



TREGENNA

GROUP

WISTERIA COURT

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At Tregenna Group, our purpose goes far beyond just building houses. We are a forward-thinking, Somerset based development company, with the primary goal of creating homes we are proud of, for communities that we love - it's more than a tagline, it's our ethos.

We believe in the future with flexible lifestyles and developments that complement the environment.

We pride ourselves for carefully selecting 2-3 residential sites a year and developing them applying the highest standards we've become known for.

The quality and finish of our homes have been recognised by a variety of prestigious local and regional awards with every site to date having been nominated for going beyond the norm for their design, quality and delivery.

OUR ETHOS

Always improving - change and innovation are the forces behind progress. We strongly believe that the homes we create and the way we do it couldn't happen if we didn't strive to be better and do more.

Transparent by design – we are open, honest and straightforward in our approach.

Caring deeply - homes are the ultimate collection of small details. When everything is considered, we are certain that a house can become a home.

Expert throughout - our homes are designed, built and handed over with continued skill, start to finish.





OUR HOMES

Balanced

The sites we choose to develop undergo a meticulous selection process – close to nature yet only a stone's throw away from all the modern life necessities in surrounding villages, towns and cities. The homes we create balance modern, contemporary design with timeless, traditional features to enhance their surroundings.

Sustainable

Efficient air source heat pumps, high performance insulation, 'A' rated windows and doors, underfloor heating and highest energy rating appliances, all contribute to our pledge to create sustainable, energy efficient and low environmental impact homes for generations.

Flexible

All of our homes are thoughtfully designed to promote flexible lifestyles and adapt to changing needs. A study used to work from home can become a children's play area; a convenient downstairs bedroom as well as bathroom provide future-proof home suitable for generations.

Luxurious

Our homes share harmonious luxury throughout and feature designer kitchens with stone worktops*, soft close runners as well as premium brand built in appliances; The same luxurious feel continues in the bathrooms with quality fixtures and walk in showers. Outside taps, external power points and electric garage doors with remote controls come together seamlessly to create the perfect blend of luxurious practicality.

Committed

Our properties are built to the highest quality standards possible, but, for added peace of mind, our ten-year structural warranty comes as standard with all our homes. We also offer a 2 year fault and defect warranty to ensure your new home represents the underpinning quality we are known for.

* subject to house type

WISTERIA COURT

Situated in the heart of West Somerset, our high-end Wisteria Court development lies just outside a charming village of Washford. Containing three townhouses and six chalet bungalows, our development combines timeless, traditional style with elegant modern features. Blending seamlessly with its rural surroundings, enveloped by a carefully designed ecology area throughout, Wisteria Court's homes ensure sustainable and flexible living fit for a lifetime.

The local setting extends into the stunning vistas of Exmoor National Park and medieval villages Somerset is famous for. For those seeking the amenities provided by larger towns, Taunton and the M5 motorway lies approximately a half an hour's drive away, making Washford the perfect balance between modern convenience and countryside bliss.



THE HOUSES

Townhouses

Wisteria Court features three spacious four-bedroom townhouses. Premium fixtures and fittings together with functional layout create flexible homes with uncompromised quality.

On the ground floor, a hall leads into a generous combined kitchen and dining room with bi-fold doors. The ground floor also includes a practical utility room, a WC and a separate study ideal for working from home arrangements. At the front of the property lies a spacious sitting room which benefits from the large windows necessary to do the rural views justice.

On the first floor, Wisteria Court's townhouses contain a master bedroom (complete with an ensuite) and three additional double bedrooms. Large windows are featured throughout to showcase the beauty of Wisteria Court's countryside setting. There is also a large bathroom and a linen closet on the first floor.

Chalet Bungalows

Wisteria Court features six luxury three-bedroom chalet bungalows. Flexible living arrangements and sustainable energy solutions in the properties seamlessly complement current and future lifestyles. Gardens for the properties extend into carefully designed ecology area, perfect for wildlife spotting.

On the ground floor, our chalet bungalows contain a large kitchen and open plan dining room. Spacious living room with bifold doors is situated at the back of the property, with a large double bedroom at the front. Together with the ground floor bathroom this layout provides an excellent future-proof set up.

On the first floor, our chalet bungalows offer two additional double bedrooms with a wow factor slanted ceiling evoking the charm and character of traditional countryside cottages. Both bedrooms are also equipped with convenient ensuite bathrooms.



4 bedroom townhouses. Plots 1, 2 & 3



3 bedroom chalet bungalow. Plot 9



SPECIFICATION

Kitchen

- Designer kitchens with premium units and soft close runners
- Premium brand 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

Heating

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

Bathroom & Ensuite

- Contemporary Grohe and Duravit bathroom suites with "back to wall" WC & wall mounted basins with 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
- Stylish, 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, French doors & sliding bi-fold doors finished in anthracite grey
- Electric garage doors fully insulated with draught seals and two radio remote controls
- Limestone paved terraced area

SITE PLAN

Plot 1

4 bed townhouse with home office
and 2 parking spaces

Plot 2

4 bed townhouse with home office
and 2 parking spaces

Plot 3

4 bed townhouse with home office
and 2 parking spaces

Plot 4

3 bed detached chalet bungalow
with garage

Plot 5

3 bed detached chalet bungalow
with garage

Plot 6

3 bed detached chalet bungalow
with garage

Plot 7

3 bed detached chalet bungalow
with garage

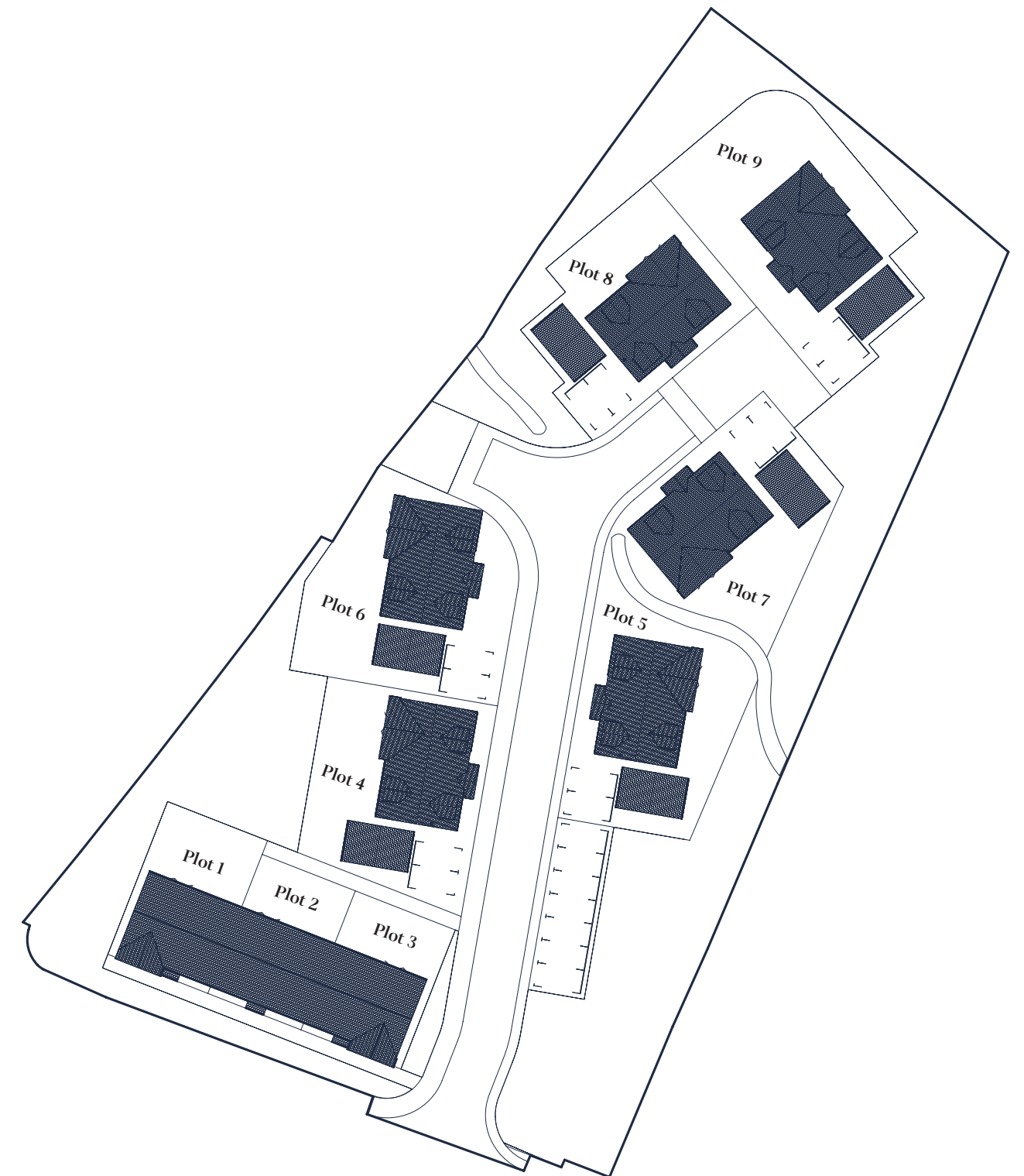
Plot 8

3 bed detached chalet bungalow
with garage

Plot 9

3 bed detached chalet bungalow
with garage

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

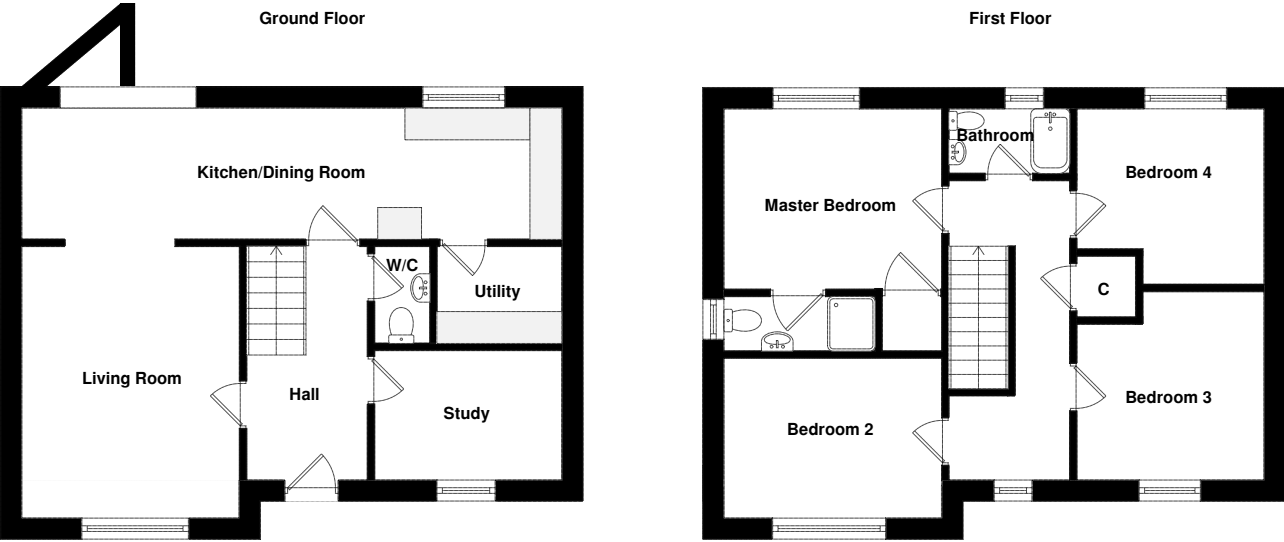


PLOT 1

Floor Plan

Kitchen/Dining Room	9.5m x 3m	Master Bedroom	4m x 3.7m
Utility Room	2.1m x 1.8m	En-suite	3m x 1m
WC	1.8m x 1.1m	Bedroom 2	4m x 3.7m
Living Room	5.4m x 4m	Bedroom 3	3.2m x 3m
Study	2.5m x 3.2m	Bedroom 4	3.3m x 2.8m
		Bathroom	2.6m x 1.8m

Total: 147 m²



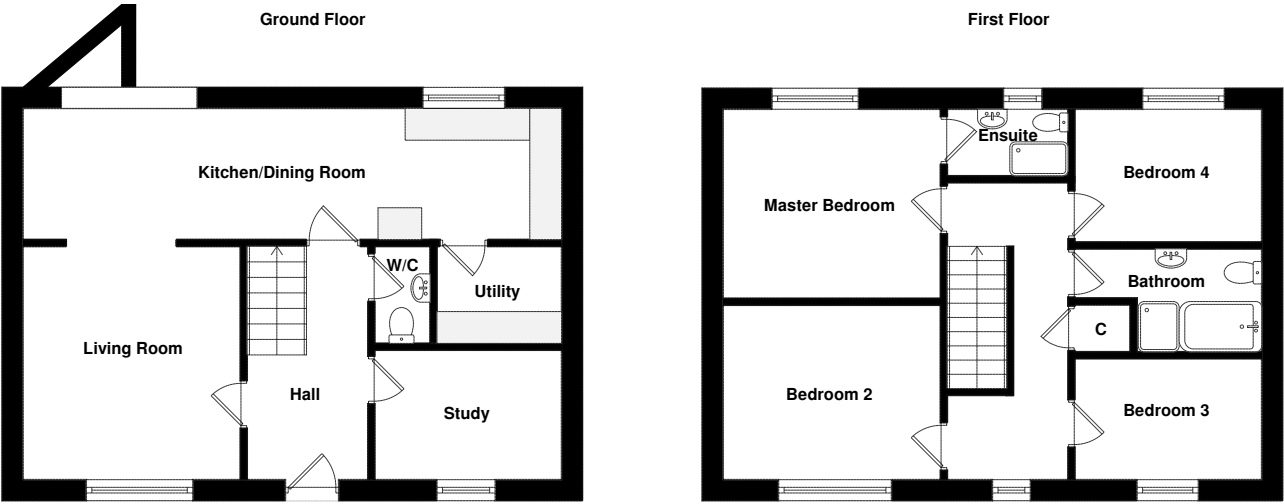
*Dimensions and specifications are preliminary and subject to change.

PLOT 2

Floor Plan

Kitchen/Dining Room	9.9m x 3m	Master Bedroom	3.8m x 3.7m
Utility Room	2.6m x 1.8m	En-suite	1.6m x 1.9m
WC	1.8m x 1.1m	Bedroom 2	3.8m x 3.8m
Living Room	4.4m x 3.8m	Bedroom 3	2.7m x 4m
Study	2.5m x 3.8m	Bedroom 4	2.9m x 4m
		Bathroom	1.9m x 4m

Total: 146 m²



*Dimensions and specifications are preliminary and subject to change.

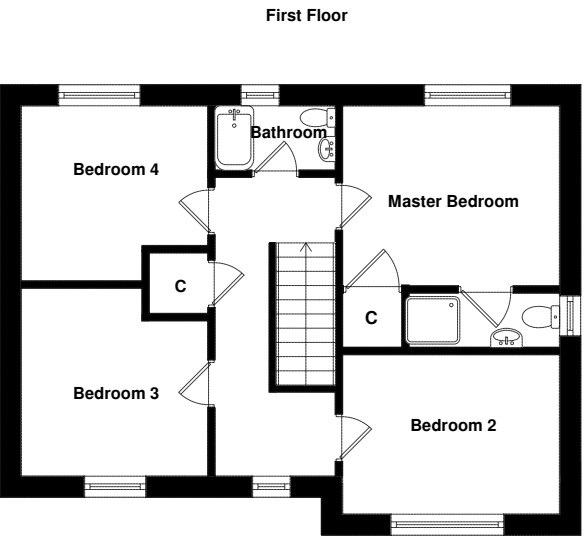
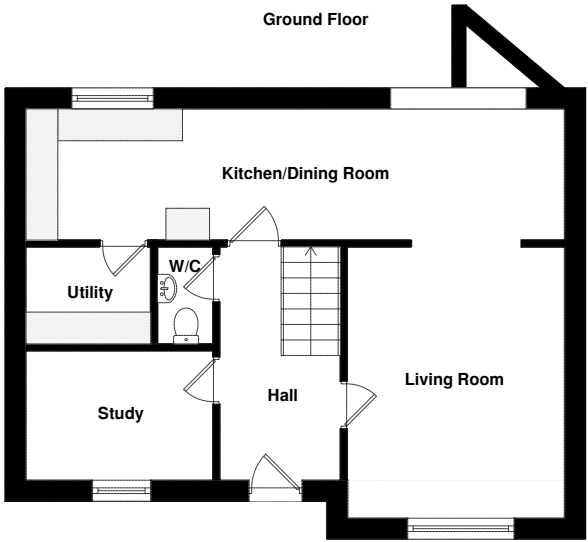


PLOT 3

Floor Plan

Kitchen/Dining Room	9.5m x 3m	Master Bedroom	4m x 3.7m
Utility Room	2.1m x 1.8m	En-suite	3m x 1m
WC	1.8m x 1.1m	Bedroom 2	4m x 3.7m
Living Room	5.4m x 4m	Bedroom 3	3.2m x 3m
Study	2.5m x 3.2m	Bedroom 4	3.3m x 2.8m
		Bathroom	2.6m x 1.8m

Total: 147 m²



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PLOTS 4, 6, 7 & 8

Floor Plan

Kitchen/Dining Room	7.2m x 3.4m	Master Bedroom	5.2m x 5.1m
Living Room	5.3m x 4m	En-suite	3.5m x 2.4m
Bedroom 3	5.3m x 3.6m	Bedroom 2	4.7m x 3.5m
Bathroom	2.3m x 2.5m	En-suite	3.4m x 2.4m

Total: 167 m² including 26 m² garage



*Dimensions and specifications are preliminary and subject to change.



PLOTS 5 & 9

Floor Plan

Kitchen/Dining Room	7.2m x 3.4m	Master Bedroom	5.2m x 5.1m
Living Room	5.3m x 4m	En-suite	3.5m x 2.4m
Bedroom 3	5.3m x 3.6m	Bedroom 2	4.7m x 3.5m
Bathroom	2.3m x 2.5m	En-suite	3.4m x 2.4m

Total: 167 m² including 26 m² garage



CONTACT

If you would like to learn more about this development or to arrange a viewing please get in touch with our new homes sales team at Wilkie May & Tuckwood.

Minehead: **01643 704400**
 Watchet: **01984 634793**

Alternatively, please contact us directly:
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