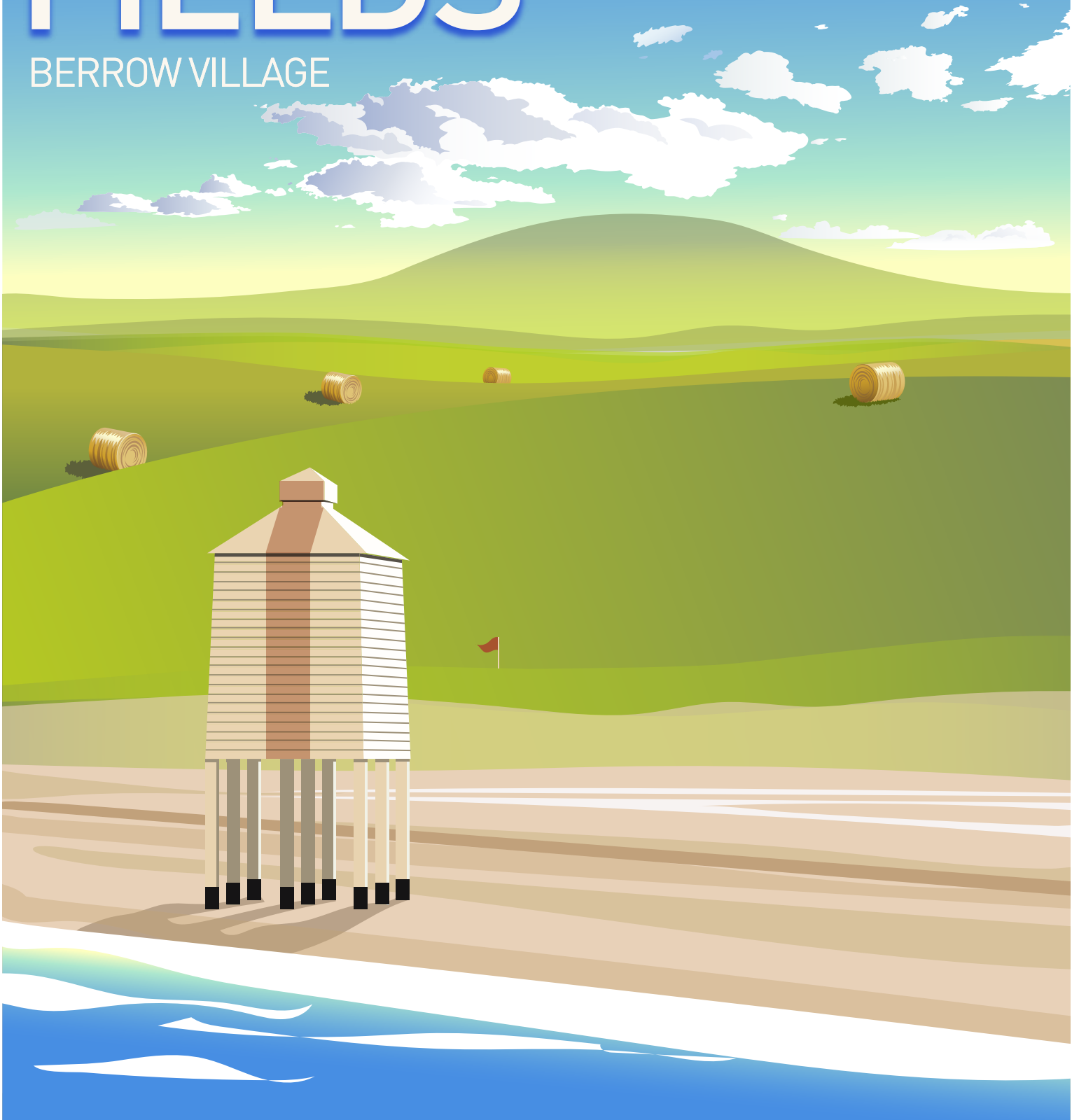


MONTGOMERY FIELDS

BERROW VILLAGE





MONTGOMERY FIELDS, THE BEST OF
COUNTRYSIDE ...

WIDE OPEN COUNTRYSIDE VIEWS FRAMED BY THE ICONIC BRENT KNOLL 137 METRE PEAK.

... & COASTAL LIVING

DRIFTWOOD AND THE ICONIC LOW LIGHTHOUSE AT BERROW BEACH

Montgomery Fields is an exclusive contemporary development in Berrow Village. Located in a peaceful setting on a quiet private road, these much sought-after properties enjoy incredible views across farmland and fields towards Brent Knoll, while the beach is merely minutes away. The combination of the distinctive chalet-style exterior with high end interior specifications makes this an exciting opportunity to live in this desirable location.

Each of these eight spacious three and four-bed homes exudes quality and sophistication. Designed with family living and entertaining in mind, the ground floor features an open plan kitchen and living space with bi-folding doors opening onto private landscaped gardens. Individually-designed kitchens by experienced craftsmen Denzel & Willie form the heart of every home, while a private sitting room is the ideal space for a relaxing retreat.

Upstairs, the master en-suites boast their own private dressing rooms and high end bathrooms with additional features including private terraces* and Juliet balconies* with stunning views across the countryside.

This is a rare opportunity to own an exciting contemporary home in a location that combines countryside and coastal living in one delightful package.

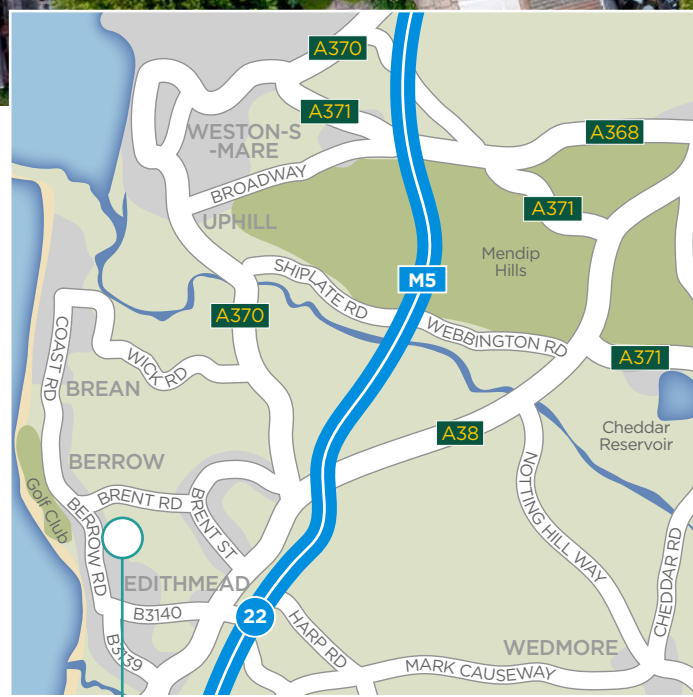
*Only plots 2-5 offer the private dressing and terraces.



CGI for illustrative purposes only







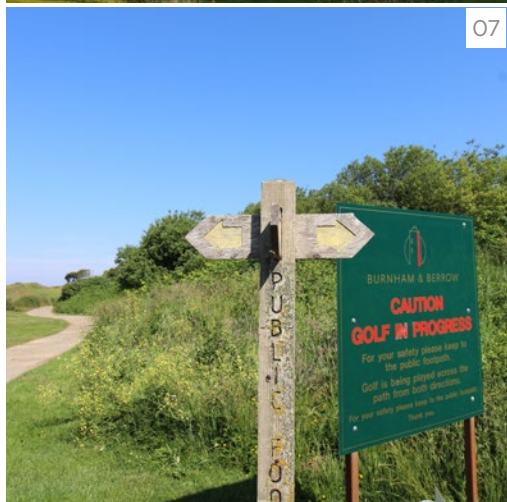
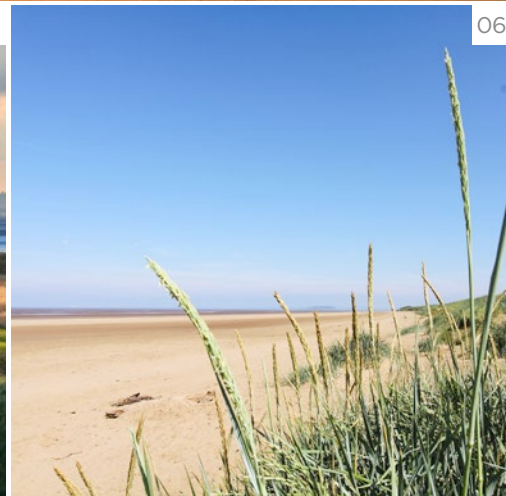
**MONTGOMERY FIELDS
LAND BEHIND 150 BERROW ROAD, BERROW, TA8 2PN**

From M4 junction 22

Exit from M4 at junction 22 and take the exit signposted Burnham-on-Sea, at the roundabout continue over on to the B3140, at the following roundabout continue over on to Love Lane then over the next round about on to Manor Road, follow the road around to the right where it turns in to Berrow Road, continue for approx. 1 mile and Montgomery Fields is on your right just after Braithwaite Place.

From Uphill near Weston-Super-Mare

Take the A370, Bridgewater Road, south towards East Brent, once in East Brent turn right onto Brent Road continue for approx. 1.5 miles then turn right onto Station Road which turns into Brent Road, continue to the end and at the T-junction turn left onto Berrow Road where Montgomery Fields is on you left just before Braithwaite Place.



ENJOYING THE VERY BEST OF ALL WORLDS

Welcome to the rare opportunity of the Montgomery Fields lifestyle, with its modern, contemporary architecture and stylish interiors set against a backdrop of wild meadows, open skies and the expanse of Berrow Beach.

Photography from top left:

01 *Westcroft Eggs & Farm Shop*

02 *May's Café, Burnham.*

03 *Sanders Garden Centre*

04 & 06 *Berrow Beach*

05 & 07 *Burnham & Berrow Golf Club*

08 *Apex Leisure & Wildlife Park*

For life's daily necessities, Berrow's local village shop stocks all the essentials. Take a walk through Burnham & Berrow Golf Club and over the dunes to the beach. The beauty of Berrow is that everything is within such easy walking distance from Montgomery Fields, from the local primary school to Westcroft Eggs & Farm Shop, where you can pick up fresh produce.

Lying to the south of Berrow is the quaint seaside town of Burnham-on-Sea, boasting independent coffee shops, a selection of boutique stores and a few well-known high-street brands. After a walk along the beach and the Burnham Esplanade, why not head into May's, a new family-run, dog friendly cafe, offering coffee and homemade cakes. The popular and award winning Sanders Garden Centre is amongst the largest in the South West and situated at the foot of Brent Knoll, where you can pick up handcrafted gifts, top quality plants or dine in the patisserie. If your preference is for the great outdoors, pick up the coastal path and walk or cycle to Weston-super-Mare, Brean Down or head inland to the iconic Brent Knoll ridge. The Apex Leisure and Wildlife Park in Burnham-on-Sea also offers something for everyone, with walks around the park and lakes, dedicated picnic areas and a children's play area plus skatepark - the whole family are kept entertained.

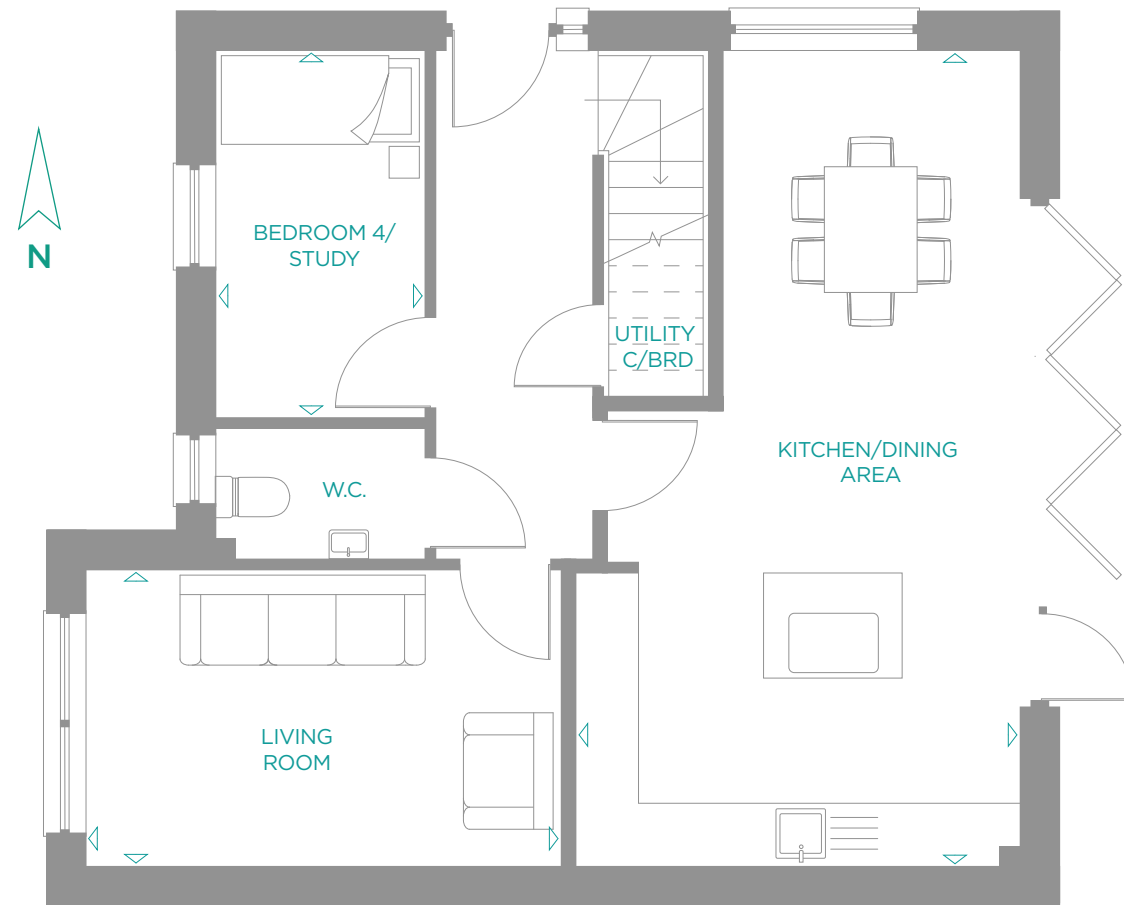
Montgomery Fields - the best of all worlds: combining an idyllic location in a peaceful setting with immediate access to the great outdoors, whilst all the fun of the seaside is just a short distance away.

NUMBERS 6, 7 & 8



NUMBER ONE

A THREE BEDROOM DETACHED HOME

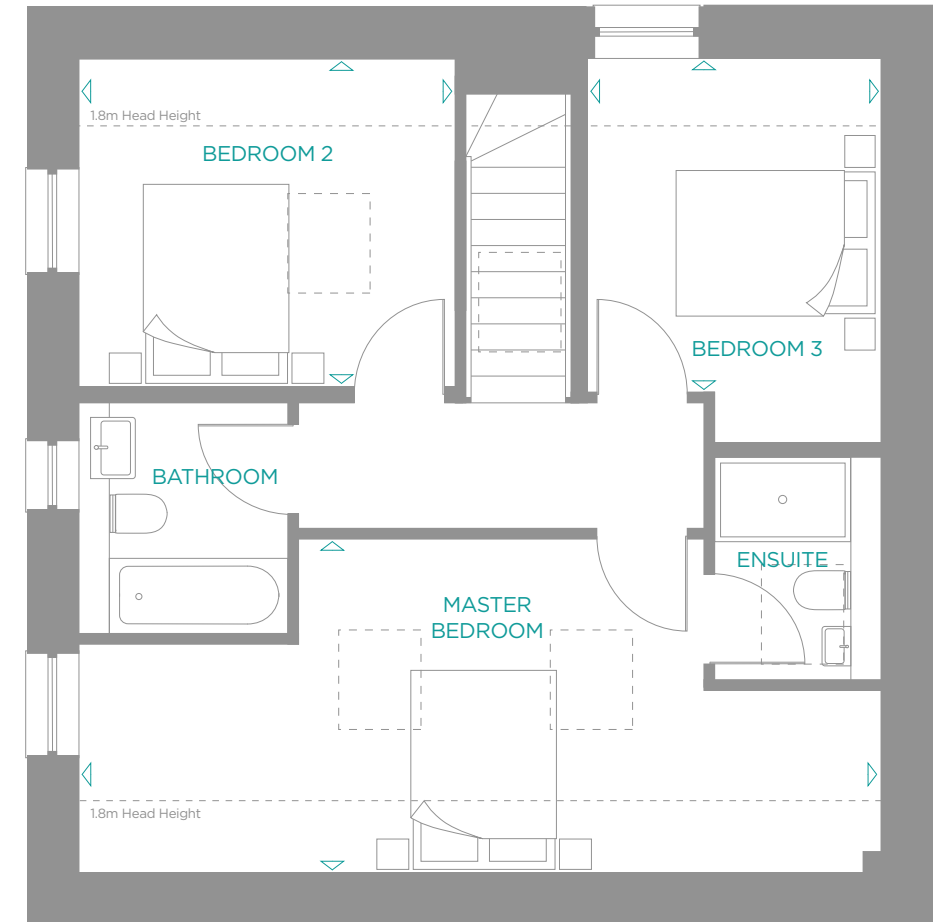


GROUND FLOOR

Kitchen/Dining Area
7.78m x 4.23m
25'6" x 13'10"

Living Room
4.53m x 2.83m
14'10" x 9'3"

Bedroom 4/Study
3.50m x 2.00m
11'5" x 6'7"



FIRST FLOOR

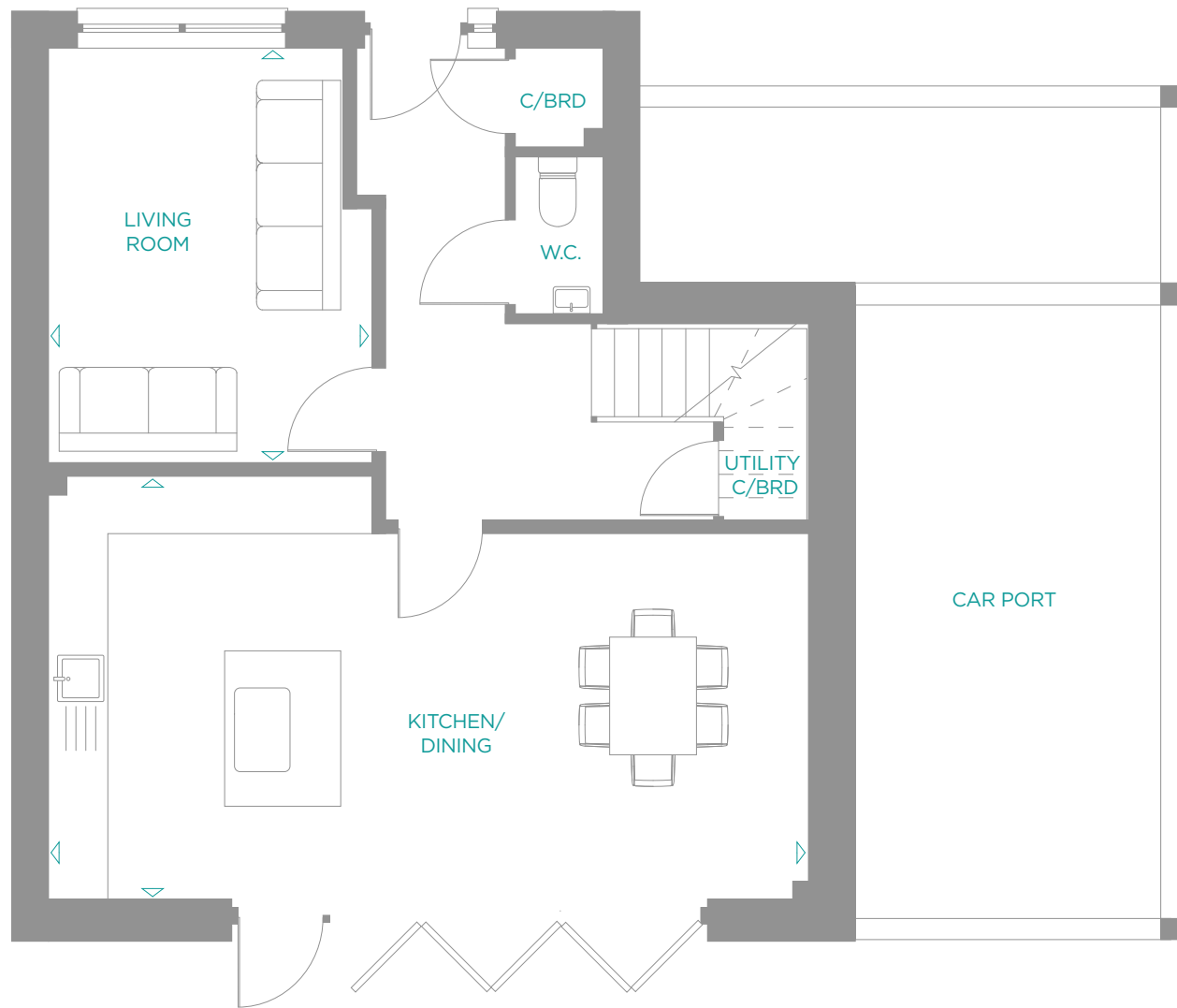
Master Bedroom
7.67m x 3.18m
25'1" x 10'5"

Bedroom 2
3.59m x 3.14m
11'9" x 10'3"

Bedroom 3
3.20m x 2.81m
10'5" x 9'2"

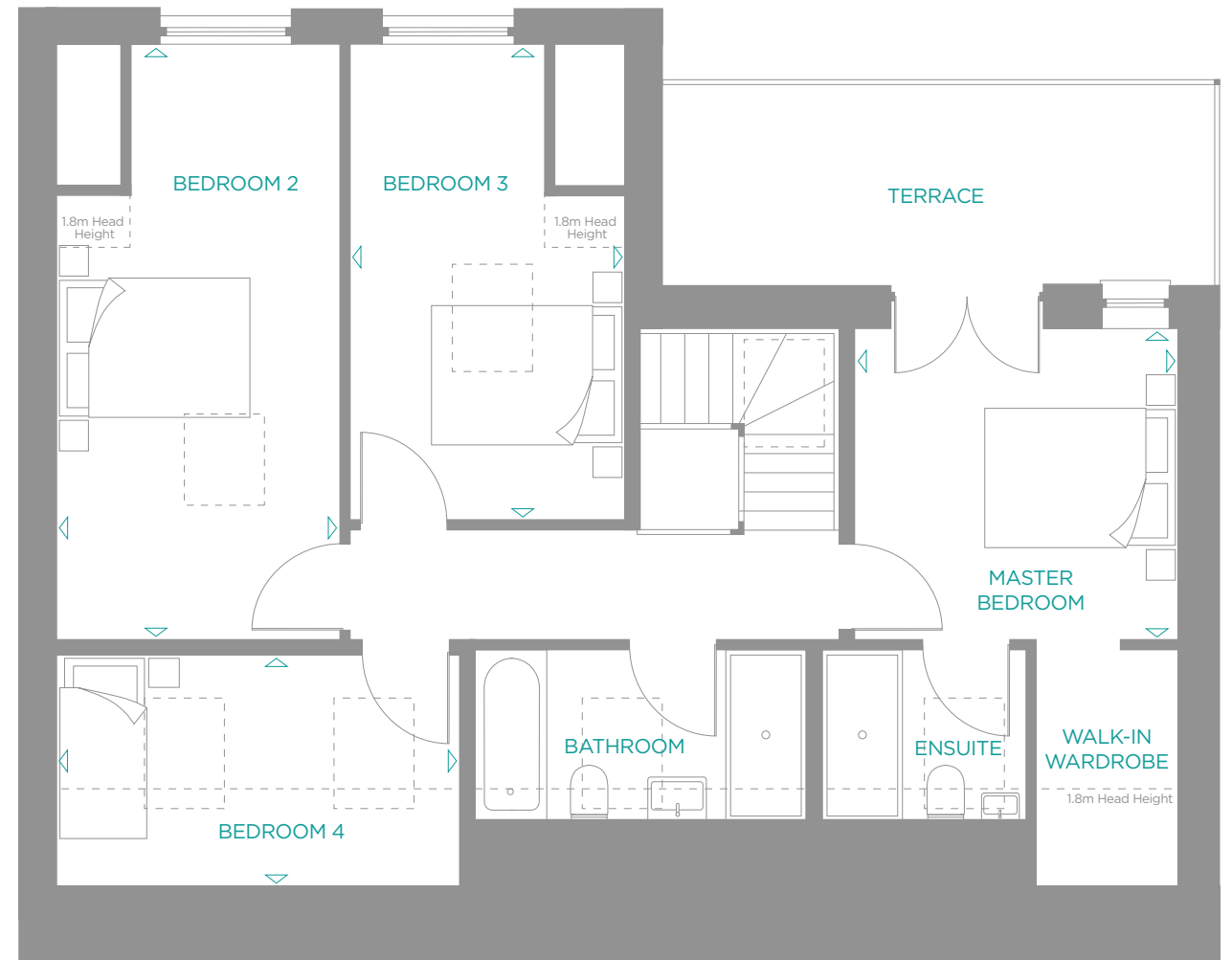
NUMBERS TWO, THREE, FOUR & FIVE

A FOUR BEDROOM DETACHED HOME



GROUND FLOOR

Kitchen/Dining Area 7.78m x 4.33m 25'6" x 14'2"	Living Room 4.22m x 3.31m 13'10" x 10'10"
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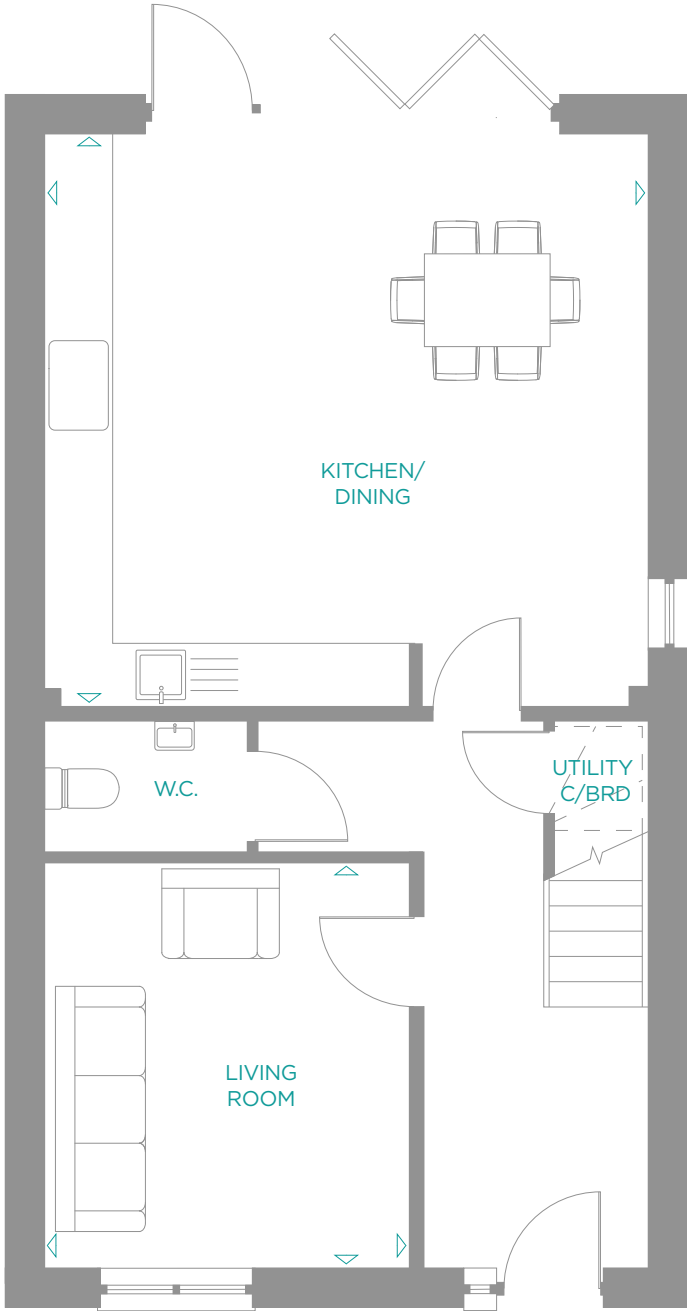


FIRST FLOOR

Master Bedroom 3.21m x 3.11m 10'6" x 10'2"	Bedroom 2 5.90m x 2.81m 19'4" x 9'2"	Bedroom 3 4.70m x 2.73m 15'5" x 8'4"	Bedroom 4 4.00m x 2.61m 13'1" x 8'6"
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NUMBERS SIX, SEVEN & EIGHT

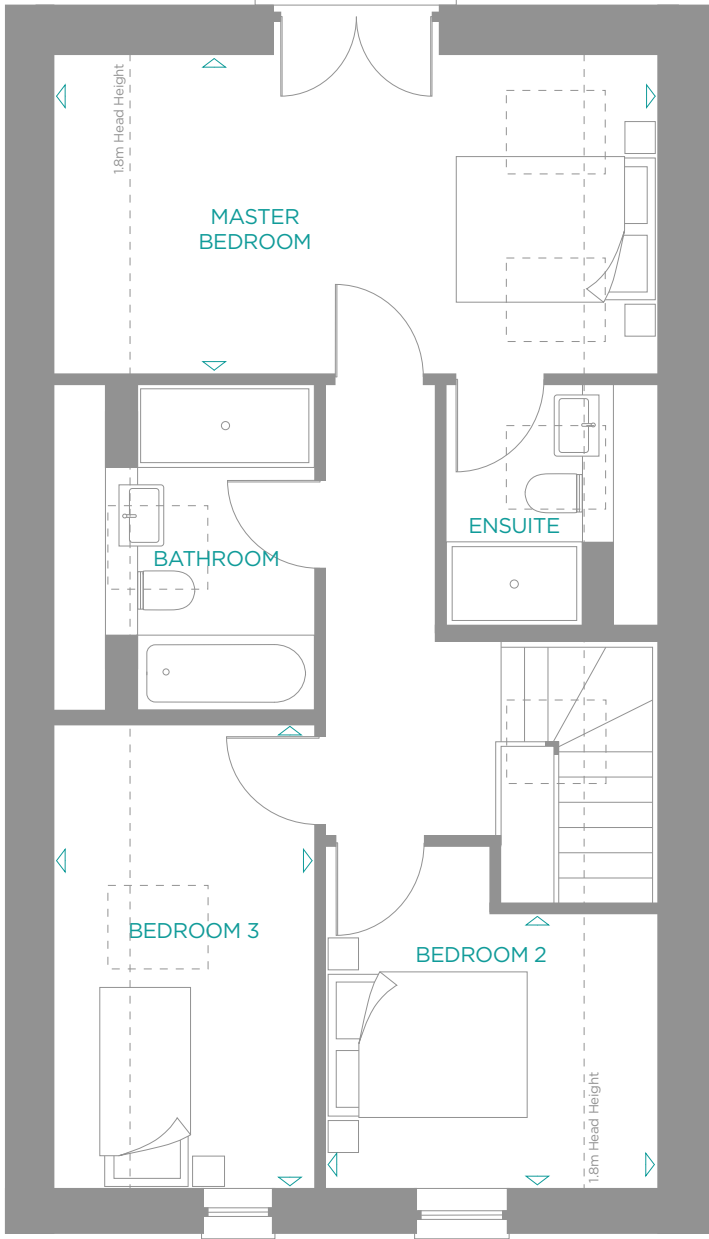
A THREE BEDROOM DETACHED HOME



GROUND FLOOR

Kitchen/Dining Area
5.76m x 5.46m
18'10" x 17'10"

Living Room
5.22m x 3.47m
17'1" x 11'4"



FIRST FLOOR

Master Bedroom
5.75m x 3.04m
18'10" x 9'11"

Bedroom 2
3.18m x 2.63m
10'5" x 8'7"

Bedroom 3
4.42m x 2.47m
14'6" x 8'1"



DETAIL IS EVERYTHING

EVERY HOME AT MONGOMERY FIELDS BENEFITS FROM A MODERN SEASIDE SPECIFICATION

KITCHENS

Bespoke Denzil and Willie cabinetry in muted calm tones with timber detailing and shelving, island units to plots 1, 2, 3, 4 and 5

Fresh 'off white' flecked solid worktops with matching splash back

Modern pale timber wide plank LVT flooring

Aluminium bifolding door opening through to gardens

Branded appliances to include double fan oven, induction hob, extractor fan, integrated dishwasher and fridge/freezer.

Integrated washer/drier to some plots

WC/CLOAKROOMS

Minimal floor mounted toilet with soft close lid

Wall mounted wash hand basin
Feature half height colour to walls in 'Gentle Moon'

Modern pale timber wide plant LVT flooring

BATHROOM AND ENSUITES

Cool, contemporary feel throughout to include toilet with soft close lid

Chrome towel rail with electric elements

Minimal timber vanity unity with ceramic basin

Contemporary shower enclosure with low profile shower tray

Feature LED demisting mirrors

Timber effect ceramic plank floor tile

Complimentary large format 'White Dover' wall tile

INTERIOR FINISHES

Tall profile square skirting in white throughout

Modern pale timber wide plank LVT flooring throughout downstairs (apart from living room)

Natural, textured carpet to living room, stairs, landing and bedrooms

Timber square profile contemporary balustrade and handrail

Modern Linear internal doors painted to match kitchen cabinetry

Brushed stainless steel knurled door handles

White matt walls throughout

White matt ceilings throughout

Double glazed windows

HEATING AND ELECTRICS

USB sockets throughout

Shaver sockets to bathroom and ensuite

BT points to hallway and living room

Smoke detector and carbon monoxide alarm

Radiators to first floor, underfloor heating to ground floor.

EXTERNAL

Exterior lighting

Outside tap

Outside socket

WARRANTY

All plots will benefit from a 10 year Build Zone Warranty



At Hawkfield Homes we believe that a house is more than just bricks and mortar. It's a home, it's a place of dreams, memories and experiences. But a home has also got to function and do the basics right, all day, every day.

We understand this, and strive to achieve it on all of our developments. As soon as you step into one of our homes, you'll feel our commitment to building living spaces that are a blend of innovative design and functionality

No matter the scale of the development we put the same creativity and attention to detail into each and every home that we build. So it's going to look great and it's going to make your life easier. From imaginative space planning through to fixtures and fittings, we've thought about things - a lot!

Throughout the West of England, we work with award winning architects and designers to create bespoke properties that stand out and make us proud.

Our schemes range from 4 to 30 units and include Listed building conversions, city centre apartments, greenfield sites, family homes through to brownfield site regeneration. So whether you are a first time buyer, an investor or if you are looking for a great family home; we look forward to talking to you.

Hawkfield Homes - as individual as you are.



**HAWKFIELD
HOMES**

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