Socket with USB-C charging point to kitchen
- LED downlighters to kitchen, bathroom and en-suite areas
- External lighting to front door
- Mains operated smoke detectors with battery back up
- Carbon monoxide alarm
- Wireless door bell push & chime

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

Heating

- Ideal combi boiler
- Underfloor heating to ground floor with thermostatic controls*
- Smart control unit

Wardrobes

- Fitted wardrobe to master bedroom to include hanging rail and blanket shelf

Doors

- Internal: oak effect doors with chrome fittings*
- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish*
- Patio: Pair of UPVc double glazed French doors with Pilkington K glass*

Windows

- UPVc double glazed windows with Pilkington K glass

Fascia

- UPVc Square fascia & barge

Skirting

- Pencil round contemporary skirting & architrave

External

- Turf to front where applicable*
- Turf to rear where applicable*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)*
- Textured slabs to patio, entrance & paths
- External tap*

* Specification will vary between house types. Please ask your Sales Executive for details.

[†] Choices are subject to build stage.

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SITE PLAN

HOUSE TYPES

■ CLEVEDON	4	19 21 22
■ LANGPORT	4	16 17 18 23
■ MARTOCK	4	28 29 30 31
■ SOMERTON	4	6 13 14 20 25
■ WINCANTON	4	1 2
■ ILMINSTER	5	12 15 24
■ WELLINGTON	5	3 4 5
■ SHARED OWNERSHIP		26 27
■ HOUSING ASSOCIATION		7 8 9 10 11
● STREET LIGHTING		



SHOW HOME AND MARKETING SUITE
 Our Show Home is the Wincanton at Plot 1.
 The Marketing Suite is adjacent to this plot.

PLEASE NOTE

This is a diagrammatic representation of the planned layout. Boundary treatments, rear garden specification and topography vary between plots. Purchasers should satisfy themselves of the exact detail by consulting the Sales Executive on site and referring to detailed plans.

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SINCE 1992