



# LOVENS ORCHARD

North Newton, Somerset

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Introducing an exclusive development of just three bespoke, brand-new executive homes, each featuring 3 or 4 bedrooms and set within a small, gated development.

Crafted by the esteemed Duncliffe Homes, these residences showcase exceptional design and construction quality, ensuring a home you'll be delighted to call your own. Duncliffe Homes also offers buyers the unique opportunity to personalise their new home, depending on the stage of the build.

A tarmac access road leads to plots 1, 2, and 3, providing ample off-road parking. The driveways are finished with elegant black cobble-style pavers at the front and stone shingle for the main drive. External lighting enhances the garages and house exteriors, while landscaped gardens adorn the front of the properties. Each home also boasts a paved patio area and a lush lawned garden at the rear.

Plots 2 and 3 feature an additional unique amenity: an orchard extending approximately 10 meters beyond their gardens, divided between both plots. There's also an option to purchase an additional 2 acres of land through separate negotiation.

Located in the desirable village of North Newton, this development offers a charming community feel with a pub/restaurant and primary school within walking distance, along with picturesque country walks and canal access. North Newton is conveniently situated approximately 5 miles from Bridgwater and just under 8 miles from Taunton. The M5 motorway is easily accessible, just 3 miles away at junction 24, while the cities of Bristol and Exeter, both with international airports, are within an hour's drive in either direction.



## THE PIPPIN

Plot 1 is a stylish three-bedroom detached townhouse. The ground floor features an open-plan kitchen, dining area, lounge, study, and a downstairs cloakroom. The first floor includes two spacious bedrooms and a main bathroom. The master bedroom is situated on the second floor. Outside, the property boasts good-sized gardens, a single garage, and parking.

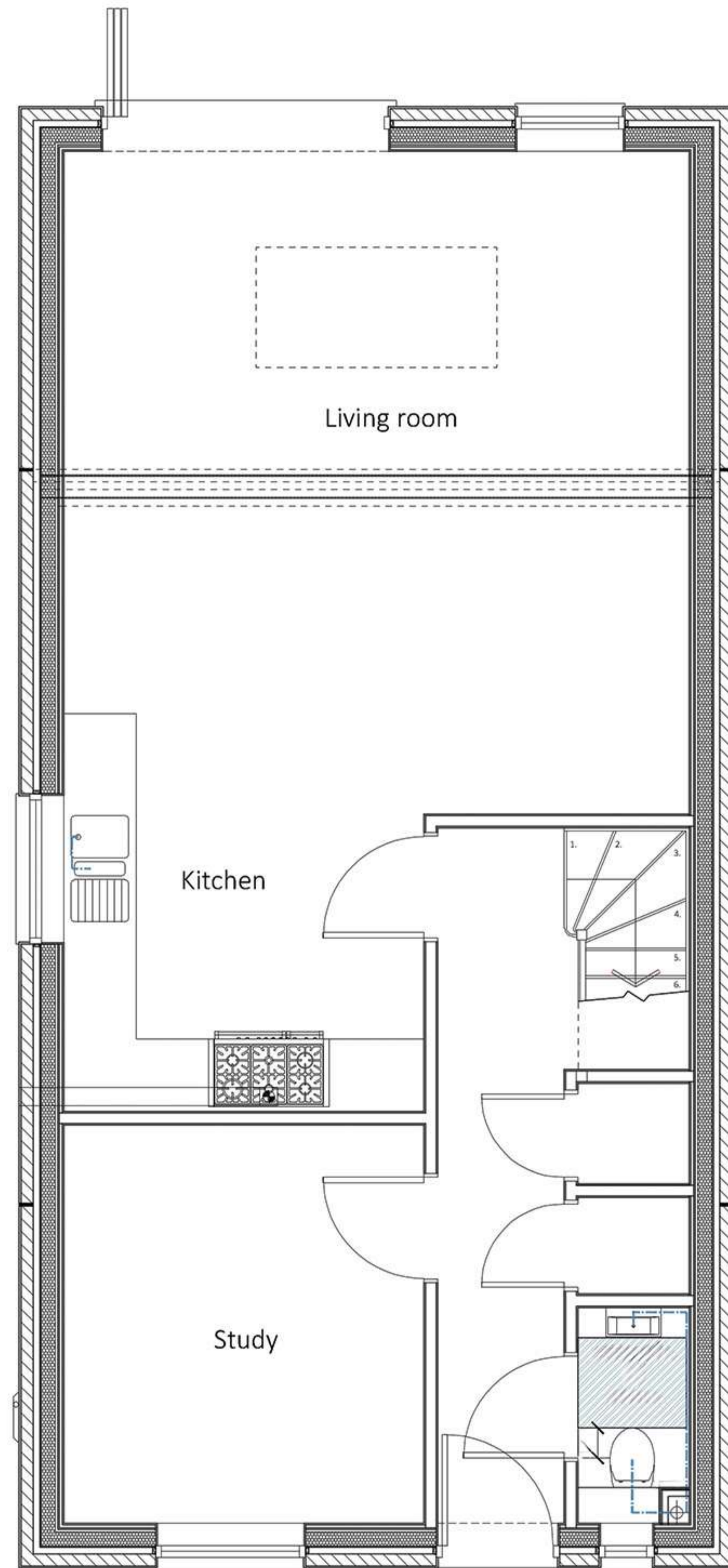


\*Please note that the cottage style windows shown are awaiting sign off, please ask for further details.

# THE PIPPIN FLOORPLAN

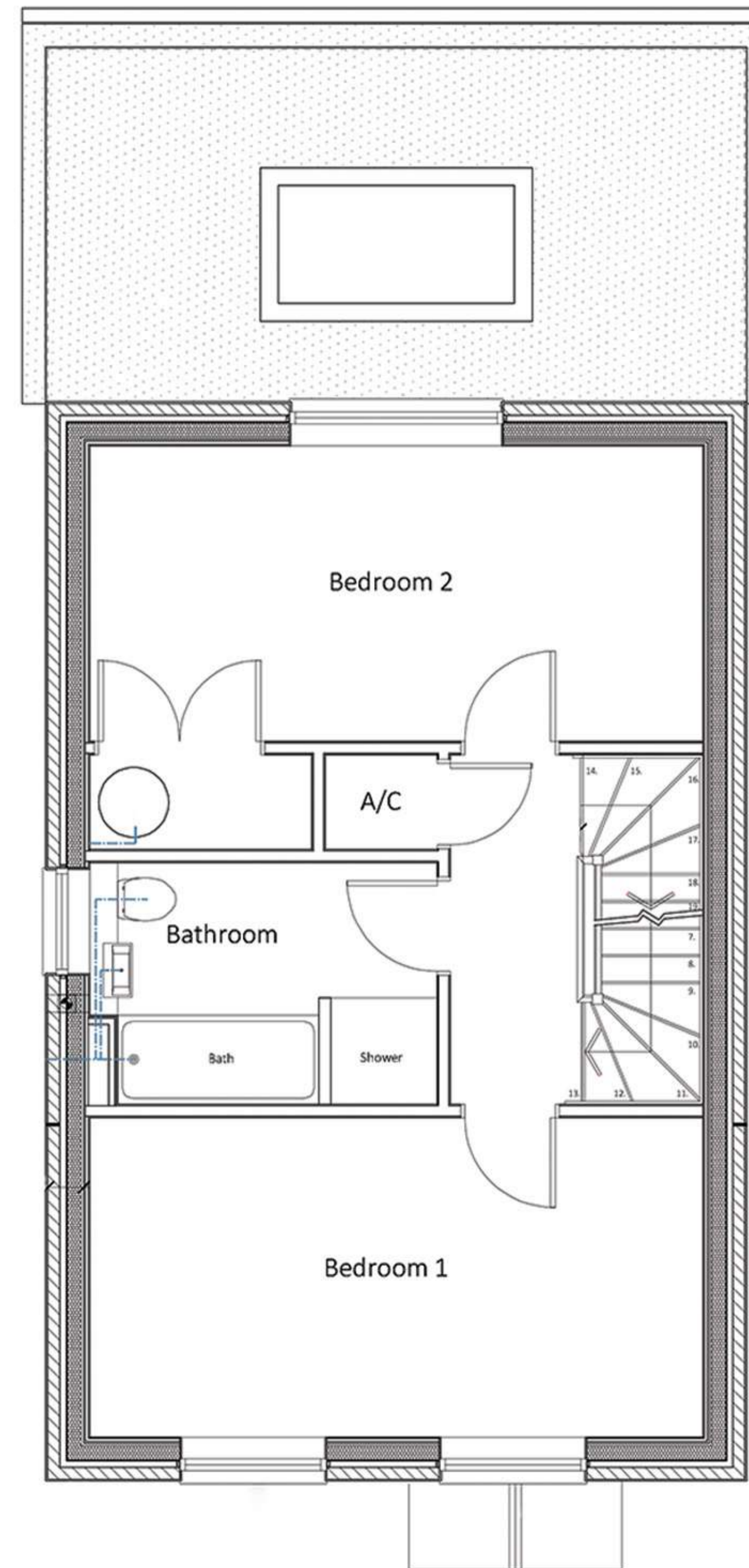
Total Floor Area: 1350 sq.ft

Measurements are approximate. Not to Scale. Illustrative purposes only.



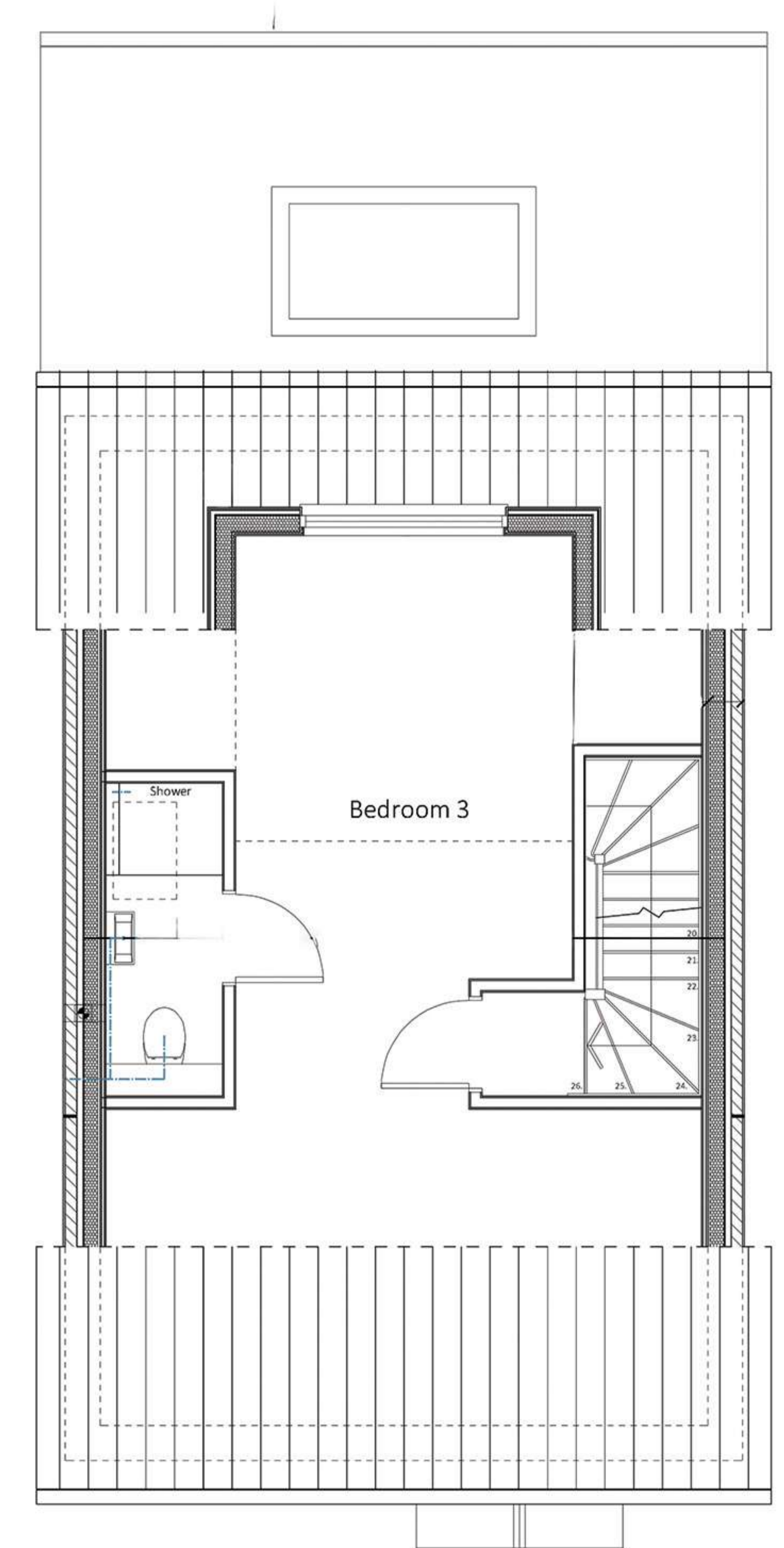
Ground Floor

Total Floor Area	5.1 x 11.4m (16'8" x 37'4")
Kitchen	3.1 x 3.3m (10'2" x 10'9")
Lounge/Dining Room	5.1 x 4.7m (16'8" x 15'5")
Study	3.2 x 2.7m (10'5" x 8'10")



First Floor

Total Floor Area	5.1 x 8.4m (16'8" x 27'6")
Bedroom 1	5.1 x 2.6m (16'8" x 8'6")
Bedroom 2	5.1 x 2.8m (16'8" x 9'2")
Bathroom	2.8 x 2.9m (9'2" x 9'6")



Second Floor

Total Floor Area	4.2 x 5.4m (13'9" x 17'8")
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## SPECIFICATION

**Air Source Heating System** Utilising an air source heat pump to provide an efficient and eco-friendly method of heating your home.

**Underfloor Heating (Ground Floor)** The ground floor is equipped with underfloor heating, ensuring a consistent and comfortable temperature throughout. This system is designed to be energy-efficient and to provide an even distribution of heat.

**Traditional Radiators (First Floor)** The first floor features traditional radiators that complement the overall heating system.

**Flush uPVC Windows, Casement in Anthracite Grey** Made from high quality uPVC, ensuring durability and energy efficiency. The casement style in anthracite grey provides a sleek and modern look.

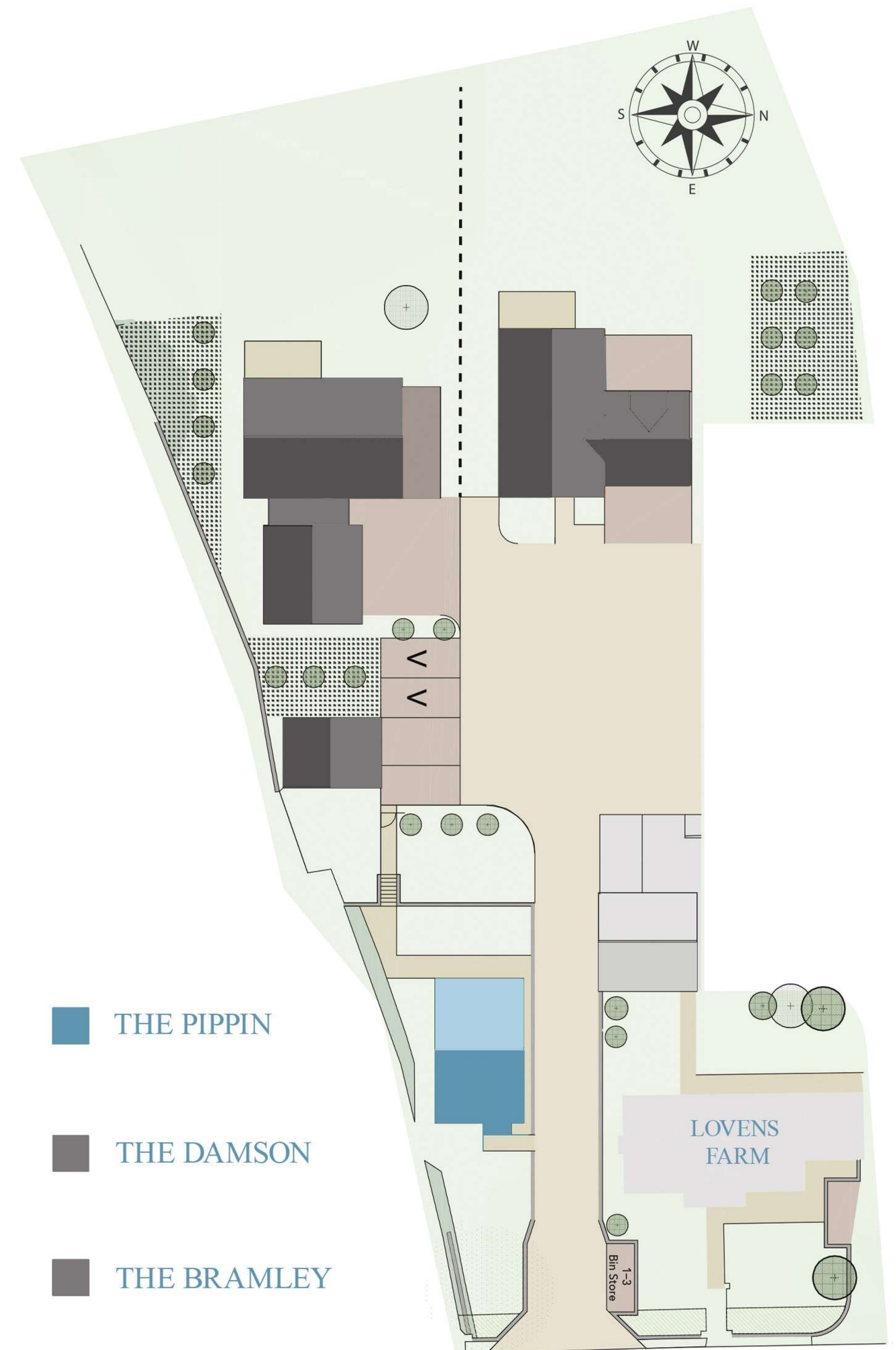
**Modern Fully Fitted Kitchen and Appliances** The kitchen will be fully fitted with modern cabinets and appliances, providing a stylish and functional space. Clients have the opportunity to select their preferred appliances and finishes within the allowance given.

**Flooring Included** High-quality flooring is included throughout the home. Clients can choose from a range of options within the provided allowance to suit their personal style and preferences.

**Fully Fitted Bathroom and En Suite** Both the bathroom and en suite will be fully fitted with modern fixtures and fittings. Clients can choose their preferred tiling within the provided allowance, allowing for customisation and personalisation.

**Fast Car Charging Point** A fast car charging point is included, offering convenience for electric vehicle owners.

**ICW Warranty Provider** The property comes with a warranty provided by ICW, ensuring peace of mind and protection against potential defects or issues.



\*Specifications are available to choose/change, subject to build stage

## CUSTOMISATION OPPORTUNITIES

### Additional Land Options

Extra land approximately 2 acres available for separate negotiation.  
Ideal division: 1 acre each, small paddock, etc.

### Customisable Homes

Homes can be tailored to personal requirements beyond just color choices.  
Close collaboration with a joiner firm to create custom elements subject to cost.

### Flexible Layouts

Opportunity to arrange bedroom layouts (depending on the build stage, currently flexible).

### Bathroom Customisation

Choice of bathroom tiles, lit storage nooks for shampoos, soaps, etc.

### Staircase Finishings

Options for staircase finishes: glass handrail, oak and glass, carpet runner, or all in oak.

### Flooring Choices

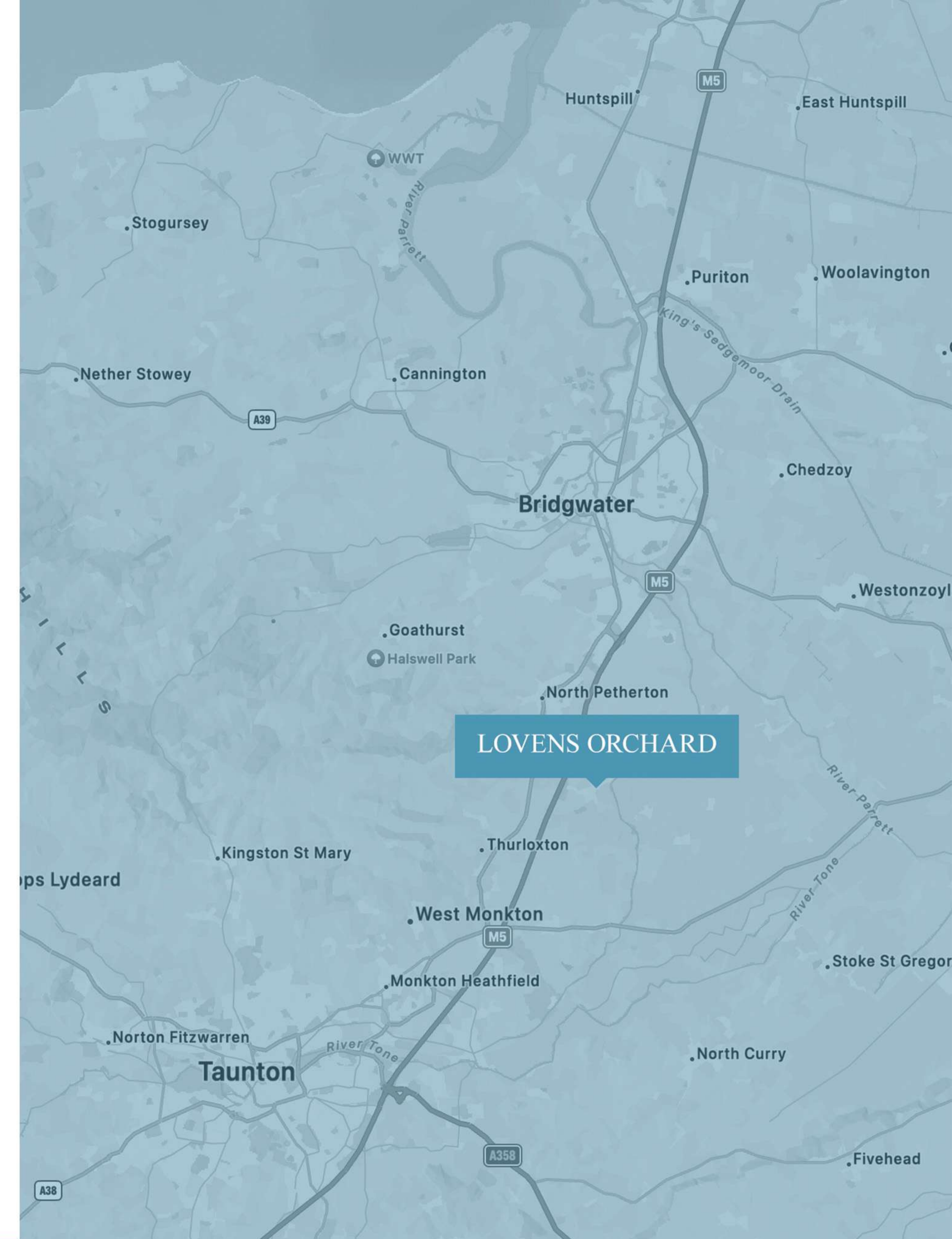
Customisable flooring finishes within a budget, adjustable based on preferences.

### High Standard Specifications

High standard specifications include oak veneered doors, large modern skirting.  
Variety of lighting options: down lights, wall lights, or lamp lighting in chosen positions.

### Eco-Friendly Heating System

Air source heat system with underfloor heating.  
Solar panel installation available.



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