



THE
BARNIS

AT COMPTON DUNDON

AN EXCLUSIVE DEVELOPMENT
OF EXEMPLARY FAMILY HOMES



HAWKFIELD
HOMES



*An exemplary development
of stunning family homes
in the heart of the unspoilt
South Somerset village of
Compton Dundon.*

**WELCOME TO THE BARN'S
AT COMPTON DUNDON**

Nestled in the wilds of the Somerset countryside, having plentiful local walks on the doorstep and within a short drive to a number of outstanding schools, The Barns is an exclusive countryside development of unrivalled family homes.

Being perfectly positioned on Home Farm's former farmyard and consisting of just seven spacious, architecturally prominent homes, complete with thoughtful open plan living and entertaining spaces, design led interiors and gorgeous country gardens. All two, four and five-bedroomed family homes are all finished to an impeccable standard and set within an attractive private courtyard. Beautiful bespoke kitchens, underfloor heating, natural finishes, Ultrafast Full Fibre broadband is, of course, a must and together with the highest specifications throughout we have created modern-day farmhouses of unparalleled distinction.

The village of Compton Dundon is located within easy reach of Bruton, Taunton and Street, and surrounded by towns, villages and countryside that epitomise the very best of English countryside living. The village benefits from great links to the area's many excellent schools, including Millfield, one of the UK's leading independent educational establishments.

The Barns is simply a perfect collection of country homes providing your family with their very best life.



Somerset is where a traditional way of life meets modern living and gorgeous countryside combines with contemporary culture.

Compton Dundon's location offers the best of all worlds, with cultural offerings and first-class cuisine catered for by the county town of Taunton, the highly acclaimed bistros, café bars and restaurants of tiny Bruton and the shops of Somerset's largest village, Street. Meanwhile the miles of countryside, huge skies and rolling hills offer escapes into the fresh air and a plethora of locations for dog-walking and family outings. Situated in a prominent position above The Barns, Dundon Beacon is an Iron Age hill fort and historical landmark set in its own nature reserve that offers stunning and far-reaching views over the village and beyond.

The village of Compton Dundon is peaceful and idyllic, bordering the Somerset Levels to the west and the Polden Hills, rich in natural beauty, to the east. It has an array of local and very well attended amenities including a traditional pub, an active village hall, the quintessential local cricket club and church, while the amenities of Street are only two miles to the north and Somerton three miles south. The A303 provides easy commuter access to Bath, Bristol, Yeovil and beyond with the train station at Castle Cary having direct services to London Paddington and other mainline stations, allowing easy access to city life from your new home in the countryside.



Exploring the River Brue



Fine dining at Osip, Somerton



28 Market Place, Somerton



Central Taunton



Compton Dundon and beyond

Give your family the best start in life with Somerset's superior schools.

Our children's education is of paramount importance so choosing the best school is absolutely crucial. And Compton Dundon couldn't be better served by three of the finest educational establishments in the region.

Millfield School in Street has a global reputation for not only sporting prowess but academic study and cultural endeavours are equally valued at this exceptional school which caters from kindergarten to a highly acclaimed sixth form. "The Millfield Way" brings together key staff into a child's life in such a way that is completely unique by tailoring the education programme to every student's passion and needs then placing them at the heart of the learning process.

Well's Cathedral School is an independent school with private day and boarding schools for children aged two to eighteen.

King's Bruton - another independent fully co-educational, secondary, boarding and day school for thirteen to eighteen year olds. The key to its success and sustained popularity is the combination of its relatively small student population with a second to none education.

A little further afield is Taunton's King's College and Queen's College - both co-educational independent schools with a long and distinguished past and respected reputations. Hazlegrove Prep School in Sparkford is a co-ed, independent, pre-prep and prep school for children aged two to thirteen years. Sherborne School is an all boys' boarding school located in north-west Dorset.

All of these excellent establishments are designed to offer students the best opportunities that life can offer, thus helping your children maximise and fulfil their true potential and excel in all areas of learning and creativity.



Wells Cathedral School



Millfield's sporting facilities



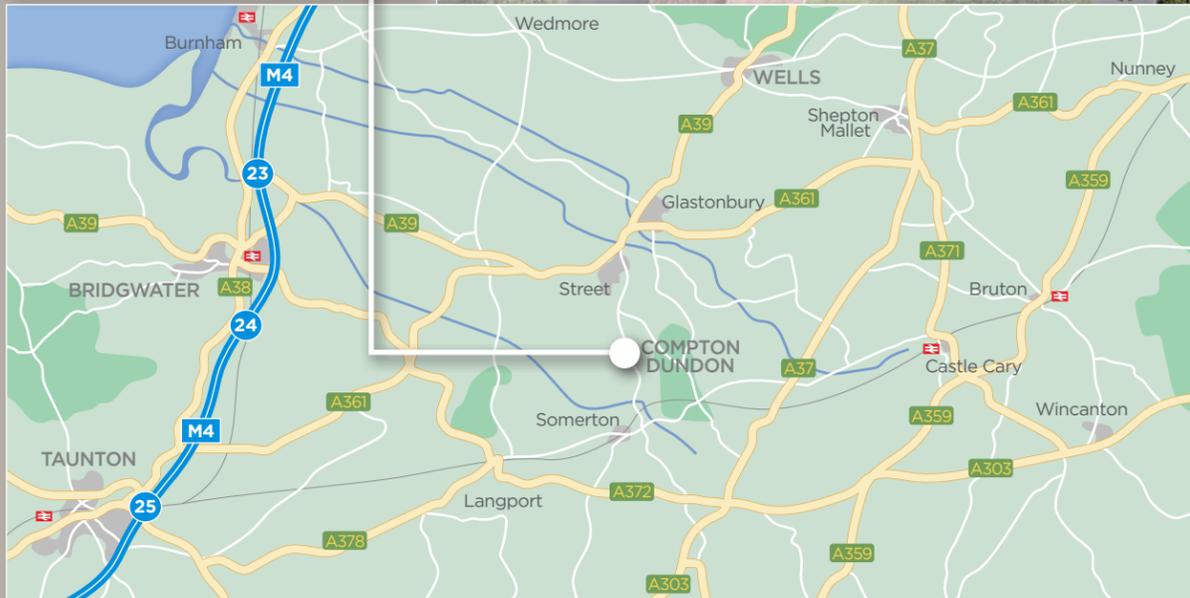
**THE BARNES
AT COMPTON DUNDON**

THE BARNES
High Street, Compton Dundon,
Somerton, Somerset TA11 6PR

DISTANCES BY CAR

SOMERTON	3 miles	6 minutes
STREET	3 miles	7 minutes
YEOVIL	12 miles	23 minutes
CASTLE CARY	13 miles	25 minutes
BRUTON	17 miles	30 minutes
TAUNTON	22 miles	41 minutes
BATH	30 miles	60 minutes
BRISTOL	31 miles	68 minutes

SOURCE GOOGLE MAPS



CGI for illustrative purposes only.

Mulberry House

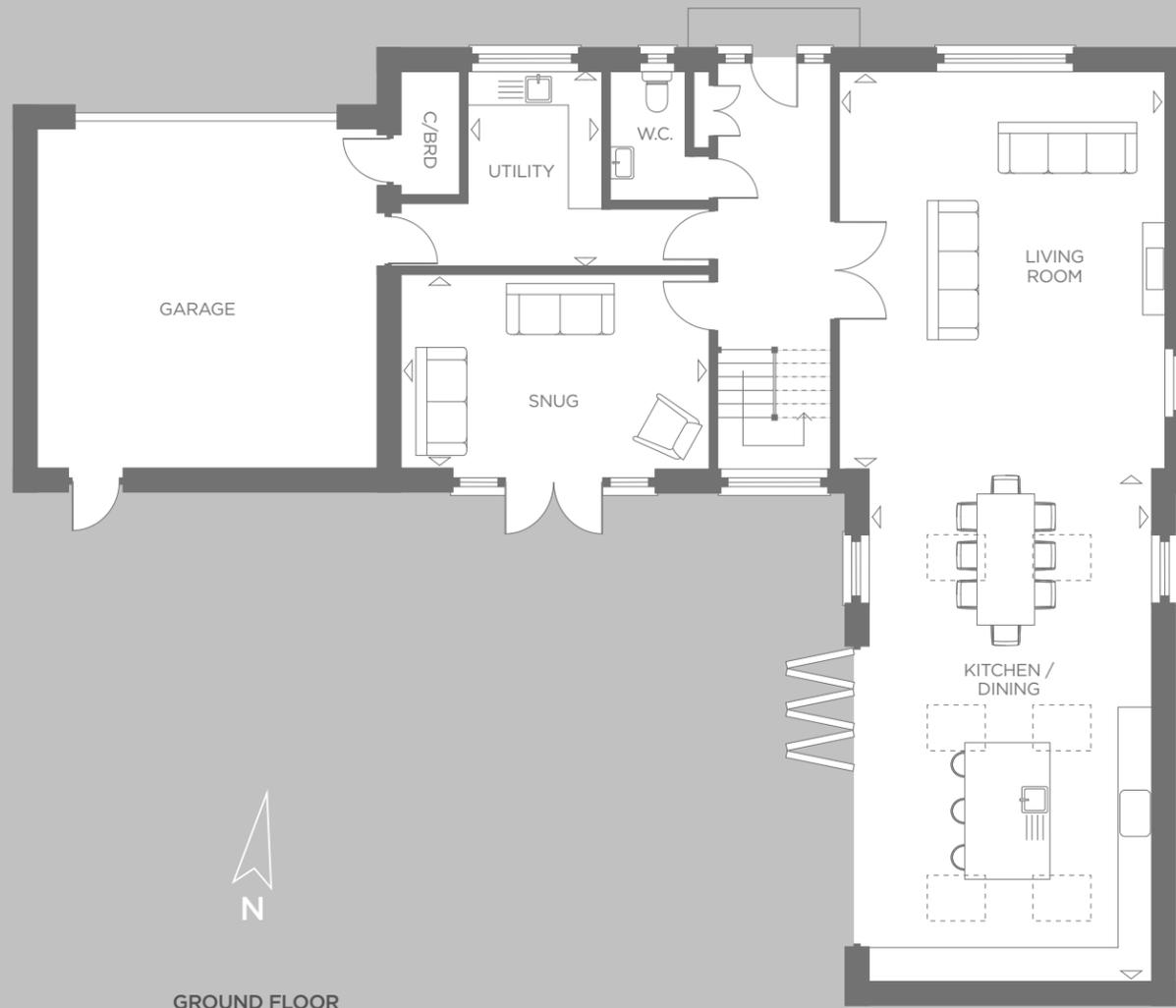
Occupying a prominent position within wraparound south-facing gardens, Mulberry House boasts four double bedrooms, four bathrooms/en-suites and a wonderfully versatile studio room to the top floor. The principal bedroom suite enjoys generous 'his and hers' dressing rooms along with a luxurious ensuite.

To the hall floor the expansive open plan kitchen, dining and living room is filled with natural light from the glazed skylights, bifolding doors effortlessly open through to the landscaped gardens. A separate sitting room, downstairs W.C and utility/boot room completes the accommodation to this stunning country home.



CGI for illustrative purposes only.

Mulberry House

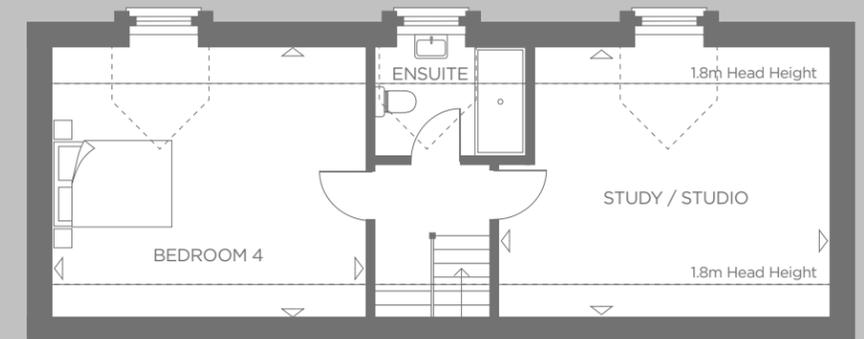


GROUND FLOOR

GROUND FLOOR

Kitchen / Dining 8.50m x 5.19m 27'10" x 17'0"	Living Room 6.97m x 5.75m 22'10" x 18'10"	Snug 5.44m x 3.41m 17'10" x 11'2"	Utility 3.43m x 2.30m 11'3" x 7'6"
------------------------------------------------------------	--------------------------------------------------------	------------------------------------------------	-------------------------------------------------

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Master Bedroom 5.46m x 4.05m 17'10" x 13'3"	Bedroom 2 4.05m x 3.64m 13'3" x 11'11"	Bedroom 3 4.76m x 2.80m 15'7" x 9'2"
----------------------------------------------------------	-----------------------------------------------------	---------------------------------------------------

SECOND FLOOR

Bedroom 4 4.95m x 4.63m 16'2" x 15'2"	Studio / Study 5.72m x 4.57m 18'9" x 14'11"	Total Area 342 sq m 3681 sq ft
----------------------------------------------------	----------------------------------------------------------	---------------------------------------------

Wisteria Lodge

Wisteria Lodge is a four bedroomed, four bathroomed, three storey architecturally stunning home that cleverly incorporates an additional home office, studio or rumpus room to the top floor. Envious south-east facing garden enjoy

uninterrupted views across the surrounding hills meanwhile inside the cosy living room area of the stunning open plan family room with its wood burning stove leads through to the exemplary kitchen with bifolding doors overlooking the gardens.



CGI for illustrative purposes only.

Wisteria Lodge



GROUND FLOOR

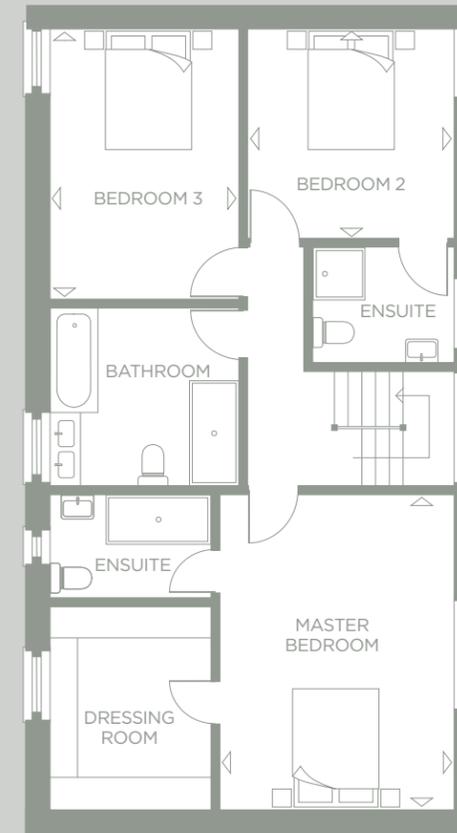
Kitchen / Dining
8.47m x 4.91m
27'9" x 16'1"

Sitting Room
7.03m x 5.50m
23'0" x 18'0"

Utility
3.46m x 2.00m
11'4" x 6'6"

Living Room
5.79m x 4.87m
18'11" x 15'11"

Study
3.57m x 2.42m
11'8" x 7'11"

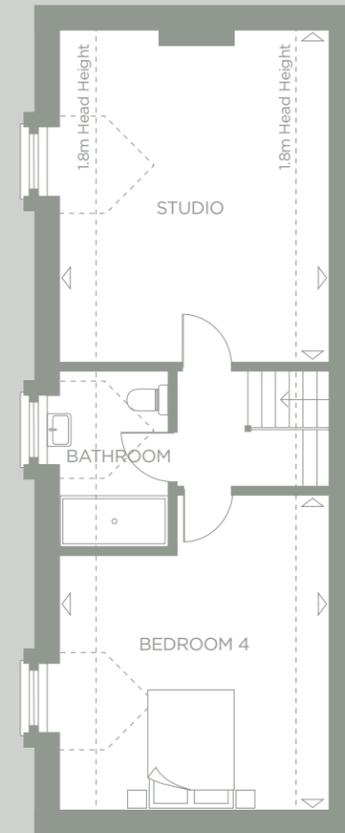


FIRST FLOOR

Master Bedroom
5.50m x 4.08m
18'0" x 13'4"

Bedroom 3
4.75 x 3.28m
15'7" x 10'9"

Bedroom 2
3.63m x 3.60m
11'10" x 11'9"



SECOND FLOOR

Bedroom 4
5.50m x 4.46m
18'0" x 14'7"

Studio
5.85m x 4.46m
19'2" x 14'7"

Total Area
337 sq m
3627 sq ft

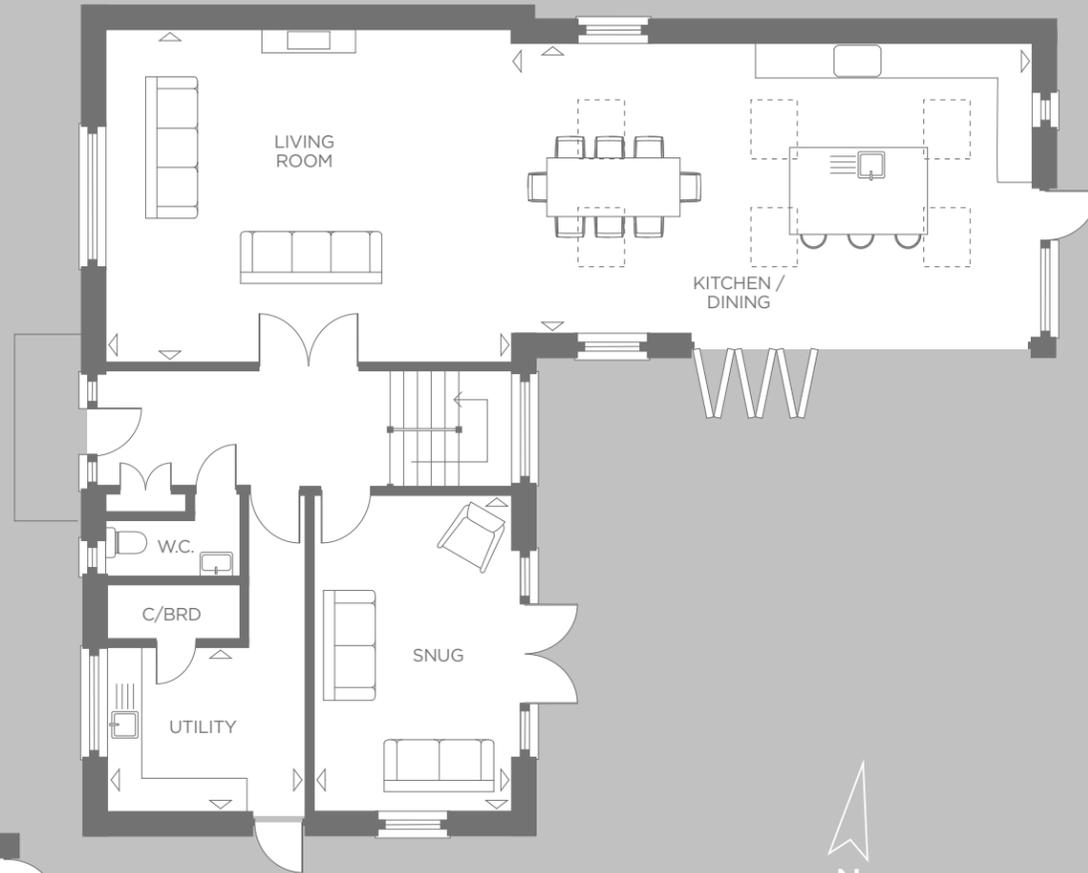
The Granary

Sitting to the head of The Barns' private courtyard, accommodation at The Granary includes a principal bedroom suite with both a beautiful en-suite bathroom and dressing room, three additional double bedrooms, one with ensuite and the family bathroom complete the accommodation to this floor. A

detached coach house, with its own private entrance, houses parking for two cars with an versatile studio room above. Back inside the main house, a full height glazed stairwell ensures a light and spacious interior feel whilst this generously proportioned family home offers thoughtful open plan spaces throughout.



The Granary



GROUND FLOOR

Kitchen / Dining 8.80m x 5.00m 28'10" x 16'4"	Snug 5.47m x 3.43m 17'11" x 11'3"
Living Room 7.12m x 5.77m 23'4" x 18'11"	Utility 3.46m x 3.43m 11'4" x 11'3"

FIRST FLOOR

Master Bedroom
5.47m x 4.07m
17'11" x 13'4"

Bedroom 2
4.67m x 3.27m
15'3" x 10'8"

Bedroom 3
3.63m x 3.60m
11'10" x 11'9"

Bedroom 4
3.27m x 3.10m
10'8" x 10'2"



ABOVE GARAGE

Studio
4.23m x 3.63m
13'10" x 11'10"

Total Area
292 sq m
3143 sq ft



CGI for illustrative purposes only.

Gable End

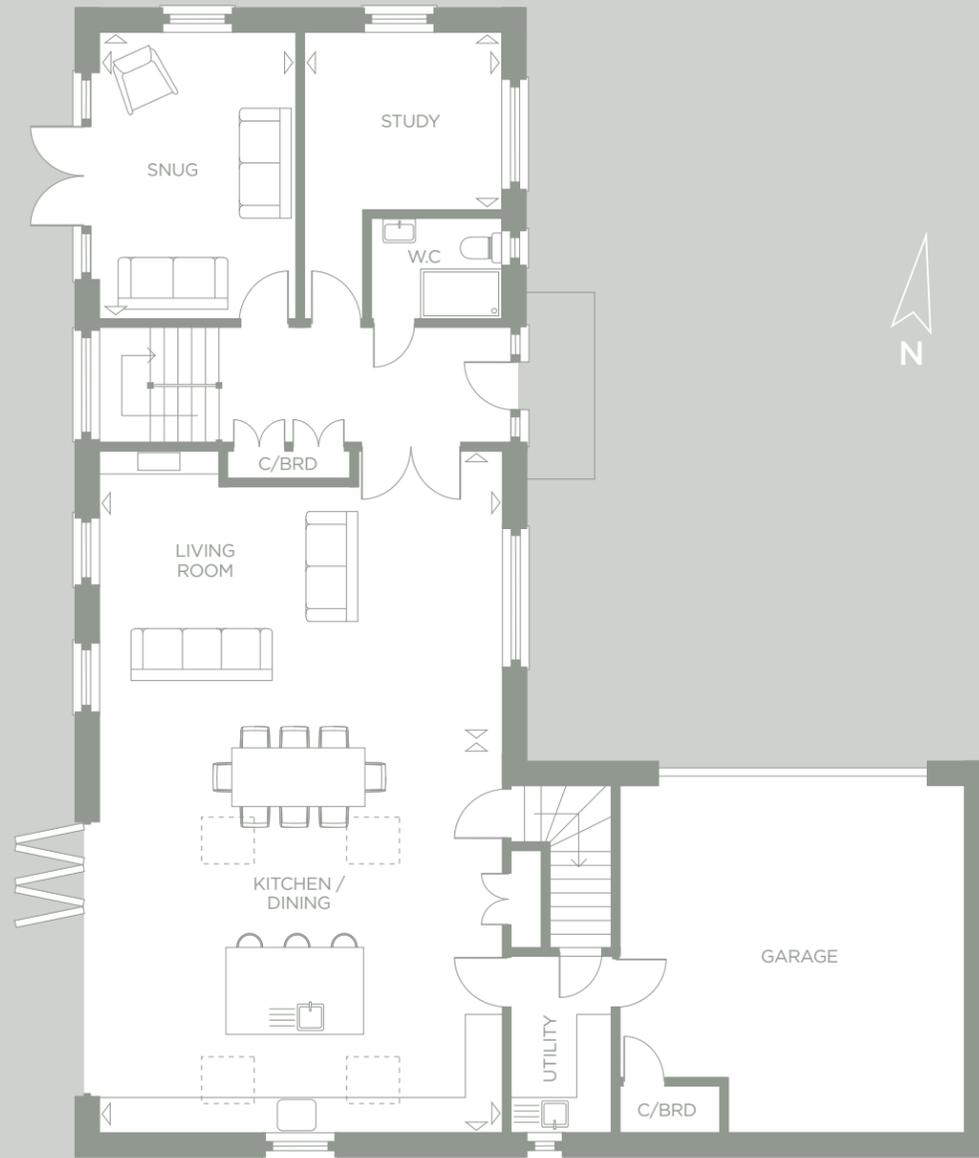
Positioned within a quiet corner of the courtyard, Gable End is a stunning four bedroomed family home with an additional studio above the double garage with access gained from inside the house. The full height double glazed stairwell floods the house with light whilst the south-west facing gardens are accessed from the superb open plan kitchen, dining

and family room via generous bifolding doors. A separate snug, useful study and W.C. complete the accommodation to the hall floor. Upstairs the master bedroom boasts both ensuite and dressing room whilst all three remaining double bedrooms have use of the family bathroom.



CGI for illustrative purposes only.

Gable End



GROUND FLOOR

Kitchen / Dining 7.11m x 6.79m 23'3" x 22'3"	Living Room 6.98m x 4.91m 22'10" x 16'1"	Snug 4.97m x 3.41m 16'3" x 11'2"	Study 3.44m x 2.97m 11'3" x 9'8"
-----------------------------------------------------------	-------------------------------------------------------	-----------------------------------------------	-----------------------------------------------



FIRST FLOOR

Master Bedroom 4.91m x 4.07m 16'1" x 13'4"	Bedroom 2 3.87m x 3.27m 12'8" x 10'8"	Bedroom 3 3.27m x 3.10m 10'8" x 10'2"	Bedroom 4 3.60m x 2.83m 11'9" x 9'3"	Studio 4.30m x 3.63m 14'1" x 11'10"	Total Area 294 sq m 3164 sq ft
---------------------------------------------------------	----------------------------------------------------	----------------------------------------------------	---------------------------------------------------	--------------------------------------------------	---------------------------------------------

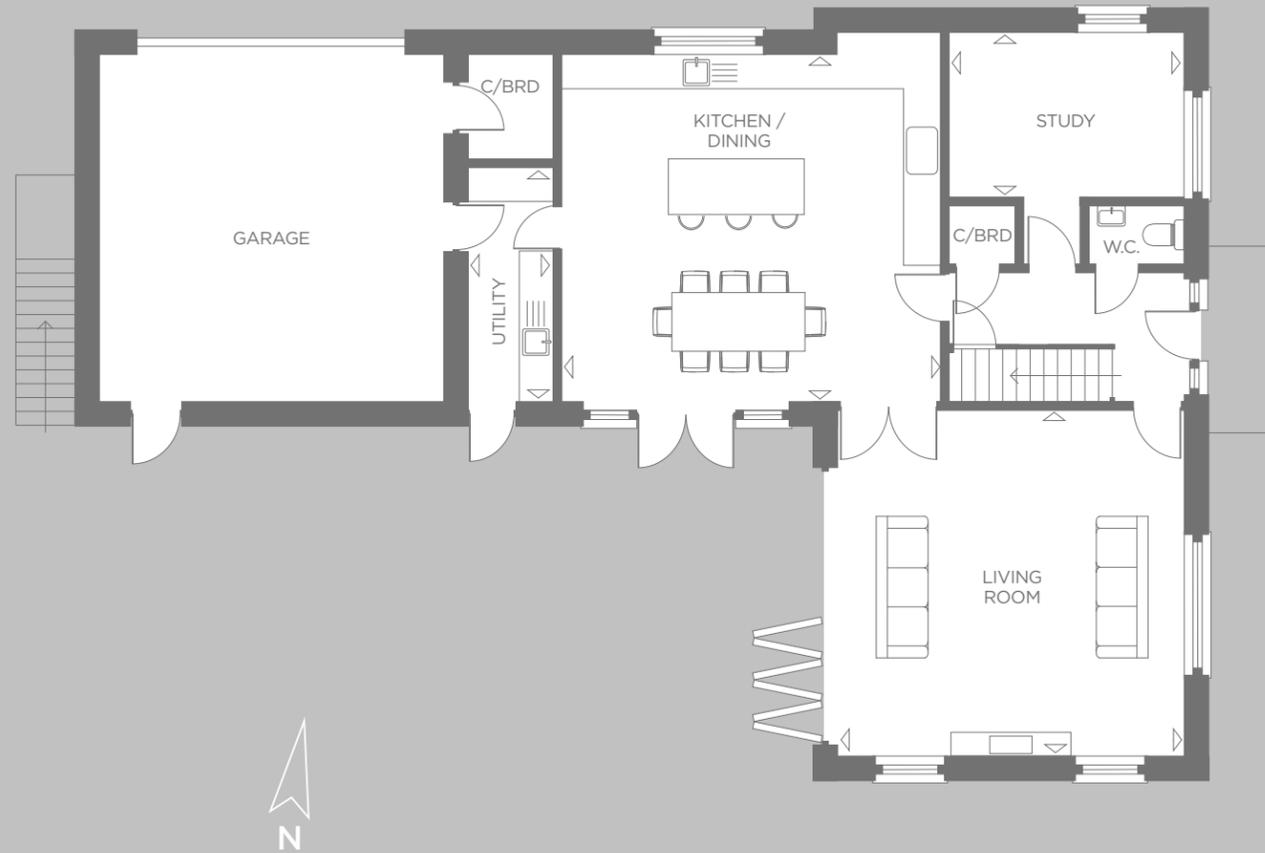
Hummingbird Barn

Set within its own south west facing garden, Hummingbird Barn, with its independent coach house, is as unique as every other home at The Barns. Meeting every modern family's needs with four generous bedrooms (master with ensuite and dressing room) four

bathrooms/shower rooms, study, a spacious open plan kitchen dining with french doors to the gardens and living area but also a separate large sitting room again opening through to the gardens via generous bifolding doors, utility/boot room and double garage.

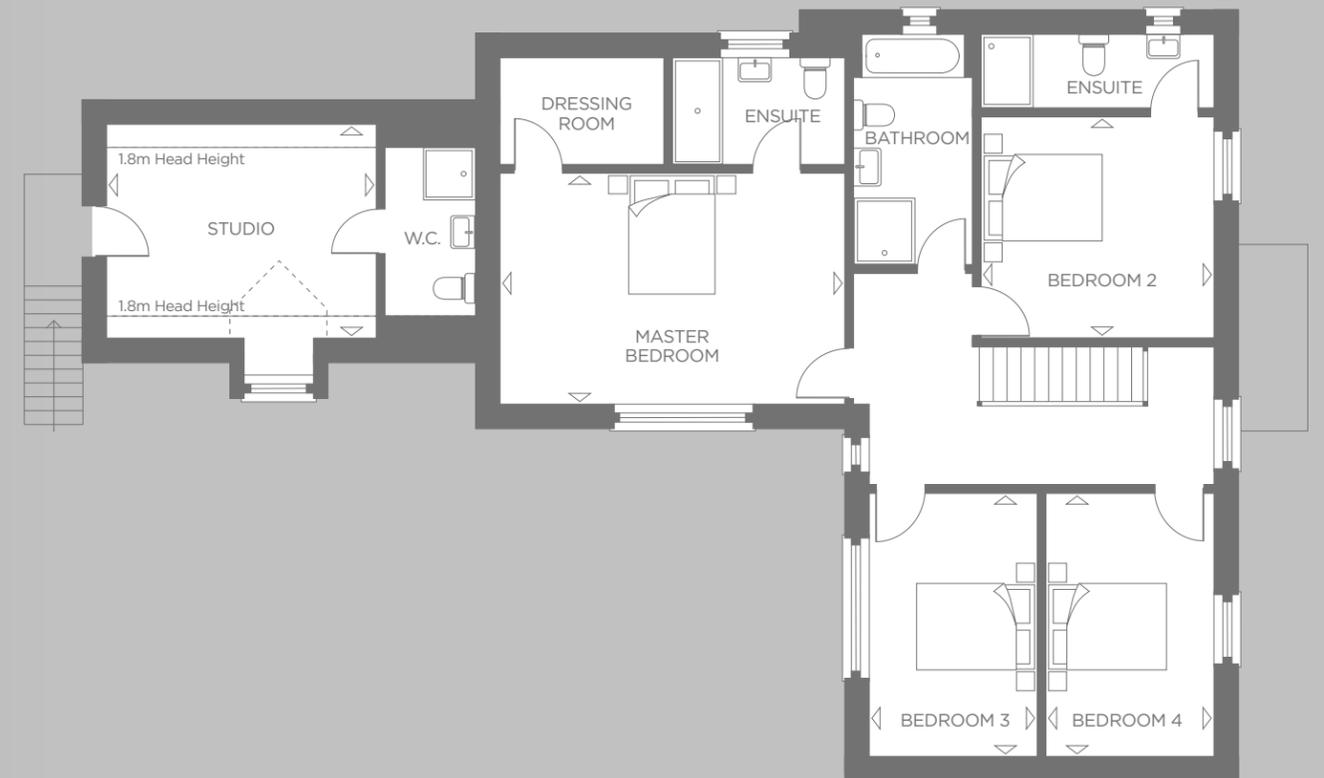


Hummingbird Barn



GROUND FLOOR

Kitchen / Dining 6.56m x 6.42m 21'6" x 21'0"	Living Room 5.97m x 5.94m 19'7" x 19'5"	Study 4.07m x 2.87m 13'4" x 9'4"	Utility 2.61m x 1.50m 8'6" x 4'11"
-----------------------------------------------------------	------------------------------------------------------	-----------------------------------------------	-------------------------------------------------



FIRST FLOOR

Master Bedroom 6.00m x 4.00m 19'8" x 13'1"	Bedroom 2 4.07m x 3.84m 13'4" x 12'7"	Bedroom 3 4.57m x 2.93m 14'11" x 9'7"	Bedroom 4 4.57m x 2.93m 14'11" x 9'7"	Studio 4.64 x 4.29 15'2" x 14'0"	Total Area 288 sq m 3100 sq ft
---------------------------------------------------------	----------------------------------------------------	----------------------------------------------------	----------------------------------------------------	-----------------------------------------------	---------------------------------------------



CGI for illustrative purposes only.

The Dove Cote & Dairy Cottage

Both The Dove Cote and Dairy Cottage deliver a generous open plan living/kitchen with bifolding doors opening through to the front gardens. The hall floor bedroom with en-suite (to Dairy Cottage) and separate shower room (to The Dove Cote) with a useful utility room completing accommodation to this floor. To the first floor a double bedroom, en-suite and

study/dressing room affording a stunning master suite. South facing gardens to the front benefit from glorious light throughout the day, whilst floor to ceiling windows create a sun drenched interior. To the rear, the garden backs onto an orchard full of apple trees. The ideal countryside pied-à-terre for visiting this pretty area of Somerset.

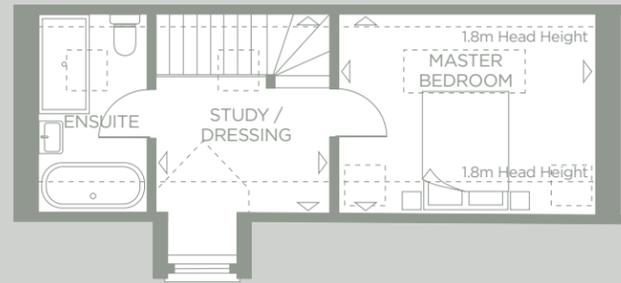


The Dove Cote

FIRST FLOOR

Master Bedroom
4.50m x 3.44m
14'9" x 11'3"

Study / Dressing
3.44m x 3.03m
11'3" x 9'11"



GROUND FLOOR

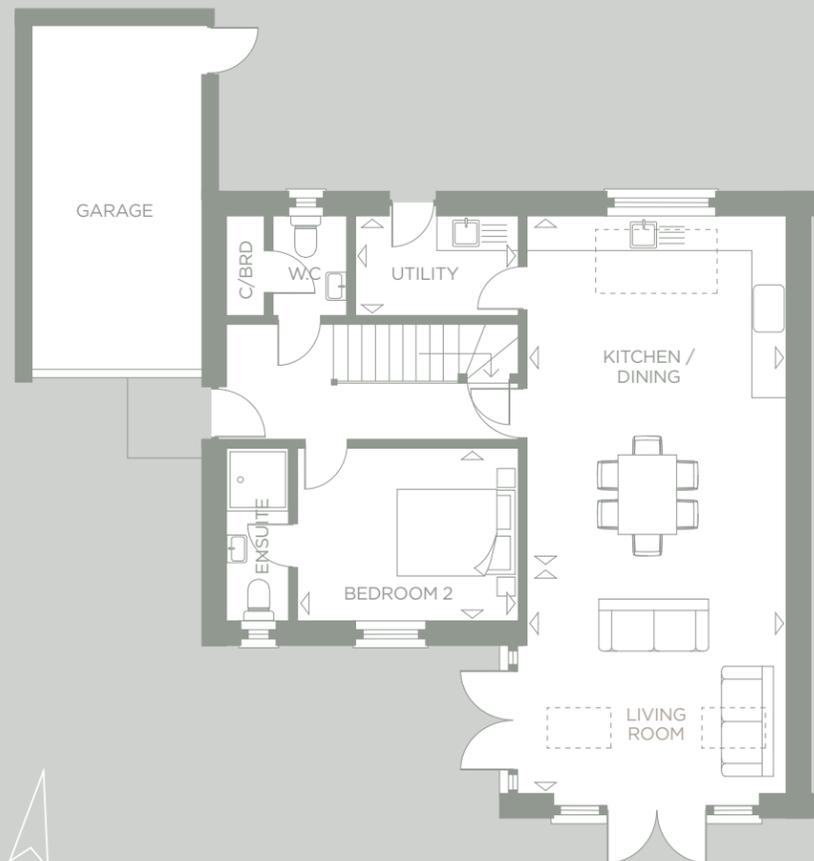
Kitchen / Dining
6.58m x 4.50m
21'7" x 14'9"

Living Room
3.43m x 4.56m
11'3" x 14'11"

Bedroom 2
3.84 x 3.00m
12'7" x 9'10"

Utility
2.84m x 1.74m
9'3" x 5'8"

Total Area
134 sq m
1442 sq ft

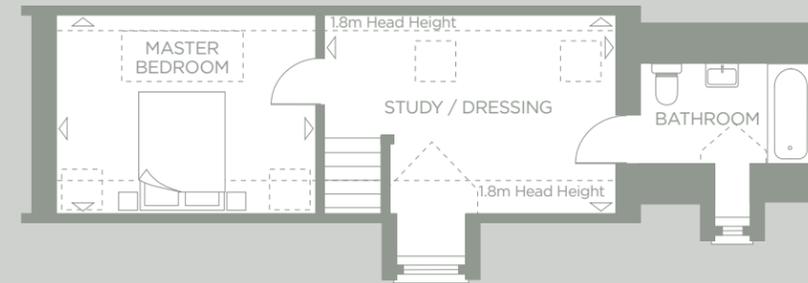


Dairy Cottage

FIRST FLOOR

Master Bedroom
4.52m x 3.44m
14'9" x 11'3"

Study / Dressing
4.12m x 3.44m
13'6" x 11'3"



GROUND FLOOR

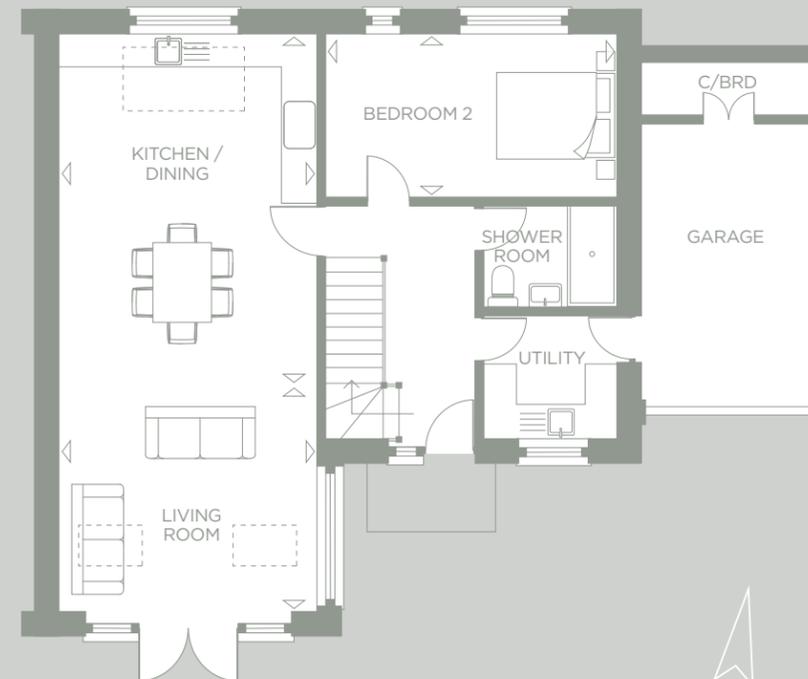
Kitchen / Dining
6.58m x 4.52m
21'7" x 14'9"

Living Room
3.43m x 4.59m
11'3" x 15'0"

Bedroom 2
5.06m x 2.83m
16'7" x 9'3"

Utility
2.75m x 2.12m
9'0" x 6'11"

Total Area
142 sq m
1528 sq ft





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.

CGI for illustrative purposes only.



**HAWKFIELD
HOMES**

Visit hawkfieldhomes.co.uk

Email sales@hawkfieldhomes.co.uk

Call 0330 123 9391



Important Notice to Customers: The Consumer Protection from Unfair Trading Regulations 2008. Land Promotions Ltd operates a policy of continual product development and the specifications outlines in the brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Land Promotions Ltd reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred in the Regulations made under the above Act. As with photographs/illustrations in this brochure, any display material in our marketing suite is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual furnishings, finish, elevation or treatments, furnishings and fittings at the development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to our appointed Sales Agents for the most up to date information. Please note that distance referred to in the brochures are obtained from Google Maps and thetrainline.com. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in the brochure is accurate at the time of going to print.