

LOVELL
HOMES

PRESENTS



THE OAKS

at St Luke

Cotford St Luke

WELCOME TO



THE OAKS
at St Luke

Cotford St Luke

Tucked away in the rolling hills of Somerset, The Oaks at St Luke provides a welcoming blend of countryside serenity and modern village living. Once the site of the old Tone Vale Hospital, Cotford St Luke has evolved into a thriving community surrounded by scenic landscapes and green open spaces.

With its peaceful charm, friendly atmosphere, and convenient access to nearby towns, this stylish development of 2, 3 and 4-bedroom Lovell homes is the perfect place for those seeking rural tranquillity with a touch of modern comfort.





Drummond Park showhome interior



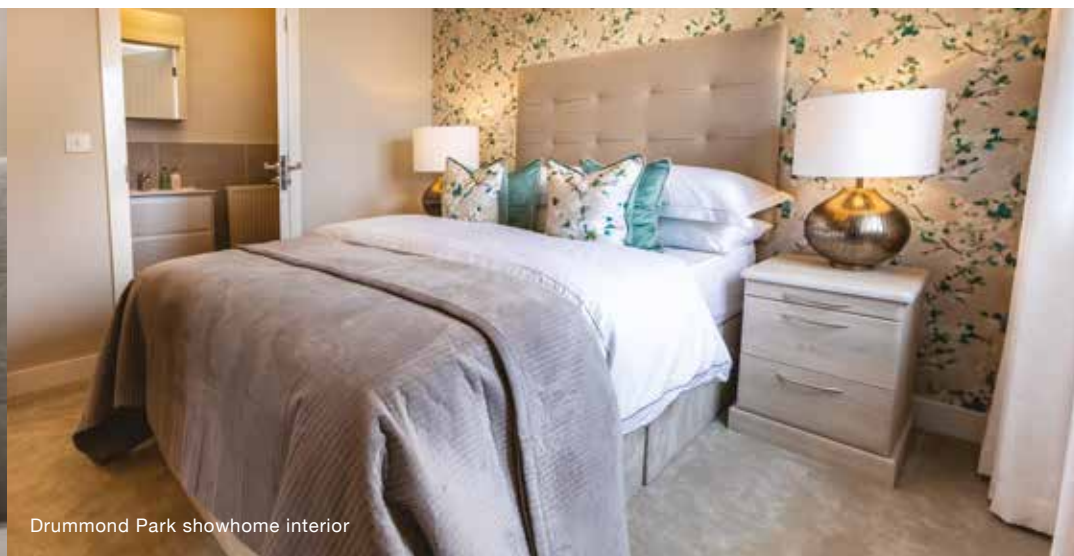
Drummond Park showhome interior

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Drummond Park showhome interior


THE OAKS
at St Luke
Cotford St Luke



It's what makes
our homes unique

**At Lovell we believe your home should be more than about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start,
making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



THE OAKS

at St Luke

Cotford St Luke



DISCOVER THE CHARM OF COTFORD ST LUKE

At the heart of the village lies a strong sense of community, with local amenities that make everyday living both easy and enjoyable. The local Co-operative food store provides all the everyday essentials, while the village's welcoming atmosphere and green open spaces encourage neighbours to connect and families to enjoy time outdoors. Cotford St Luke also boasts its own primary school, making it a well-served and family-friendly place to call home.

Surrounded by beautiful countryside, a new home here is perfect for those who love to walk, cycle, or simply enjoy the outdoors. Peaceful lanes and scenic footpaths link Cotford St Luke to other nearby villages and nature trails, making it the ideal base for those who want to enjoy exploring Somerset's rural beauty. The nearby Halse Water and surrounding fields provide an ever-changing landscape of colour and calm throughout the seasons.

Homeowners will benefit from Cotford St Luke's excellent location just five miles from Taunton, Somerset's County town, offering access to major supermarkets, restaurants, and leisure facilities. With Taunton train station providing direct links to Bristol, Exeter, and London, The Oaks at St Luke is ideally positioned for those who work in the city but crave the tranquillity of country life.



THE OAKS
at St Luke
Cotford St Luke



Quantock Hills



Cotford St Luke tennis courts



The Chapel

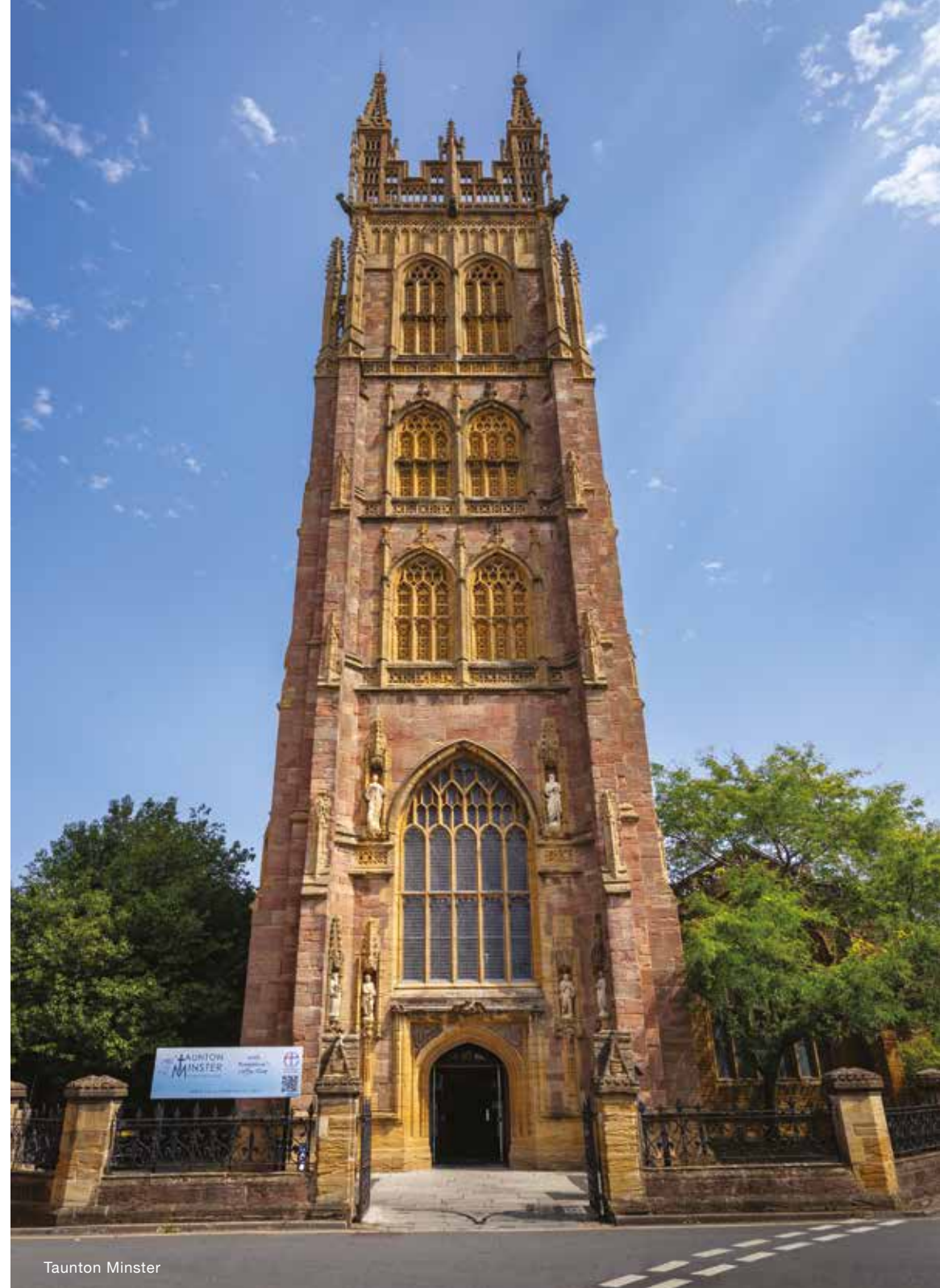


Cotford St Luke playground

PLACES TO SEE, LOCATIONS TO EXPLORE

Steeped in heritage, the vibrant market town of Taunton beautifully combines history with modern living. The town's skyline is graced by St Mary Magdalene Church, often referred to as Taunton Minster, whose soaring tower is one of the finest examples of Somerset architecture. The Market House, with its striking Georgian exterior, stands proudly in the town centre. The building is a hub for local activity, housing the Taunton Visitor Centre and hosting regular events and markets that celebrate local produce and crafts.

Vivary Park provides a haven of tranquillity right in the heart of the town. Its beautifully kept gardens, ornamental fountains, and open lawns make it perfect for picnics, leisurely strolls, or summer events. The park also boasts a golf course and adventure playground, offering something for all ages to enjoy. Alongside its cultural and recreational highlights, Taunton features an excellent range of shops, restaurants, and cafés, from familiar high-street names to independent boutiques and eateries.



Taunton Minster



Taunton Independent Quarter



Vivary Park



West Somerset Railway

To the north, the Quantock Hills unfold. This designated Area of Outstanding Natural Beauty is renowned for its sweeping views and tranquil woodlands. Whether hiking along the ridges, picnicking among wildflowers, or watching red deer in the valleys, the Quantocks offer an enchanting escape less than 10 miles from your new home. Villages like Bishops Lydeard and Crowcombe provide charming stops along the way, with traditional pubs and historic sites to explore.

For family days out, the West Somerset Railway offers a nostalgic steam train journey through the countryside, linking the nearby villages with coastal towns like Watchet and Minehead. It's a wonderful way to experience Somerset's charm while enjoying a leisurely day of discovery.

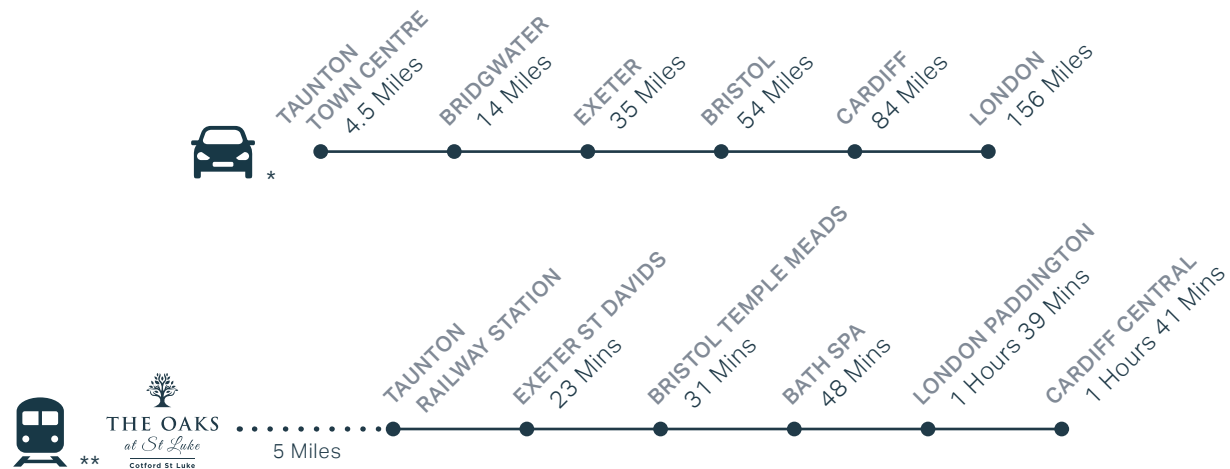
Cotford St Luke and its surrounding area perfectly capture the essence of Somerset living, with a wonderful balance of countryside charm, community warmth, and convenient access to new adventures. Whether enjoying village life, exploring nearby hills, or discovering the wider wonders of the county, The Oaks at St Luke will offer a lifestyle that feels both peaceful and full of possibility.

IDEALLY LOCATED



The Oaks at St Luke is easily accessible by both road and rail. The village of Cotford St Luke benefits from convenient access to the M5 and has Taunton railway station situated only five miles away. From the station there are regular rail services southwards towards Exeter, and north to Bristol and beyond.

Heading overseas? Bristol airport can transport you to 130 destinations across 30 countries.

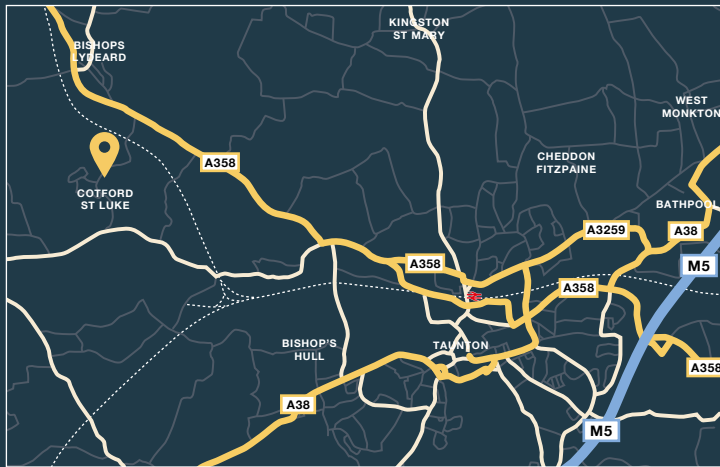



THE OAKS
at St Luke
Cotford St Luke

*Distances taken from Google Maps. **Fastest times taken from thetrainline.com

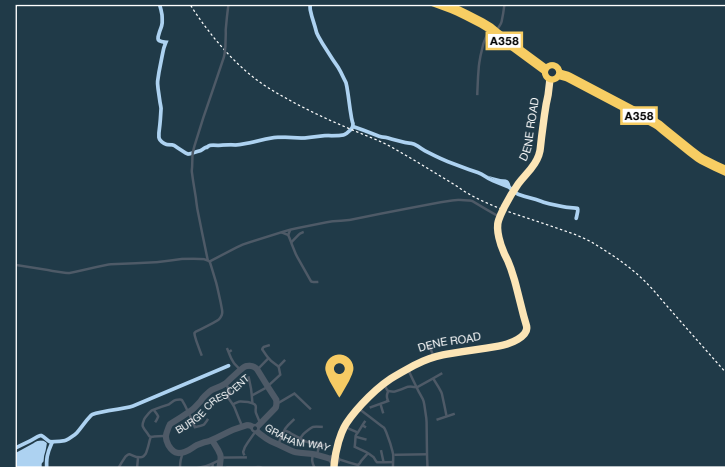
FROM THE NORTH / M5

Exit the M5 at Junction 25 and take the fifth exit onto the A358 towards Taunton. Continue along the A358 for four and a half miles, passing through Taunton. Upon reaching the Cross Keys roundabout take the second exit, continuing along the A358 towards Bishops Lydeard. After two miles, take the first exit onto Dene Road towards Cotford St Luke. Continue for a further half mile before reaching The Oaks at St Luke on your right.



FROM THE SOUTH / M5

Exit the M5 at Junction 25 and take the second exit onto the A358 towards Taunton. Continue along the A358 for four and a half miles, passing through Taunton. Upon reaching the Cross Keys roundabout take the second exit, continuing along the A358 towards Bishops Lydeard. After two miles, take the first exit onto Dene Road towards Cotford St Luke. Continue for a further half mile before reaching The Oaks at St Luke on your right.



FROM WILLITON

Head south along the A358 for 11 miles. After passing through Bishops Lydeard, take the second exit at the next roundabout towards Cotford St Luke. Continue for a further half mile before reaching The Oaks at St Luke on your right.

HOW TO PURCHASE



Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



REGISTER

Register your interest with Lovell and we will put you in touch with an Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

The Oaks at St Luke is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.



THE OAKS

at St Luke

Cotford St Luke

THE DEVELOPMENT



THE OAKS

at St Luke

Cotford St Luke



CGIs are indicative only and elevations are subject to change. external finishes and features may vary.



THE OAKS

at St Luke

Cotford St Luke

-  KINGFISHER
2 bedroom home
-  LANSDOWN
3 bedroom home
-  PRESTBURY
3 bedroom home
-  NEWBURY
3 bedroom home
-  RAMSEY
4 bedroom home
-  THORNDON
4 bedroom home
-  RICHMOND
4 bedroom home
-  TATTENHOE
4 bedroom home
-  AFFORDABLE HOMES
FOR RENT
-  AFFORDABLE HOMES
FOR SHARED OWNERSHIP



This development layout plan depicts the intended layout and expected tenure mix as at the time of going to press. The location of affordable homes is indicative only and may change over time. Open market properties can be sold to a variety of interested parties. Landscaping shown is suggestive only. Any queries should be raised through the conveyancing process in the usual way.

LOVELL
HOMES

THE KINGFISHER
2 bedroom home



THE OAKS
at St Luke
Cotford St Luke

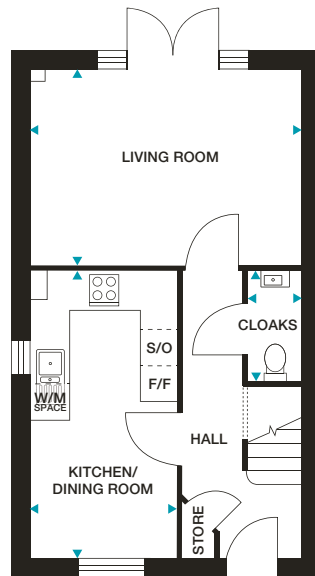


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KINGFISHER

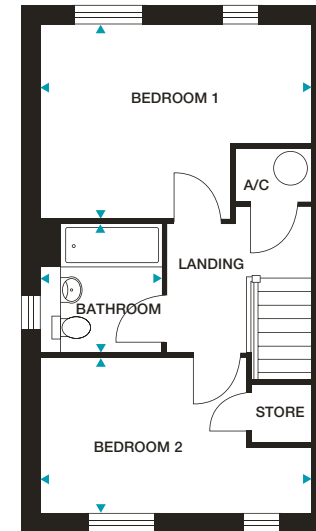
2 bedroom home

Plots 11, 12, 16, 17, 28, 29, 53, 54, 55, 56, 57 and 58



GROUND FLOOR

Kitchen/Dining Room 2414.8mm x 4747mm (max) 7'11" x 15'7" (max)
Living Room 485mm x 3241mm (max) 14'9" x 10'8" (max)
Cloaks 910mm x 1828mm (max) 3'0" x 6'0" (max)



FIRST FLOOR

Bedroom 1 4485mm x 3202mm (max) 14'9" x 10'6" (max)
Bedroom 2 4485mm x 2581mm (max) 14'9" x 8'6" (max)
Bathroom 897.5mm x 2142mm (max) 2'11" x 7'0" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

KF-H

LANSDOWN
3 bedroom home



THE OAKS
at St Luke
Cotford St Luke

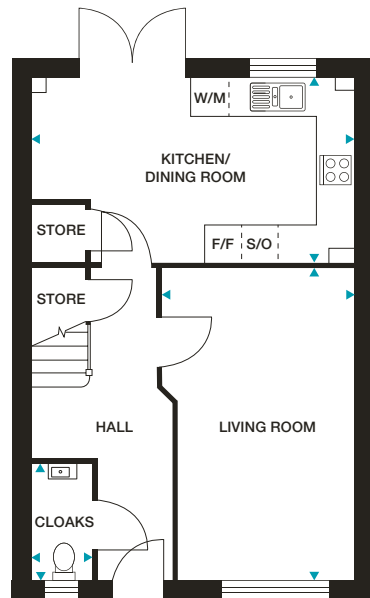


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LANDSDOWN

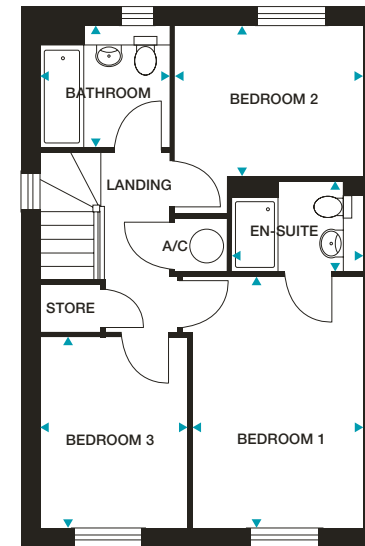
3 bedroom home

Plots 2, 9, 15, 21, 22, 23, 41, 64 and 65



GROUND FLOOR

Kitchen/Dining Room 5343mm x 3055mm (max) 17'6" x 10'0" (max)
Living Room 3195mm x 5158mm (max) 10'6" x 16'11" (max)
Cloaks 1022mm x 1927mm (max) 3'4" x 6'4" (max)



FIRST FLOOR

Bedroom 1 4161mm x 2837.5mm (max) 13'8" x 9'4" (max)
En-Suite 1504mm x 2195mm (max) 4'11" x 7'2" (max)
Bedroom 2 2485mm x 3137.5mm (max) 8'2" x 10'4" (max)
Bedroom 3 2442mm x 3158.3mm (max) 8'0" x 10'4" (max)
Bathroom 2142mm x 2010mm (max) 7'0" x 6'7" (max)

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LOVELL
HOMES

LD-H

PRESTBURY
3 bedroom home



THE OAKS
at St Luke
Cotford St Luke



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PRESTBURY
3 bedroom home



THE OAKS
at St Luke
Cotford St Luke

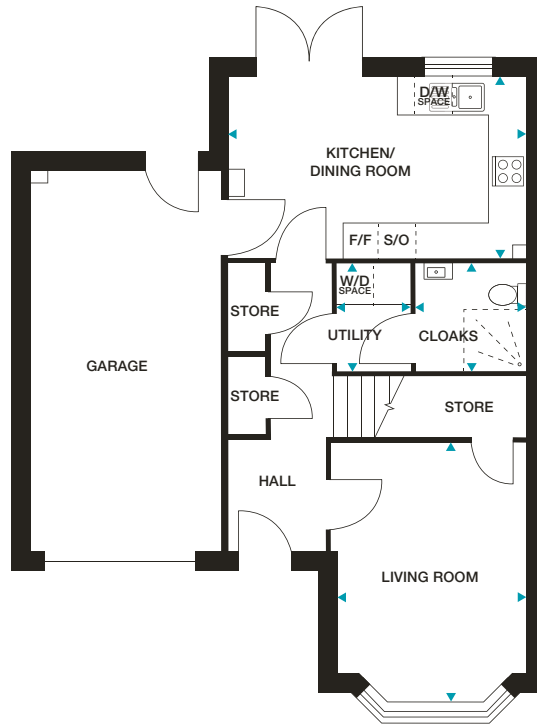


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PRESTBURY

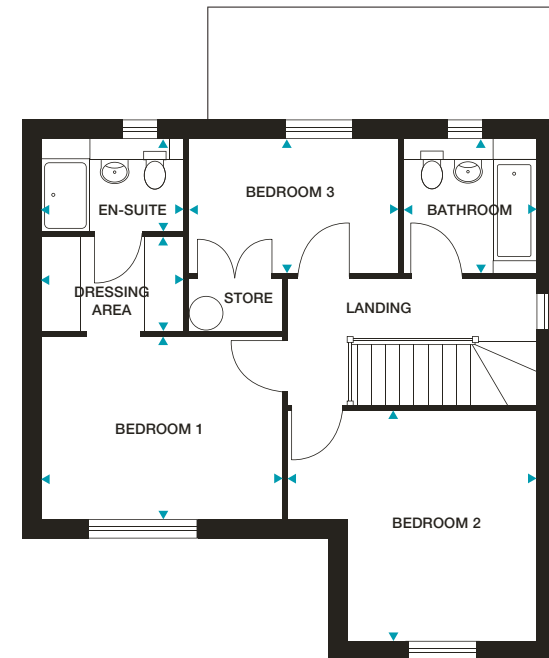
3 bedroom home

Plots 10, 33, 34, 47, 48 and 49



GROUND FLOOR

Kitchen/Dining Room 3016mm x 4910mm (max) 9'11" x 16'1" (max)
Living Room 3110mm x 3834.5mm (max) 10'2" x 12'7" (max)
Cloaks 1780.5mm x 1842mm (max) 5'10" x 6'0" (max)
Utility 1230mm x 1780.5mm (max) 4'0" x 5'10" (max)



FIRST FLOOR

Bedroom 1 3017mm x 3980mm (max) 9'11" x 13'1" (max)
En-Suite 2326mm x 1521mm (max) 7'8" x 5'0" (max)
Dressing Area 2326mm x 1596mm (max) 7'8" x 5'3" (max)
Bedroom 2 3834.4mm x 4128mm (max) 12'7" x 13'7" (max)
Bedroom 3 2215mm x 3489mm (max) 7'3" x 11'5" (max)
Bathroom 2201.5mm x 2215mm (max) 7'3" x 7'3" (max)

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LOVELL
HOMES

NEWBURY
3 bedroom home



THE OAKS
at St Luke
Cotford St Luke



NEWBURY
3 bedroom home



THE OAKS
at St Luke
Cotford St Luke

NEWBURY
3 bedroom home



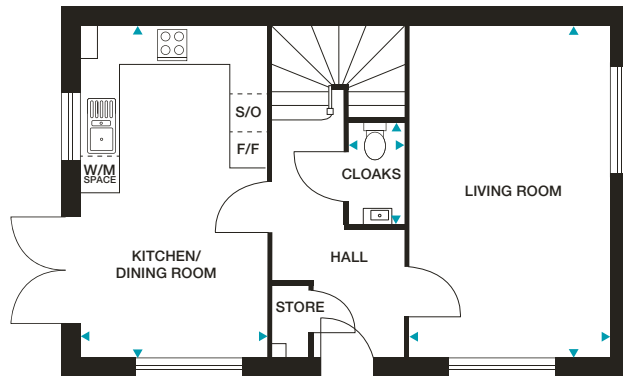
THE OAKS
at St Luke
Cotford St Luke

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NEWBURY

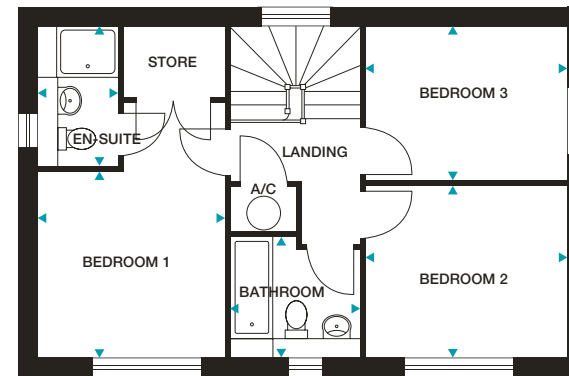
3 bedroom home

Plots 1, 13, 14, 24, 25, 35, 40, 45 and 59



GROUND FLOOR

Kitchen/Dining Room 3085mm x 5473mm (max) 10'1" x 18'0" (max)
Living Room 3316mm x 5473mm (max) 10'10" x 18'0" (max)
Cloaks 962mm x 1710mm (max) 3'2" x 5'7" (max)



FIRST FLOOR

Bedroom 1 4230mm x 3085mm (max) 13'11" x 10'1" (max)
En-Suite 2320mm x 1325mm (max) 7'7" x 4'4" (max)
Bedroom 2 2850mm x 3348mm (max) 9'4" x 11'0" (max)
Bedroom 3 3328mm x 2560mm (max) 10'11" x 8'5" (max)
Bathroom 2167mm x 2010mm (max) 7'1" x 6'7" (max)

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LOVELL
HOMES

NB-NS

RAMSEY
4 bedroom home



THE OAKS
at St Luke
Cotford St Luke



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RAMSEY
4 bedroom home



THE OAKS
at St Luke
Cotford St Luke

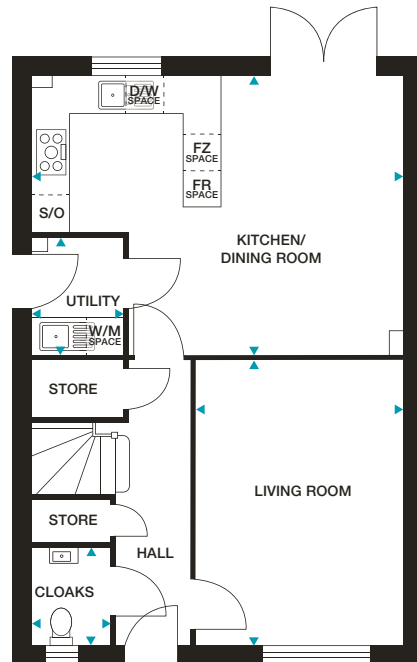


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RAMSEY

4 bedroom home

Plots 3, 4, 5, 8, 18, 19, 30, 60 and 61



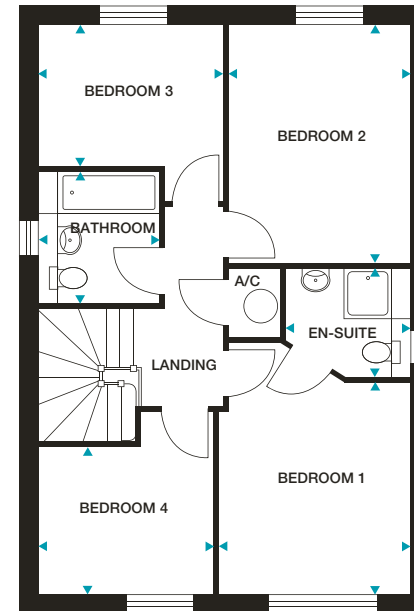
GROUND FLOOR

Kitchen/Dining Room 6145.5mm x 5609mm (max) 20'2" x 18'5" (max)

Living Room 3462.5mm x 4669mm (max) 11'4" x 15'4" (max)

Cloaks 1317mm x 1640mm (max) 4'4" x 5'5" (max)

Utility 1527mm x 1939mm (max) 5'0" x 6'4" (max)



FIRST FLOOR

Bedroom 1 4407.5mm x 3179.5mm (max) 14'6" x 10'5" (max)

En-Suite 1813mm x 2084.5mm (max) 5'11" x 6'10" (max)

Bedroom 2 3949mm x 3027.5mm (max) 13'0" x 9'11" (max)

Bedroom 3 2311mm x 3055mm (max) 7'7" x 10'0" (max)

Bedroom 4 3028.5mm x 2903mm (max) 9'11" x 9'6" (max)

Bathroom 2141mm x 1685mm (max) 7'0" x 5'6" (max)

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**LOVELL
HOMES**

RS-NS

THORNDON
4 bedroom home



THE OAKS
at St Luke
Cotford St Luke

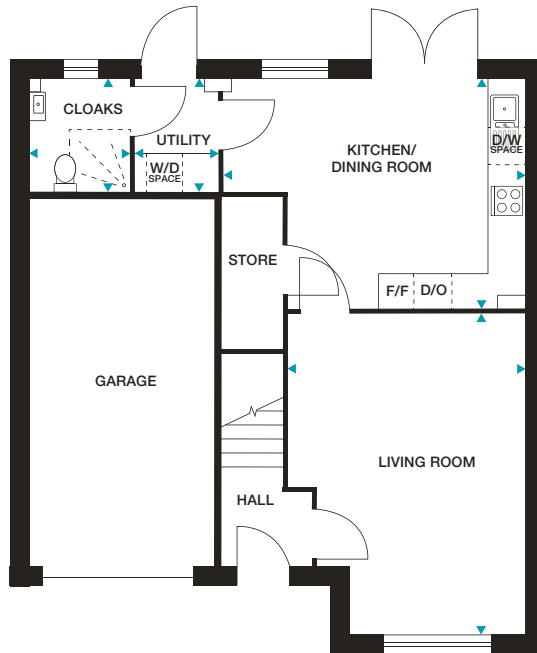


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THORNDON

4 bedroom home

Plots 7, 31, 32, 42, 43, 62 and 63



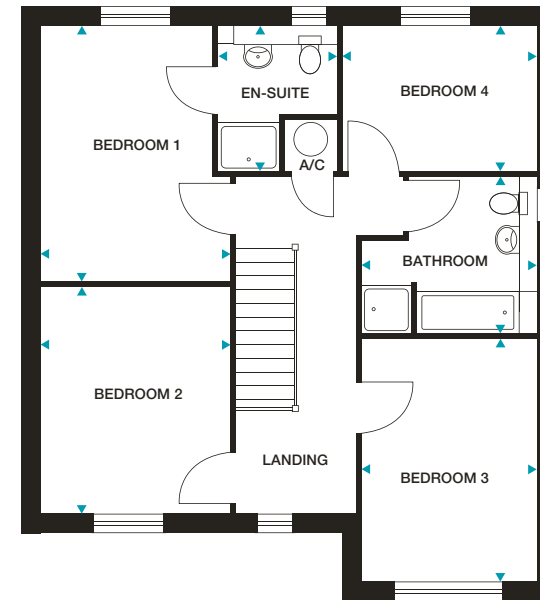
GROUND FLOOR

Kitchen/Dining Room 3807mm x 4981.3mm (max) 12'6" x 16'4" (max)

Living Room 3939mm x 5315mm (max) 12'11" x 17'5" (max)

Cloaks 1654mm x 1897.5mm (max) 5'5" x 6'3" (max)

Utility 1411.3mm x 1897.5mm (max) 4'8" x 6'3" (max)



FIRST FLOOR

Bedroom 1 4244mm x 3131mm (max) 13'11" x 10'3" (max)

En-Suite 1980.5mm x 2417mm (max) 6'6" x 7'11" (max)

Bedroom 2 3753mm x 3131mm (max) 12'4" x 10'3" (max)

Bedroom 3 4015mm x 2885mm (max) 13'2" x 9'6" (max)

Bedroom 4 3197.5mm x 3025.3mm (max) 10'6" x 9'11" (max)

Bathroom 2627mm x 2885mm (max) 8'7" x 9'6" (max)

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**LOVELL
HOMES**

TD-H

RICHMOND
4 bedroom home



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Cotford St Luke



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RICHMOND
4 bedroom home



THE OAKS
at St Luke
Cotford St Luke

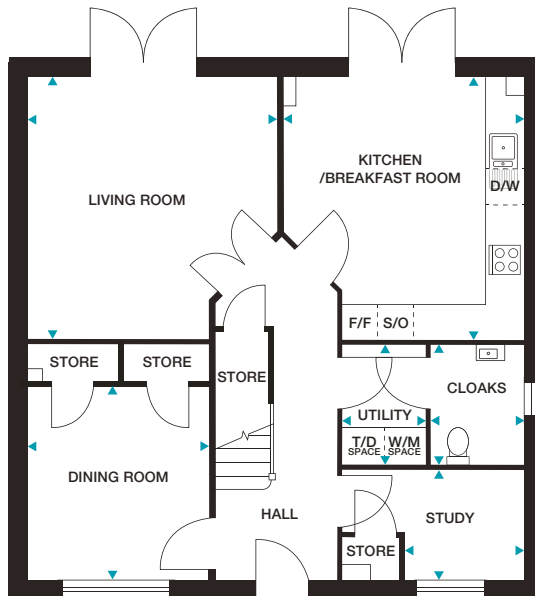


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RICHMOND

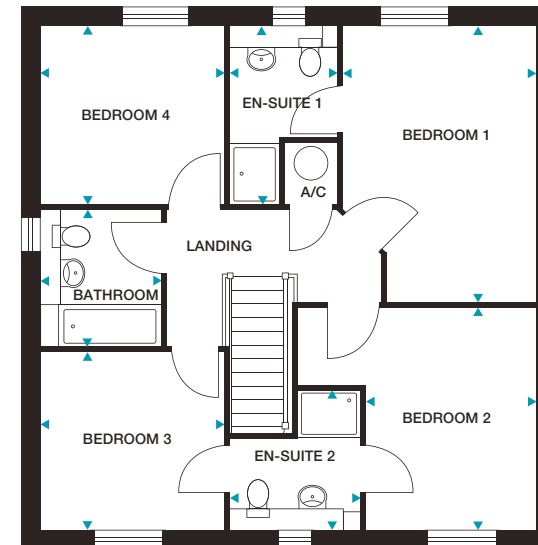
4 bedroom home

Plots 37, 38, 39 and 46



GROUND FLOOR

Kitchen/Breakfast Room	3971mm x 4346mm (max)	13'0" x 14'3" (max)
Living Room	4101mm x 4332mm (max)	13'5" x 14'2" (max)
Dining Room	2994mm x 3193mm (max)	9'10" x 10'6" (max)
Study	2986mm x 1817mm (max)	9'9" x 6'0" (max)
Cloaks	1549mm x 1996mm (max)	5'1" x 6'7" (max)
Utility	1374mm x 1996mm (max)	4'6" x 6'7" (max)



FIRST FLOOR

Bedroom 1	4550mm x 3217mm (max)	14'11" x 10'7" (max)
En-Suite 1	1780mm x 2923mm (max)	5'10" x 9'7" (max)
Bedroom 2	3673mm x 3890mm (max)	12'1" x 12'9" (max)
Bedroom 3	3065mm x 2947mm (max)	10'1" x 9'8" (max)
En-Suite 2	2154mm x 1409mm (max)	7'1" x 4'7" (max)
Bedroom 4	3032mm x 2923mm (max)	9'11" x 9'7" (max)
Bathroom	2290mm x 2160mm (max)	7'6" x 7'1" (max)

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LOVELL
HOMES

TATTENHOE
4 bedroom home



THE OAKS
at St Luke
Cotford St Luke

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TATTENHOE
4 bedroom home

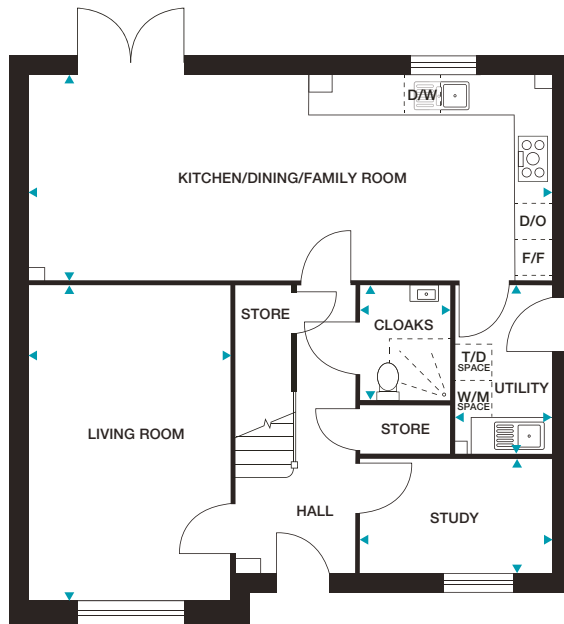


THE OAKS
at St Luke
Cotford St Luke

TATTENHOE

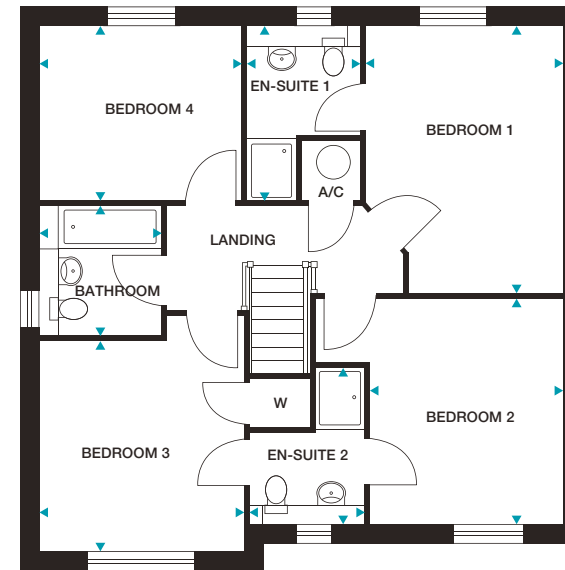
4 bedroom home

Plots 6, 20, 36 and 44



GROUND FLOOR

Kitchen/Dining/Family Room	3374.5mm x 8622.5mm (max)	11'1" x 28'3" (max)
Living Room	3335mm x 5148mm (max)	10'11" x 16'11" (max)
Study	1889mm x 3146.5mm (max)	6'2" x 10'4" (max)
Cloaks	1512mm x 1910mm (max)	5'0" x 6'3" (max)
Utility	2793mm x 1592mm (max)	9'2" x 5'3" (max)



FIRST FLOOR

Bedroom 1	4389mm x 3249.5mm (max)	14'5" x 10'8" (max)
En-Suite 1	1890mm x 1780mm (max)	6'2" x 5'10" (max)
Bedroom 2	3720.5mm x 3183mm (max)	12'2" x 10'5" (max)
Bedroom 3	3467mm x 3335mm (max)	11'4" x 10'11" (max)
En-Suite 2	1934mm x 2578mm (max)	6'4" x 8'5" (max)
Bedroom 4	3348mm x 3849.5mm (max)	11'0" x 12'7" (max)
Bathroom	2180mm x 2010mm (max)	7'2" x 6'7" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

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THE SPECIFICATION


THE OAKS
at St Luke
Cotford St Luke

SPECIFICATION



	Kingfisher	Lansdown	Newbury	Prestbury	Ramsey	Thorndon	Richmond	Tattenhoe
Kitchen / Utility Room								
Symphony Kitchen Units	●	●	●	●	●	●	●	●
Soft Close Doors and Drawers	●	●	●	●	●	●	●	●
Eaton 1.5 Bowl Stainless Sink	●	●	●	●				
Rangemaster Glendale 1.5 Bowl Stainless Sink					●	●	●	●
Dual Lever Chrome Tap	●	●	●	●	●	●	●	●
Electrolux Single Electric Oven	●							
Electrolux Double Electric Oven		●	●	●				
Bosch Double Electric Oven					●	●	●	●
Electrolux 4 Zone Ceramic Hob	●	●	●	●				
Bosch 5 Zone Induction Hob					●	●	●	●
Stainless Steel Splashback to Hob	●	●	●	●	●	●	●	●
Electrolux 70/30 Fridge Freezer	●	●	●	●	●	●	●	●
Plumbing and Electrical for Washing Machine	●	●	●	●				
Electrolux 600mm Dishwasher					●	●	●	●
Plumbing and Electrical for Dishwasher 95mm	●	●	●	●				
Laminate Upstands to Match Worktops	●	●	●	●	●	●	●	●
Electrolux Stainless Steel Chimney Hood	●	●	●	●				
Bosch 900mm Stainless Steel Chimney Hood					●	●	●	●
LED Under Cabinet Lighting					●	●	●	●
Utility Room								
Single Bowl Stainless Sink					●			●
Single Lever Chrome Tap					●			●
Plumbing and Electrical for Washing Machine					●	●	●	●
Bathroom								
Ideal Standard Sanitaryware	●	●	●	●	●	●	●	●
Mira Minimal Shower	●					●		
Porcelanosa Tiling	●	●	●	●	●	●	●	●
Dual Fuel Chrome Towel Rail		●	●	●	●	●	●	●
Cloakroom								
Ideal Standard Sanitaryware	●	●	●	●	●	●	●	●
Porcelanosa Tiling	●	●	●	●	●	●	●	●

	Kingfisher	Lansdown	Newbury	Prestbury	Ramsey	Thorndon	Richmond	Tattenhoe
En-Suite								
Ideal Standard Sanitaryware		●	●	●	●	●	●	●
Mira Minimal Shower		●	●	●				
Mira Dual Outlet Shower					●	●	●	●
Mira Vie Shower to En-Suite 2							●	●
Porcelanosa Tiling		●	●	●	●	●	●	●
Dual Fuel Chrome Towel Rail					●	●	●	●
Electrical								
Slimline Sockets and Switches	●	●	●	●	●	●	●	●
TV Points to Living Room and Bedroom 1	●	●	●	●	●	●	●	●
Cat 6 Points to Living Room and Bedroom 1	●	●	●	●	●	●	●	●
BT Points to Living Room and Bedroom 1	●	●	●	●	●	●	●	●
External Light to Front of Property	●	●	●	●	●	●	●	●
Chrome Doorbell	●	●	●	●	●	●	●	●
Chrome Downlighters to Kitchen	●	●	●	●	●	●	●	●
Chrome Downlighters to Bathroom		●	●	●	●	●	●	●
Chrome Downlighters to En-Suite					●	●	●	●
Shaver Socket to Bathroom					●	●	●	●
Internal and Decoration								
6 Panel Internal Doors in White	●							
5 Panel Vertical Internal Doors in White		●	●	●	●	●	●	●
Built-in Wardrobes to Bedroom 1					●	●	●	●
Chrome Ironmongery	●	●	●	●	●	●	●	●
Towelrads Compact Radiators	●	●	●	●	●	●	●	●
Dalkin Altherma Air Source Heat Pump	●	●	●	●	●	●	●	●
Cylinder for Hot Water Storage	●	●	●	●	●	●	●	●
Independent Heating Controls for Each Floor	●	●	●	●	●	●	●	●
External								
Outside Tap to Rear					●	●	●	●
Turf/Soft Landscaping to Front Garden	●	●	●	●	●	●	●	●



THE OAKS

at St Luke

Cotford St Luke

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