



# GASCOIGNE PARK

MILBORNE PORT

Redcliffe  
HOMES

A man and a woman are sitting at a table, smiling and playing a board game. The man is on the left, wearing a white t-shirt, and the woman is on the right, wearing a green top. They are both looking towards the right side of the frame. The board game is on a white table in front of them. The background is a bright, out-of-focus indoor setting.

WELCOME  
TO NEW  
PASTURES



## GASCOIGNE PARK

MILBORNE PORT

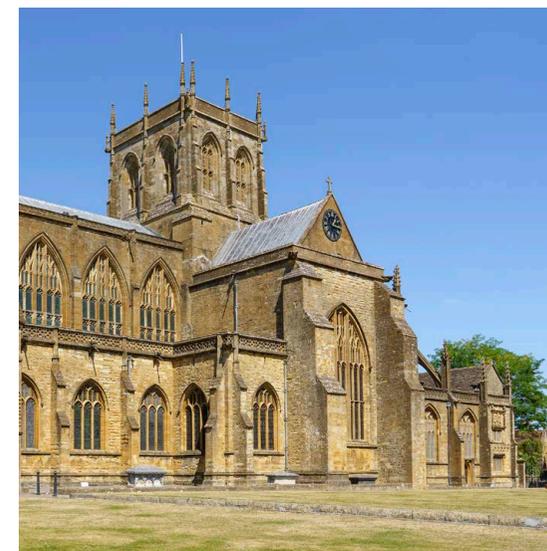
Welcome to Gascoigne Park in Milborne Port, a stunning new development located 4 miles from Sherborne within walking distance of local shops and restaurants. This collection of 2, 3, 4 and 5-bedroom homes benefits from all the amenities of a large village and is the perfect base from which to explore two of England's greenest and most beautiful counties, Somerset and Dorset.



YOUR HOME TO EXPLORE

# SOMERSET AND DORSET





## ON THE EDGE OF THE LUSH GREEN FIELDS OF THE BLACKMORE VALE, SITS THE HISTORIC VILLAGE OF MILBORNE PORT IN SOUTH-EAST SOMERSET.

Located close to the beautiful market town of Sherborne across the border in Dorset, Milborne Port is the ideal spot to put down roots and enjoy easy access to the best experiences Somerset and Dorset have to offer.

Picture-perfect Sherborne is alive with history, featuring striking medieval architecture against the backdrop of its magnificent abbey. Explore the impressive Sherborne Castle, built by Sir Walter Raleigh in 1594, and enjoy a few moments of tranquillity in Capability Brown's landscaped garden.

If you're seeking a spot of retail therapy, Sherborne is bestowed with a wealth of independent boutiques, antique dealers, art galleries, delicatessens and restaurants.

Sherborne Golf Course provides spectacular views around its 18 holes, while there are leisure centres, state-of-the-art climbing walls, gyms and swimming pools nearby.

Beyond Sherborne, Milborne Port is within easy reach of the nearby towns of Yeovil and Wincanton, with good bus and rail links to the rest of the South West and north to the Midlands.

THE PERFECT FUSION OF  
HERITAGE AND  
COMMUNITY



“

*If you're looking for a home close to one of England's most beautiful towns, where you can walk to your own local shops, come and explore Gascoigne Park.*

”

Gascoigne Park has been sensitively developed near the banks of the River Gascoigne, overlooking an expanse of countryside and within walking distance of an impressive selection of local amenities.

The 'Port' in Milborne Port signifies its historic role as a key market town, recorded in the 13<sup>th</sup> century. Today the village blends its heritage with a wealth of modern facilities, with local shops, a butcher, doctors' surgery, pharmacy and veterinary clinic within easy reach.

In the heart of the community, you'll find the renowned Clockspire restaurant, specialising in locally grown produce, along with a popular village pub, playing fields, and a wide selection of clubs and societies.

Families can enjoy a short walk to the local primary school with its Good Ofsted rating, a playgroup and a number of children's play areas.



A WARM AND

# LONG-LASTING WELCOME





## MILBORNE PORT OFFERS A BREATH OF FRESH AIR.

Even when you're surrounded by beautiful scenery and the vibrancy of nearby Sherborne, Milborne Port is a village you can't wait to return to. With history woven through its brickwork, an enviably strong sense of community and all the amenities you might need, the village is waiting to offer you and your family a warm welcome.

The homes we've created at Gascoigne Park are carefully designed to blend sustainability with contemporary living.

Air source heat pumps used for heating and hot water are more energy efficient than gas, and have a low carbon footprint. There are also electric vehicle charging points around the development to cater to your needs, now and into the future.

If your vision of the perfect village location includes peaceful countryside walks, a stunning local restaurant and vibrant market towns close by, Milborne Port offers a breath of fresh air.



EXPERIENCE A HIGH-QUALITY,  
SUSTAINABLE  
HOME

# DEVELOPMENT LAYOUT

Located just outside the beautiful market town of Sherborne on the edge of the Blackmore Vale, Gascoigne Park is a collection of 2, 3, 4 and 5-bedroom homes.

This stunning new development offers you the opportunity to experience a high-quality, sustainable home overlooking the Somerset countryside with modern facilities on your doorstep.

Key:

- Axminster - 2 bedroom home  
Plots 15 & 16
- Sherston - 3 bedroom home  
Plots 24, 27, 34, 35, 36, 39, 40, 41, 49, 57, 59 & 60
- Foxham - 3 bedroom home  
Plots 13, 17, 26, 33, 37, 38 & 42
- Dyrham - 3 bedroom home  
Plots 63, 64 & 65
- York - 4 bedroom home  
Plots 14, 44, 48, 50, 56, 58, 61 & 62
- Banbury - 4 bedroom home  
Plots 25, 43, 51, 52 & 53
- Wimborne - 4 bedroom home  
Plots 47 & 55
- Nailsworth - 5 bedroom home  
Plots 45, 46 & 54
- Registered Provider
  - 1 Bedroom
  - 2 Bedroom
  - 3 Bedroom
  - 4 Bedroom



BCP Bin Collection Point  
VP Visitor Parking  
S Electric Substation

# AXMINSTER

## 2 BEDROOM HOME PLOTS 15 & 16

The Axminster is an impressive home offering an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, a second bedroom and a family bathroom.

### GROUND FLOOR

Kitchen/

Dining Area      4315mm x 2796mm      14' 1" x 9' 2"

Living Room      4951mm x 3535mm      16' 2" x 11' 7"

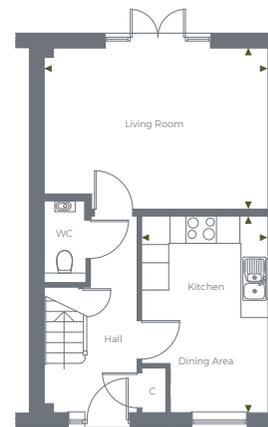
### FIRST FLOOR

Bedroom 1      4129mm x 2851mm      13' 6" x 9' 4"

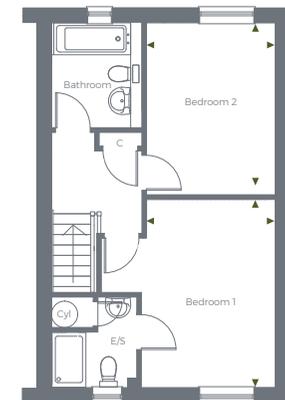
Bedroom 2      3771mm x 2851mm      12' 4" x 9' 4"

TOTAL AREA: 843 SQ FT | 78.3 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

# SHERSTON

## 3 BEDROOM HOME

PLOTS 24, 27, 34, 35, 36, 39, 40, 41, 49, 57, 59 & 60

The Sherston is a delightful home featuring an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, two further bedrooms and a family bathroom.

### GROUND FLOOR

Kitchen/

Dining Area	5410mm x 3825mm	17' 8" x 12' 6"
Living Room	5373mm x 3160mm	17' 7" x 10' 4"

### FIRST FLOOR

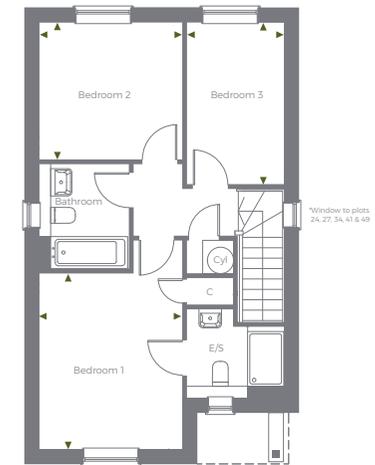
Bedroom 1	3160mm x 3829mm	10' 4" x 12' 6"
Bedroom 2	3160mm x 3000mm	10' 4" x 9' 10"
Bedroom 3	3554mm x 2150mm	11' 7" x 7' 0"

TOTAL AREA: 1034 SQ FT | 96.1 SQ M

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Ground Floor



First Floor

# FOXHAM

3 BEDROOM HOME  
PLOTS 13, 17, 26, 33, 37, 38 & 42

The Foxham is a splendid home offering an open-plan kitchen/dining area and adjoining utility together with a separate living room, an en-suite main bedroom, two further bedrooms and a family bathroom.

## GROUND FLOOR

Kitchen/ Dining Area	6090mm x 3125mm	19' 11" x 10' 3"
Living Room	6090mm x 3230mm	19' 11" x 10' 7"

## FIRST FLOOR

Bedroom 1	4430mm x 3280mm	14' 6" x 10' 9"
Bedroom 2	3530mm x 3351mm	11' 6" x 10' 11"
Bedroom 3	2460mm x 3351mm	8' 0" x 10' 11"

TOTAL AREA: 1183 SQ FT | 109.75 SQ M (WITH BAY)  
1167 SQ FT | 108.4 SQ M (WITHOUT BAY)

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Ground Floor

First Floor

# DYRHAM

3 BEDROOM HOME  
PLOTS 63, 64 & 65

The Dyrham is a splendid home offering an open-plan kitchen/dining area and adjoining utility, together with a separate living room, an en-suite main bedroom, two further bedrooms and a family bathroom.

## GROUND FLOOR

Kitchen/

Dining Area      6090mm x 3125mm      19' 11" x 10' 3"

Living Room      6090mm x 3230mm      19' 11" x 10' 7"

## FIRST FLOOR

Bedroom 1      4430mm x 3280mm      14' 6" x 10' 9"

Bedroom 2      3530mm x 3351mm      11' 6" x 10' 11"

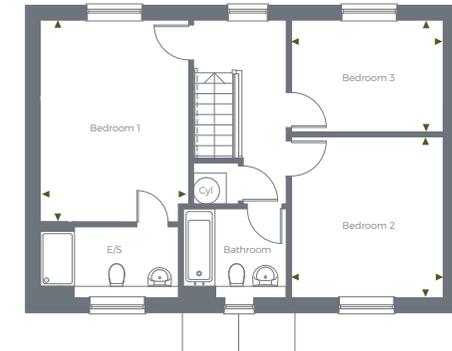
Bedroom 3      2460mm x 3351mm      8' 0" x 10' 11"

TOTAL AREA: 1167 SQ FT | 108.4 SQ M

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Ground Floor



First Floor

# YORK

## 4 BEDROOM HOME

PLOTS 14, 44, 48, 50, 56, 58, 61 & 62

The York is a spacious home offering an open-plan kitchen/dining area, a separate living room and a utility. On the first floor is an en-suite main bedroom, three further bedrooms in addition to a modern family bathroom.

### GROUND FLOOR

Kitchen /

Dining Area      7548mm x 3690mm    24' 9" x 12' 1"

Living Room      4608mm x 3500mm    15' 1" x 11' 5"

### FIRST FLOOR

Bedroom 1      3500mm x 3635mm    11' 5" x 11' 11"

Bedroom 2      4498mm x 3052mm    14' 9" x 10' 0"

Bedroom 3      3949mm x 2532mm    12' 11" x 8' 3"

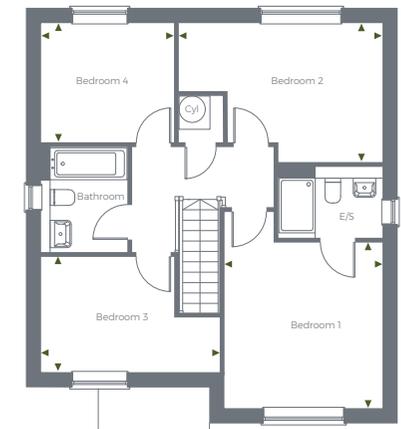
Bedroom 4      2949mm x 2627mm    9' 8" x 8' 7"

TOTAL AREA: 1302 SQ FT | 121.0 SQ M

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Ground Floor



First Floor

# BANBURY

4 BEDROOM HOME

PLOTS 25, 43, 51, 52 & 53

The Banbury is a spacious home offering an open-plan kitchen and dining/family area, a separate living room and a study, in addition to an en-suite main bedroom, three further bedrooms and a family bathroom.

## GROUND FLOOR

Kitchen/Dining/  
Family Area

6147mm x 4873mm 20' 2" x 15' 11"

Living Room 5410mm x 3597mm 17' 8" x 11' 9"

Study 2825mm x 2508mm 9' 3" x 8' 2"

## FIRST FLOOR

Bedroom 1 3188mm x 3820mm 10' 5" x 12' 6"

Bedroom 2 4737mm x 3454mm 15' 6" x 11' 3"

Bedroom 3 3847mm x 2794mm 12' 7" x 9' 2"

Bedroom 4 4737mm x 2555mm 15' 6" x 8' 4"

TOTAL AREA: 1529 SQ FT | 142.07 SQ M

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Ground Floor



First Floor

# WIMBORNE

4 BEDROOM HOME  
PLOTS 47 & 55

The Wimborne is a delightful home offering a modern open-plan kitchen/dining/family area and utility, together with a study and separate living room. On the first floor you'll find an en-suite to the main bedroom, a second en-suite bedroom, two further bedrooms and a family bathroom.

## GROUND FLOOR

Kitchen/Dining/  
Family Area

10022mm x 3275mm 32' 10" x 10' 8"

Living Room 3589mm x 4460mm 11' 9" x 14' 7"

Study 3509mm x 2211mm 11' 6" x 7' 3"

## FIRST FLOOR

Bedroom 1 3605mm x 4405mm 11' 9" x 14' 5"

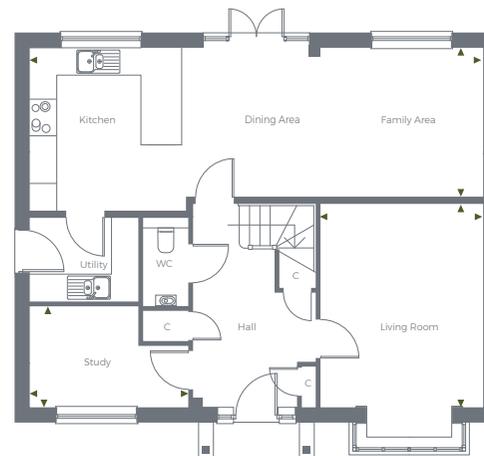
Bedroom 2 2978mm x 4515mm 9' 9" x 14' 9"

Bedroom 3 3984mm x 3380mm 13' 0" x 11' 1"

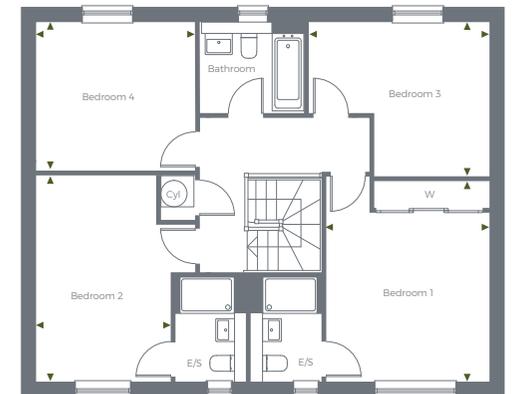
Bedroom 4 3520mm x 3270mm 11' 6" x 10' 8"

TOTAL AREA: 1712 SQ FT | 159.05 SQ M

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Ground Floor



First Floor

# NAILSWORTH

5 BEDROOM HOME  
PLOTS 45, 46 & 54

The Nailsworth is an imposing home featuring a spacious kitchen and a utility room, together with separate dining and living rooms. To the first floor is an en-suite main bedroom, with a second en-suite bedroom, three further bedrooms and a family bathroom.

## GROUND FLOOR

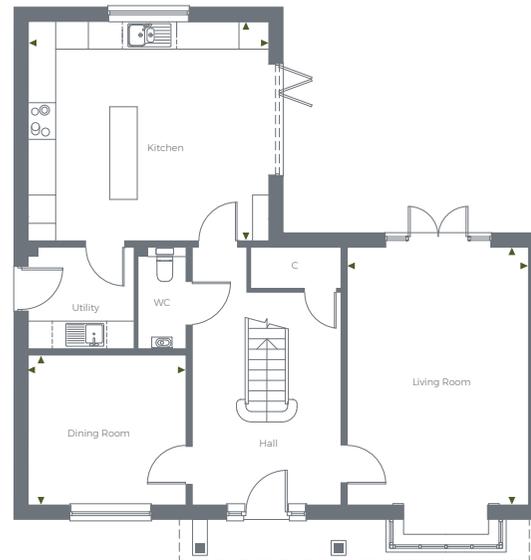
Kitchen	5303mm x 4800mm	17' 4" x 15' 8"
Dining Room	3468mm x 3275mm	11' 4" x 10' 8"
Living Room	5640mm x 3990mm	18' 6" x 13' 1"

## FIRST FLOOR

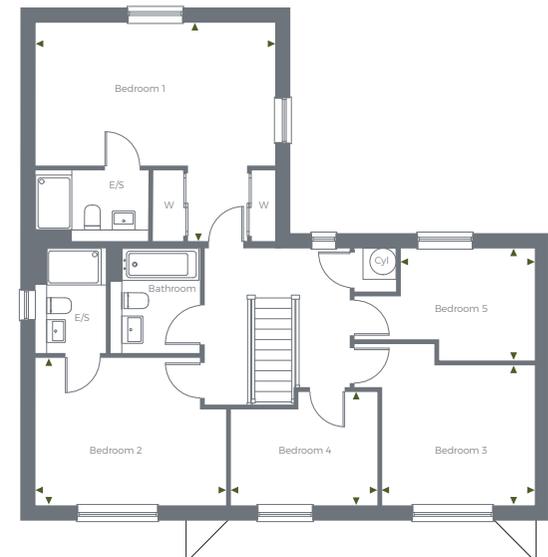
Bedroom 1	5303mm x 4800mm	17' 4" x 15' 8"
Bedroom 2	4218mm x 3240mm	13' 10" x 10' 7"
Bedroom 3	3380mm x 3075mm	11' 1" x 10' 1"
Bedroom 4	3242mm x 2492mm	10' 7" x 8' 2"
Bedroom 5	2970mm x 2465mm	9' 8" x 8' 1"

TOTAL AREA: 1930 SQ FT | 179.3 SQ M

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Ground Floor



First Floor

# HIGH SPECIFICATION

With an emphasis on 21<sup>st</sup>-century living, each home has a contemporary specification to help you get the most out of every day, from the latest technologies accommodating at-home entertainment to modern, sustainable features thoughtful of the local environment and beyond.

## Sustainable features at Gascoigne Park:

- High levels of wall, floor and roof insulation
- A-rated appliances
- Dual flush mechanisms
- Low energy light fittings
- Bird & bat boxes (where applicable)
- Electric car charger
- Triple glazing
- Air source heat pump
- Fibre broadband to the premises



Images from previous Redcliffe show home.

## KITCHEN & APPLIANCES

	Nailsworth, Wimborne & Banbury	York, Dyrham, Foxham, Sherston & Axminster
Superb choice of kitchens with soft close doors & drawers	✓	✓
Laminated worktops with upstands	✓	✓
Splashback - Stainless Steel		✓
Splashback - Glass	✓	
Built-in single oven brushed steel with 4 ring ceramic hob (60cm wide)		✓
Built-in double oven brushed steel with 4 ring ceramic hob (80cm wide)	✓	
Integrated fridge freezer & dishwasher	✓	

## ELECTRICAL & PLUMBING

Air source heat pump & cylinder	✓	✓
Fibre Hub, Phone Point & Data Mod Surround downstairs in hall cupboard. Phone point in Living Room.	✓	✓
Mod surround Quadplexer with Satellite & Terrestrial TV points & separate Data point to Living Room	✓	✓
Data point to study (where applicable)	✓	
Shaver points to bathroom & en-suites	✓	✓
Front door light & rear patio light	✓	
Front door light only		✓
Downlighters to kitchen, utility, WC, bathroom, en-suite & where applicable	✓	✓
LED strip lighting to underside of all kitchen wall units	✓	✓
PIR lighting control with override switch to cloakroom	✓	✓
3 double sockets to all bedrooms	✓	✓
Electric car charger	✓	✓

## DECORATION & JOINERY

	Nailsworth, Wimborne & Banbury	York, Dyrham, Foxham, Sherston & Axminster
Internal walls to be finished in matt emulsion 'white'	✓	✓
Internal woodwork to be finished in 'Satinwood white'	✓	✓

## BATHROOM / CLOAKROOM / EN-SUITE

Roca sanitaryware in white	✓	✓
Ceramic wall tiles	✓	✓
Chrome towel rails	✓	✓
Roca vanity unit to cloakroom in gloss white	✓	✓
Roca vanity unit to bedroom 1 en-suite in gloss white	✓	

## GARDEN

Rear garden - Graded and rotavated	✓	✓
Outside tap	✓	

## SAFETY & SECURITY

Smoke & heat detector	✓	✓
Smoke alarms to hall & landing	✓	✓
Composite front door with 3 point locking system	✓	✓



“  
*A combination of desirable  
homes and idyllic  
locations brought to life  
with elegant design and  
high quality craftsmanship.*  
”



# INDULGE YOURSELF

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THE CHOICE IS YOURS

# QUALITY ASSURANCE

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MAKING YOUR MOVE TO A REDCLIFFE HOME AS SMOOTH AS POSSIBLE

We know this is one of the most important investments you will make, so every home at Gascoigne Park is individually designed with you in mind. Our team of architects, builders and craftspeople are dedicated to finessing the small details to create a high-quality home that truly reflects your ideal lifestyle. Our contemporary homes combine innovation and technology with traditional features, all finished to the highest standard. And we're here to help you personalise the important details, such as your kitchen, tiles and other finishes\*.

The result is a sustainable, sophisticated home that's made perfectly for you.

\*Subject to build stage

Redcliffe Homes has been synonymous with creating desirable homes for over forty years and we take great pride in providing you with your dream home. From the first time you visit us to the day you move in, we aim to provide you with a first class service dedicated towards helping you settle into your new home. We involve our customers at every possible opportunity. You will be invited to a Home Demonstration which provides a valuable opportunity for you to understand the functional aspects of your new home and to ask any questions or resolve any queries you may have.

On your move-in day your dedicated Sales Advisor will be there to ensure that the move-in is as smooth as possible. Once you have settled in, our Quality Assurance team will contact you to ensure you are delighted with your new home, and any 'niggles' dealt with quickly and without fuss. A comprehensive information pack is provided with details of all the working instructions of your new home and we are always at the end of the phone to help. The 10 year NHBC warranty provides further peace of mind part of which Redcliffe offers a 2 year warranty after legal completion.





# GASCOIGNE PARK

MILBORNE PORT

## TRAVEL TIMES & DISTANCES

### BY ROAD TO:

*(from Gascoigne Park)*

Sherborne - 3 miles

Sherborne train station - 4 miles

Wincanton - 8.2 miles

Yeovil - 9 miles

Bath - 39 miles

### BY RAIL TO:

*(from Sherborne Train Station)*

Yeovil Junction - 6 mins

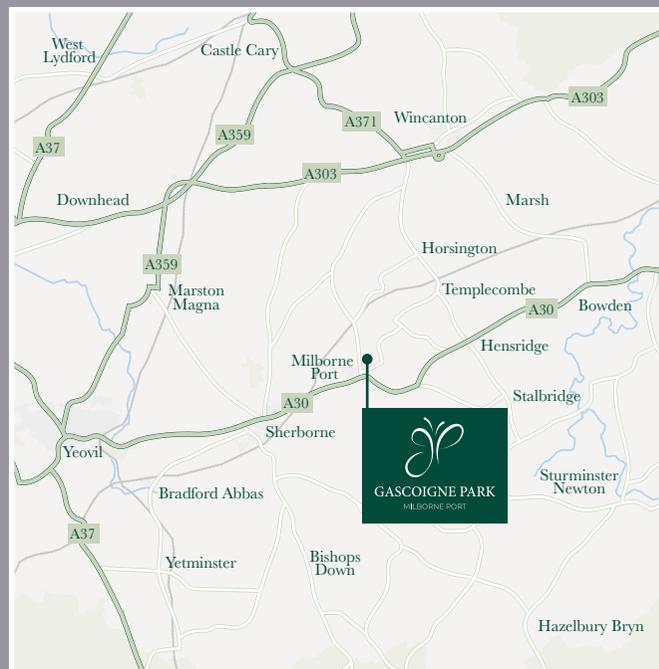
Exeter Central - 1 hr 32 mins

Taunton - 2 hrs 35 mins

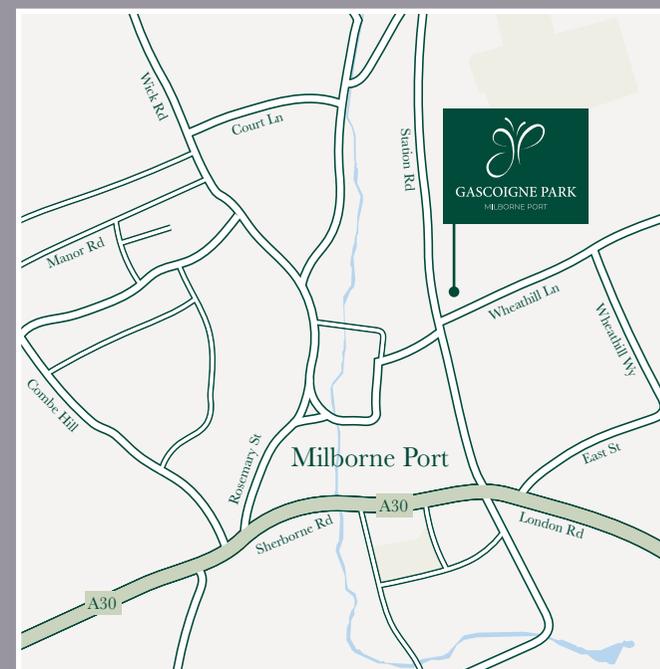
Bournemouth - 2 hrs 45 mins

Poole - 3 hrs

All travel times and distances are approximate and are courtesy of [googlemaps.co.uk](https://www.google.com/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk)



*Area Map*



*Local Map*

*Postcode for sat nav, please use: DT9 5FD*



[redcliffehomes.co.uk](https://www.redcliffehomes.co.uk)



01963 408811

# Redcliffe

HOMES

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*Maps not to scale*