



EDEN'S GREEN

B L E A D O N

by  
Edenstone Homes

# *Energy efficient living*





EDEN'S GREEN

*Welcome*

Bordered by mature woodlands and leafy hedgerows, our luxury new Eden's Green development in the charming village of Bleadon, North Somerset features 42 new energy efficient family homes, nestled within the grounds of a former quarry and boasting excellent transport links.

This unique landscape has been carefully re-imagined, creating contemporary living with community in mind and nature at its heart.

As you arrive, you'll be greeted by a wetland pond at the entrance, setting the tone for what lies within – a new community park with a children's play area, community orchard and plenty of green open spaces.



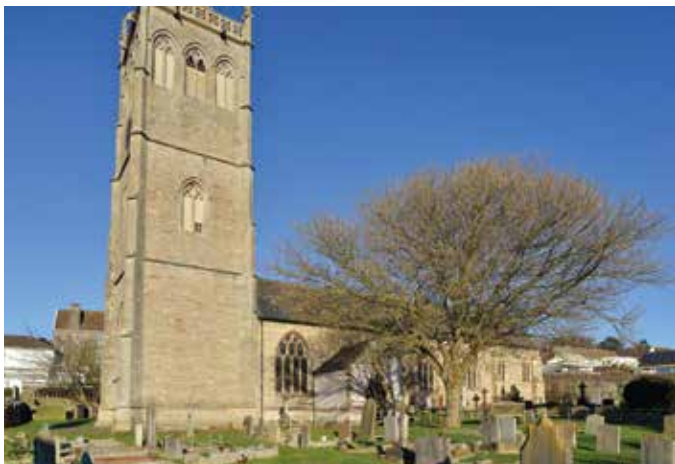
## Village Living

Amongst this historic village's many charms, is undoubtedly its amazing location – situated where the beautiful Mendip Hills Area of Outstanding Natural Beauty meets the Severn Estuary and the River Axe and just 4 miles south of Weston-super-Mare, with its long, sandy beaches, promenade and Grand Pier.

Steeped in history, Bleadon was mentioned in the Domesday Book. Today, it is a thriving and welcoming community offering a range of local amenities – as well as great commuting links to the nearby motorway network.

It is the perfect place from which to explore and discover beautiful coastlines and stunning nearby countryside.





Left: Brean Down view to Bleadon and River Axe. Top left: Grand Pier, Weston-super-Mare, St Peter & Paul Church, Bleadon. Middle Cheddar Gorge and Caves. Right: woodland walks

# Our Signature Homes



THE KINGSHOLM  
PLOTS 1 & 4



THE MONMOUTH  
PLOTS 2, 3, 24, 25, 27, 28, 34 & 41



THE TINTERN  
PLOTS 5, 6, 7 & 42



THE DARTFORD  
PLOTS 12, 26 & 29



THE CHEPSTOW  
PLOTS 8, 9, 10, 11, 13, 14, 20, 21,  
30 & 31

Customers should note that these illustrations are representative only and should be treated as general guidance. They should not be relied on to show levels, ownership of boundaries, easements or wayleaves. Please check with sales consultant on site for details of garden levels, the extent of pathways and patio areas. They cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor does this constitute a contract or a warranty. Detailed plans and specifications are available upon request. Housetype CGI images are designed to give an impression of the development and our housetypes - they may not reflect a specific plot and do not form part of any contract. Final finishes, landscaping and detail will vary. All dimensions have been calculated to their maximum. Bedroom dimensions exclude ensuite and dressing areas. This information has been provided in good faith, however all layouts and measurements are approximate only. Some housetypes include areas of reduced headroom. Bathroom and kitchen layouts are indicative only. Designs and specifications may change due to our process of continuous product development. Images used in marketing materials may be computer generated or photography of previous developments. Maps are not to scale. Travel times and distances are approximate only

# Site Plan

- 4 bedroom
  - Kingsholm
  - Monmouth
  - Tintern
  - Dartford
- 3 bedroom
  - Chepstow
  - Affordable housing
- Octopus Zero Bills
- Bat house
- Play area
- Community orchard



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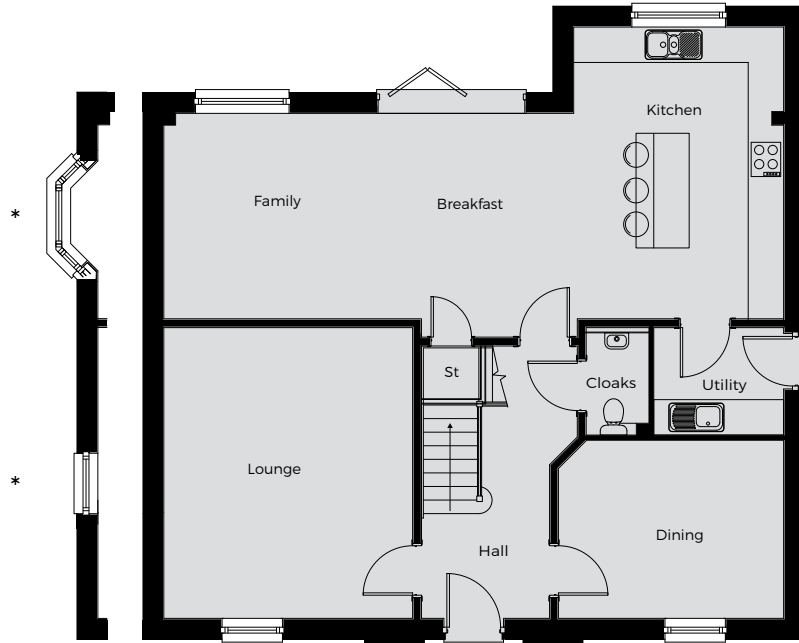


Computer generated image of Kingsholm house type.



# The Kingsholm

A FOUR BEDROOM DETACHED HOME WITH GARAGE



## GROUND FLOOR

Kitchen	4.94m x 3.55m	16'3" x 11'8"
Family / Breakfast	6.94m x 3.48m	22'9" x 11'5"
Lounge	4.93m x 4.22m	16'2" x 13'10"
Dining	3.82m x 3.01m	12'6" x 9'11"



## FIRST FLOOR

Bedroom 1	4.51m x 4.28m	14'10" x 14'0"
Bedroom 2	3.75m x 2.76m	12'4" x 9'1"
Bedroom 3	3.48m x 2.56m	11'5" x 8'5"
Bedroom 4	3.46m x 2.17m	11'4" x 7'1"

Please note, plot 1 benefits from extra side windows as indicated by "\*" Family / Breakfast (into bay) 7.40m x 3.48m 24'3" x 11'5"

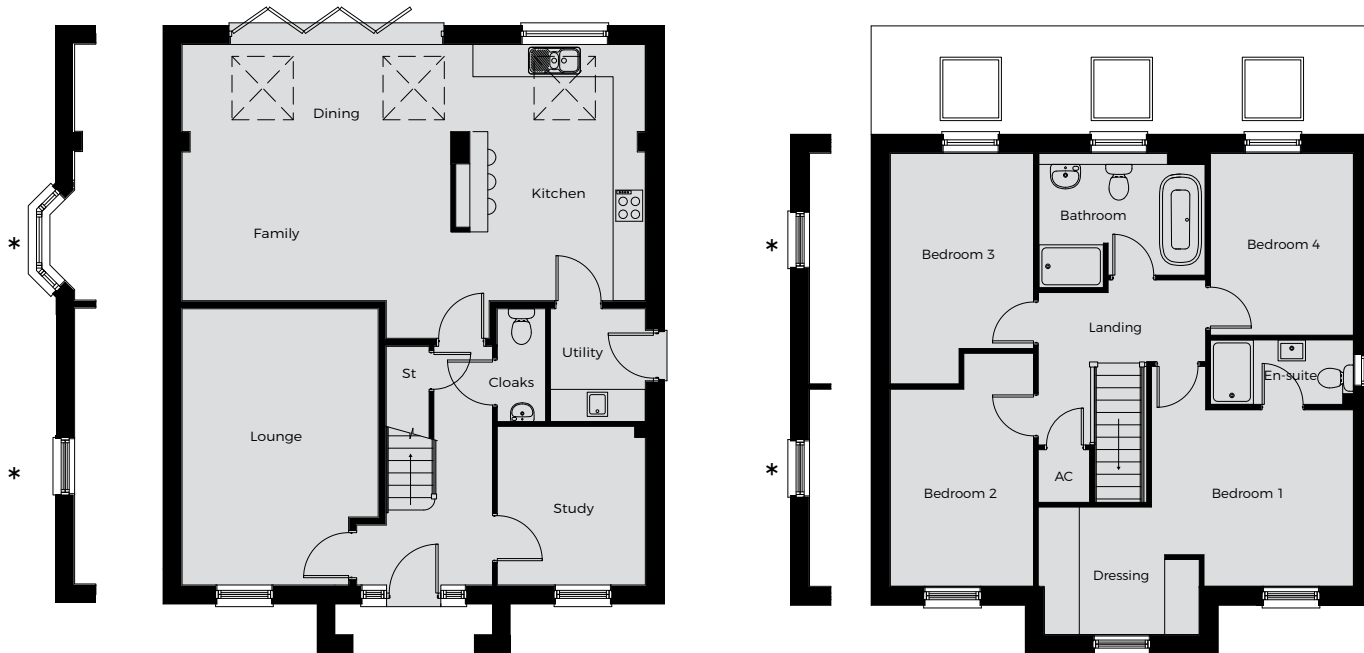




Computer generated image of Monmouth house type.

# The Monmouth

A FOUR BEDROOM DETACHED HOME WITH GARAGE



## GROUND FLOOR

Kitchen	4.77m x 3.21m	15'8" x 10'6"
Family / Dining	5.41m x 4.77m	17'9" x 15'8"
Lounge	5.14m x 3.65m	16'10" x 12'0"
Study	2.95m x 2.76m	9'8" x 9'1"

## FIRST FLOOR

Bedroom 1	3.76m x 3.29m	12'4" x 10'9"
Dressing	2.88m x 2.38m	9'6" x 7'10"
Bedroom 2	4.34m x 2.67m	14'3" x 8'9"
Bedroom 3	4.29m x 2.67m	14'1" x 8'9"
Bedroom 4	3.39m x 2.66m	11'1" x 8'9"

Please note, plots 25, 34 & 41 benefit from extra side windows as indicated by "\*"   
 Family / Dining (into bay) 5.84m x 4.77m 19'2" x 15'8"

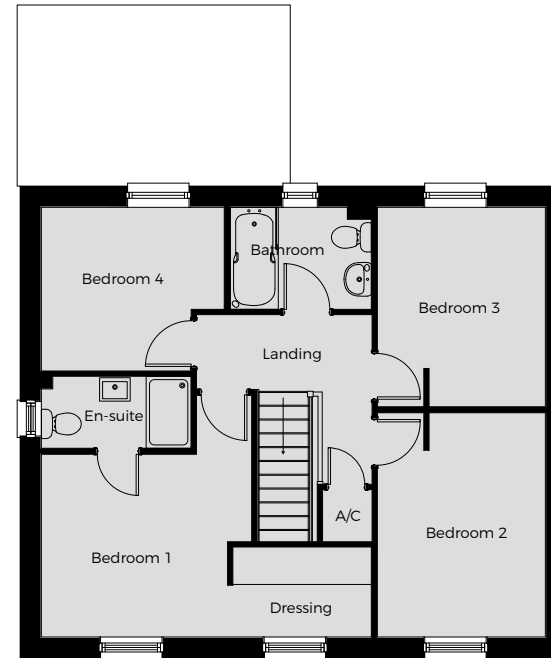
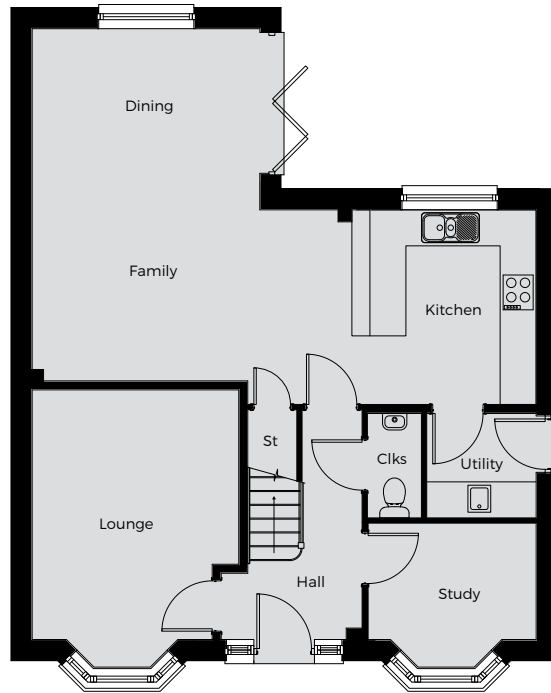




Computer generated image of Tintern house type.

# The Tintern

A FOUR BEDROOM DETACHED HOME WITH GARAGE



## GROUND FLOOR

Kitchen	3.24m x 3.07m	10'8" x 10'1"
Family	5.33m x 3.24m	17'6" x 10'8"
Dining	3.79m x 3.02m	12'5" x 9'11"
Lounge	4.62m x 3.44m	15'2" x 11'4"
Study	2.80m x 2.40m	9'2" x 7'11"

## FIRST FLOOR

Bedroom 1	3.50m x 3.06m	11'6" x 10'0"
Bedroom 2	3.74m x 2.80m	12'3" x 9'2"
Bedroom 3	3.32m x 2.80m	10'11" x 9'2"
Bedroom 4	3.05m x 2.73m	10'0" x 8'11"

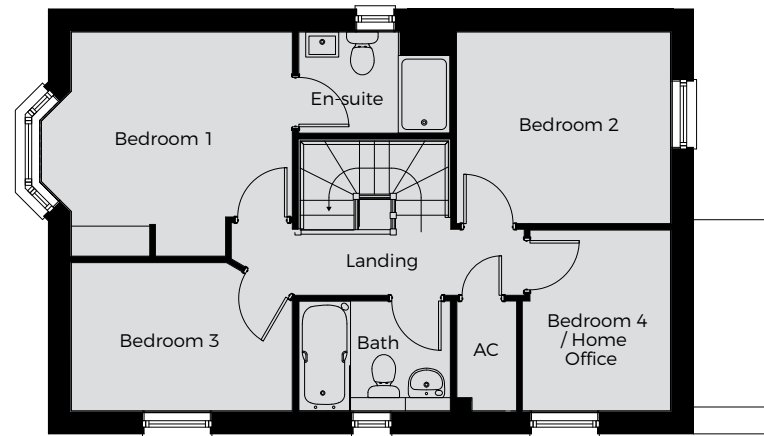
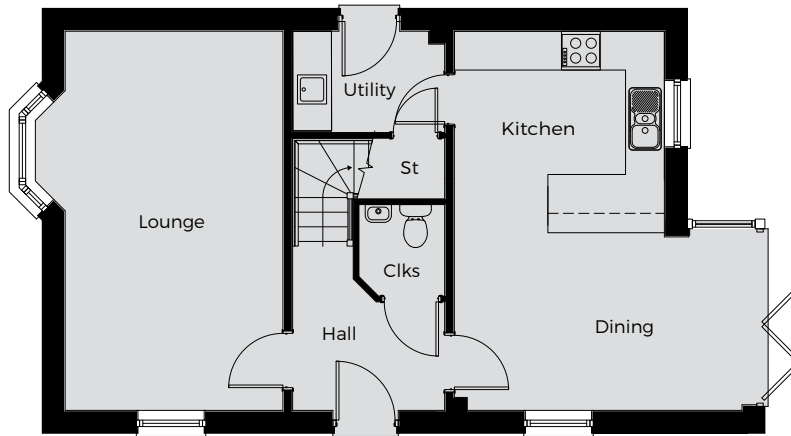




Computer generated image of Dartford house type.

# The Dartford

A THREE / FOUR BEDROOM DETACHED HOME WITH GARAGE



## GROUND FLOOR

Kitchen	3.25m x 2.81m 10'8" x 9'3"
Dining	4.45m x 3.05m 14'7" x 10'0"
Lounge	5.86m x 3.83m 19'3" x 12'7"

## FIRST FLOOR

Bedroom 1	3.47m x 3.42m 11'5" x 11'3"
Bedroom 2	3.31m x 2.96m 10'10" x 9'9"
Bedroom 3	3.41m x 2.29m 11'2" x 7'6"
Bedroom 4/ Home Office	2.80m x 2.29m 9'2" x 7'6"



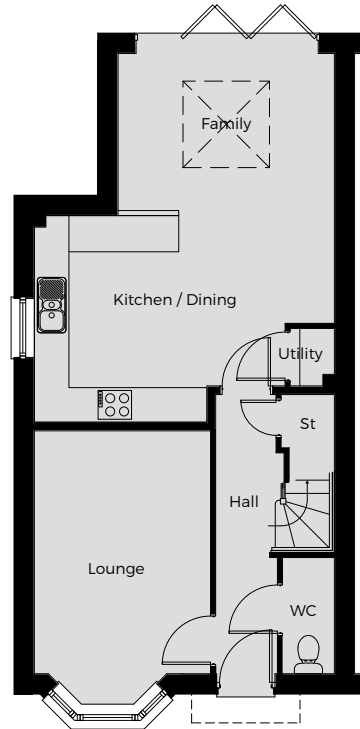


Computer generated image of two Chepstow house types.



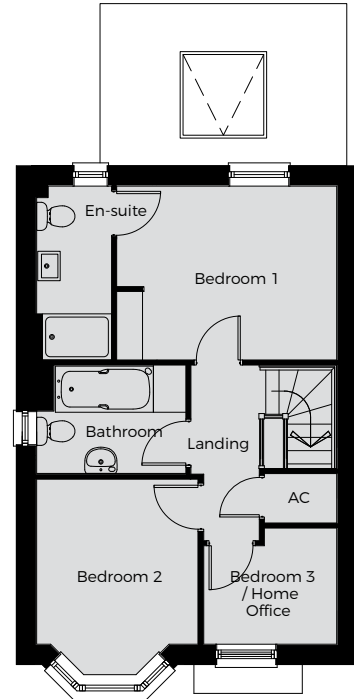
# The Chepstow

A TWO / THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE



## GROUND FLOOR

Kitchen / Dining	5.20m x 3.58m	17'1" x 11'9"
Family	3.75m x 2.81m	12'4" x 9'3"
Lounge	4.77m x 3.06m	15'4" x 10'0"



## FIRST FLOOR

Bedroom 1	3.82m x 3.02m	12'6" x 9'11"
Bedroom 2	3.42m x 2.80m	11'3" x 9'2"
Bedroom 3 / Home Office	2.31m x 2.02m	7'7" x 6'7"



# Our Signature Specification

## KITCHENS

- Premium range of traditional and contemporary style kitchens
- Choice of worktops and glass hob splashback (depending on build stage)
- Stainless steel ovens and induction hob
- Stainless steel sinks and chrome taps
- Plumbed washing machine space

## BATHROOMS

- Contemporary white sanitary ware
- Porcelanosa premium ceramic wall tiling
- Chrome lever action taps

## HEATING & ELECTRICS

- Heating and hot water provided by energy efficient air source heat pump with cylinder and contemporary radiators (1st floor)
- Underfloor heating to ground floor
- USB points to kitchen and bedroom one
- Smart Home Heating System

## GENERAL

- Landscaped front garden
- NHBC 10 year Buildmark warranty
- Electric car charging point
- Dressing area / fitted wardrobe to bedroom 1

## ZERO BILLS

(on selected plots only)

- Solar PV panels
- Battery storage/inverter
- Smart technology

Our friendly sales team will take you through all you need to know about the process of buying an Edenstone Home and will be delighted to provide a full specification for the home you have chosen. We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.



Kitchen from similar Edenstone Homes Monmouth show home

# *Energy efficient living*



Computer generated image of open space & play area



## ZERO BILLS™ WITH OCTOPUS ENERGY

Selected plots on the development qualify for 'Zero Bills™' with Octopus Energy – meaning you'll pay no energy bills for 5 years, guaranteed (terms and conditions apply).

Zero Energy homes are energy efficient properties with solar panels, storage and smart tech to help you live in comfort with zero energy bills.

Octopus integrates with the home's low carbon devices to optimise the flow of energy throughout the day. Homeowners can use power from their own solar panels on sunny days. Any surplus solar energy generated then offsets the cost of energy imported from the grid when it's cloudy - guaranteeing free energy bills all year round.

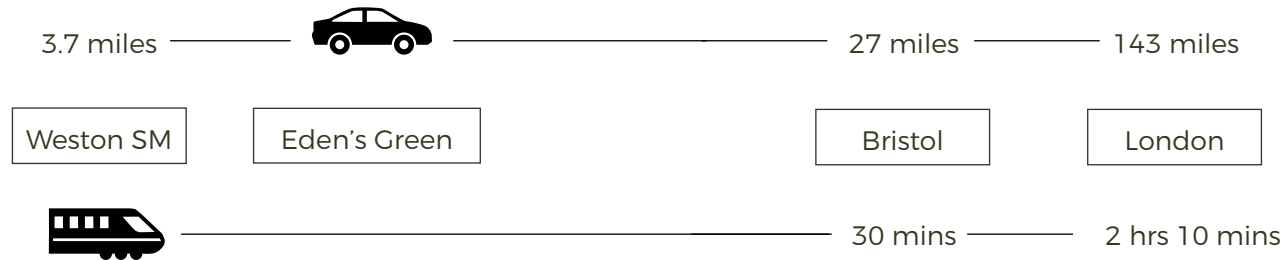
This combines with the Octopus Energy App to put homeowners in control of their own comfort.

Zero Bills, zero worries.



# Everything you need and all in easy reach

Eden's Green is under 4 miles away from Weston-super-mare, with trains to Bristol taking around 30 minutes.  
M5 Junctions 21/22 are approximately 6 miles away.



EDEN'S GREEN  
OFF BRIDGE ROAD, BLEADON, NORTH SOMERSET, BS24 0AU





CARDIFF

Portishead

Clevedon

BRISTOL

Weston-super-Mare

EDEN'S GREEN 

Bath

Blagdon

Cheddar

Wells

Radstock

Fron

We believe in a shared sense of community. Edenstone donates a proportion of sales from each home we sell to charity. This is managed through the Edenstone Foundation.