



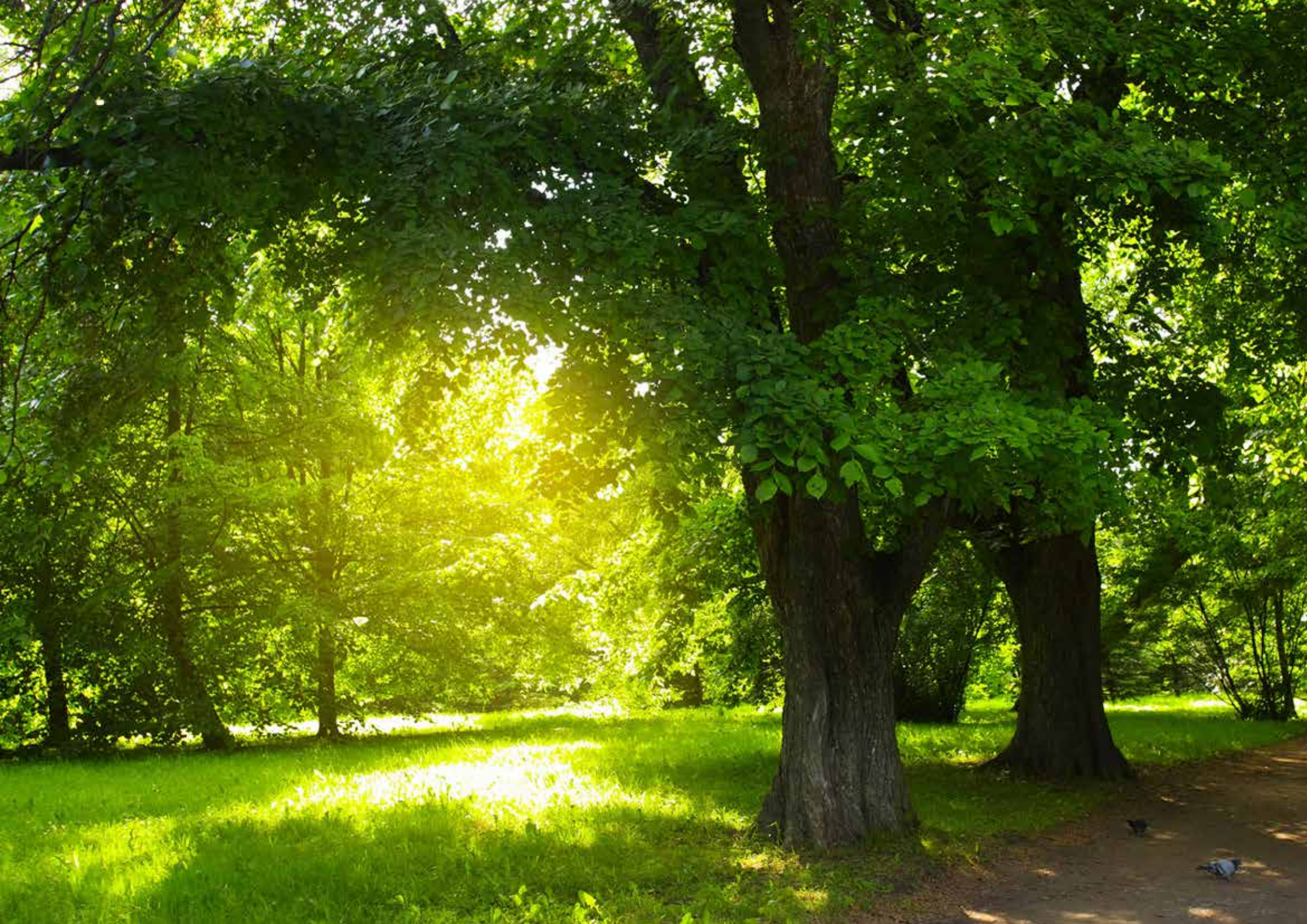
KILLAMS PARK

TAUNTON



SUMMERFIELD
HOMES 

MORE INDIVIDUAL **MORE YOU**







A GREAT ENVIRONMENT

Located on the South East of Taunton, this development has been carefully designed to create attractive street scenes set amongst open parkland. Situated within easy walking distance of the town amenities, it also benefits from being adjacent to open countryside. As a result the location boasts fantastic scenic country views and walks including the East Deane Way and a network of footpaths that link to the town and countryside.

The total development covers approximately 22 hectares of which 8 hectares will be set aside for open space. Nearly 3,000 new trees are being planted together with wildflower meadows and grass areas, an orchard and enhanced wildlife corridor to the Blackbrook stream. Play areas for children have also been considered and are catered for around the development.

This ratio of open space to build is a lot higher than most other developments, with the aim of providing a picturesque, green environment for all home owners to enjoy. A management company will be set up to maintain these areas for the residents.

Care has been taken to provide an attractive development that will use materials that blend in to the surrounding areas. There are a mixture of materials and styles to be found here to provide interesting external finishes which reflect the existing mix of buildings in the area.

A GREAT LIFE

Life is all about getting the right balance and when you achieve that you tend to get more out of it. So your home should be no different. Everyone is looking for a home to meet their individual needs; whether that is being located in a desirable and attractive area, having a high spec finish throughout the interior of your home or you're looking for your home to be as energy efficient and environmentally friendly as possible.

Every aspect of these homes has been carefully considered and constructed to ensure that you are getting the very best property. Great attention to detail and a high quality finish comes as standard, giving you the perfect balance of being comfortable yet modern and long lasting.

Understanding the importance that an energy efficient home has to your comfort and running costs, our homes feature cavity wall high performance insulation and low energy lighting. Space within your home is as important as the open space outside, our homes have been built to reflect this giving you a light, open and airy feel within each room and the space to make the most out of your home.









A GREAT VIEW

Killams Park can be found just on the edge of the town of Taunton enjoying both the close proximity to the countryside on its doorstep but also the convenience of amenities and facilities available within the town including, shops, private and public schools and leisure facilities.

Taunton is perfectly situated for easy commuter access to the M5 and a mainline intercity railway station. If you're looking to escape to the countryside you'll be spoilt for choice with the Somerset Levels, Quantock Hills and Blackdown Hills all within reach to enjoy and explore. The site is well situated to take advantage of cycle paths and footpaths which provide safe and easy access to nearby places of natural beauty.

A GREAT LOCATION

Key distances by car from Killams Park

Town Centre	1.5 Miles
Taunton Train Station	2 Miles
M5 Junction 25	5 miles
Bristol Airport	39 Miles

As well as a great base for commuters and those looking to enjoy the beautiful outdoors the area has to offer, Killams Park is also perfectly situated for families; Bishop Foxes Secondary School and Richard Huish College are within walking distance and the independent Kings College boarding school is just a short walk down the road. The area is also well situated for primary schools with Holway Park, Holy Trinity and Thurlbear Church of England primary schools all within a short distance and easily accessible.

Taunton offers a variety of leading retail chains and independent shops as well as an extensive range of amenities that include Blackbrook Leisure Centre and Tennis Club, a multiscreen cinema, bowling alley and The Brewhouse Theatre. Taunton Racecourse is just up the road, hosting plenty of racing and just beyond that is one of the area's leading and longest established private members golf clubs, Taunton and Pickering. The 18 hole course boasts some of the finest views of any course in the county as well as a great test of golf.

There are many popular restaurants & eateries which are situated in the town centre and pedestrianised High Street to suit all tastes. Also nestled within the town is Vivary Park, a peaceful escape from the hustle and bustle of the town centre. The park is home to children's play areas and hosts the highly regarded Taunton Flower show every year.



Vivary Park



The Quantocks



Somerset Cricket Club



River Tone



High Street





A GREAT TRADITION

Summerfield is an established property company with a longstanding reputation for commercial development as well as managing and maintaining a diverse property portfolio, and building select residential new home sites throughout the South West.

Formed in central Somerset in 1987, we evolved from a family-run construction company founded in 1823. Drawing on a deep store of local knowledge and experience, we build to high construction and environmental standards, using locally sourced materials and products wherever possible.

Located just moments down the road from this development site, Summerfield is well integrated within the community of both Taunton and Somerset. We hold a strong track record of delivering quality homes and recognise the importance of maintaining our reputation of constructing desirable homes that offer customers a more individual choice.

Every home is designed to complement its setting, incorporating a traditional style typical of the local area with character features and individual finishes. Built using the latest construction techniques, all Summerfield homes come with a 10-year National House Builders Council (NHBC) warranty.

SITE MASTERPLAN

This plan is only an outline and will be altered during the build process. Please use this plan as a very loose guide, which will only become reliable once building work starts on the phases. Please speak to our sales team prior to reservation to clarify this.



From the M5 – coming from the north – Leave at Jct 25 and take the 4th exit towards the centre of Taunton on the A358. Continue across the first roundabout and take the left filter as you approach the first set of traffic lights. Turn left into Bridgwater Road and continue through the first set of lights. At the second set of lights, where the road bears right, take the left hand turn into Ilminster Road. Follow this down to a mini roundabout where you will take the second exit and follow this all the way to the end (passing Blackbrook Sports Centre on your left) to the next mini roundabout and take the first exit into Chestnut Drive. Follow this all the way to the end and turn right at the T junction into Shoreditch Road. Take the first left off this road into Killams Drive and the development will be directly in front of you at the end of this road.

From the M5 – coming from the south – Leave at Jct 25 and take the 2nd exit towards the centre of Taunton on the A358. Follow the directions above to the development.

From the centre of Taunton – Head east on Fore Street, passing Marks and Spencer on your right. Follow this road through to set of lights where the road splits into two lanes and take the right hand lane for the lights. Follow this road to the right at the lights and take the immediate next left at the next set of lights, which will take you into Silver Street on the B3170. Follow this road (it turns into South Road) past Kings College on the left and Richard Huish College opposite it on the right. Carry on through the traffic lights and over the zebra crossing and Killams Drive is the 3rd turning on your right after the crossing, before you reach the bridge over the motorway.

