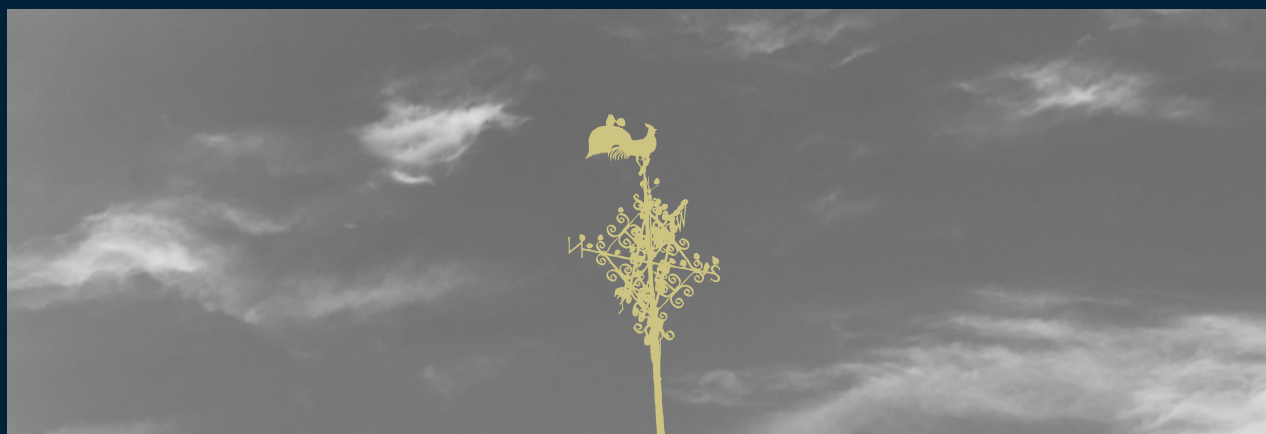




CHURCH MEADOWS



BALTONSBOROUGH · SOMERSET







CHURCH MEADOWS

BALTONSBOROUGH · SOMERSET

Nestling on the outskirts of one of the most picturesque and popular villages in Somerset, under the majestic gaze of Glastonbury Tor, Church Meadows is an exclusive and delightfully rural development.



The picturesque village of
Baltonsborough

(population c.864) lies in the Brue valley, bordered by the river Brue and its various tributaries, some 4 miles south east of Glastonbury. The village enjoys rural views towards Glastonbury Tor and the Mendip Hills.

Baltonsborough is an attractive Somerset village, surrounded by beautiful open countryside. At its heart is the historic St. Dunstan church, an early 15th century perpendicular style building, dedicated to St. Dunstan who was born in the village and who later became Abbot of Glastonbury and Archbishop of Canterbury.

The village gives clues to its rich and deep history with names like Northwood and Southwood as evidence of the 800 acres of oak woodland mentioned in the Domesday Book. Not far from the Church along the Mill Stream is the site of the old tannery, also used later as a cider mill. Next door is the old water grist mill, and the ancient Gatehouse, a fine 14th century stone built property.





Today the village is well served by a farm shop (*with dedicated butchers, artisan bakery and local fayre*), primary school, public house and village hall.

A thriving community, the parish hosts many clubs and activities, including The Brue Boys Choir, Gardening and Horticultural Clubs, Youth Clubs, Sports Clubs, Art and Drama Groups. The surrounding countryside provides a wonderful landscape for country walks and local fishing.





Glastonbury, Street, Shepton Mallet and Wells are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Wells is renowned for its excellent schooling and beautiful Cathedral amidst a wealth of historic interest and beautiful architecture. Shepton Mallet is home to the luxury English brand Mulberry and a new designer outlet centre. Street is also home to a popular outlet village, and of course the main Millfield School campus with Edgarley school at Glastonbury, whilst nearby Bruton has become a mecca for art and fine dining and again offers excellent scholastic facilities.

The cosmopolitan cities of Bath and Bristol are also close by, as are the Mendip Hills; an Area of Outstanding Natural Beauty.

The M5, A303 and mainline rail connections at Castle Cary provide easy access to destinations further afield, whilst Bristol Airport, just 50 minutes away, hosts flights to over 100 destinations.





Moments away...

Baltonsborough Village Centre	c.0.6 miles	2 minutes
Millfield School, Street	c.4.2 miles	9 minutes
Clark's Village, Street	c.5 miles	11 minutes
Castle Cary/mainline Rail	c.8.7 miles	21 minutes
The City of Wells	c.10 miles	23 minutes
The Mendip Hills	c.10 miles	23 minutes
Bruton	c.11.4 miles	25 minutes
Bristol Airport	c.30 miles	50 minutes





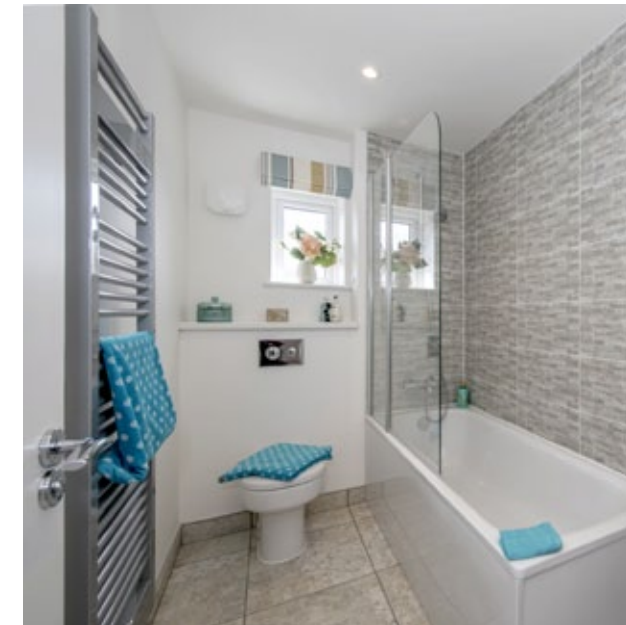


The properties...

Nestling on the outskirts of one of the most picturesque and popular villages in Somerset, under the majestic gaze of Glastonbury Tor, Church Meadows is an exclusive and delightfully rural development.

Setting the standard

Care has been taken to provide an attractive development that will use materials that blend in to the surrounding area. Traditional cavity wall construction including high performance insulation, LPG central heating, low energy lighting and waste water heat recovery system to provide energy efficient homes.





Pictures from previous development.

The bespoke kitchens are a perfect blend of style and practicality; places that you will want to spend time, not simply to cook, featuring quartz composite work surfaces and SMEG appliances.

Elegant bathrooms, finished in bright white sanitary ware, exude style and luxury, with thermostatic showers over the bath for an invigorating start to the day.

The Polden

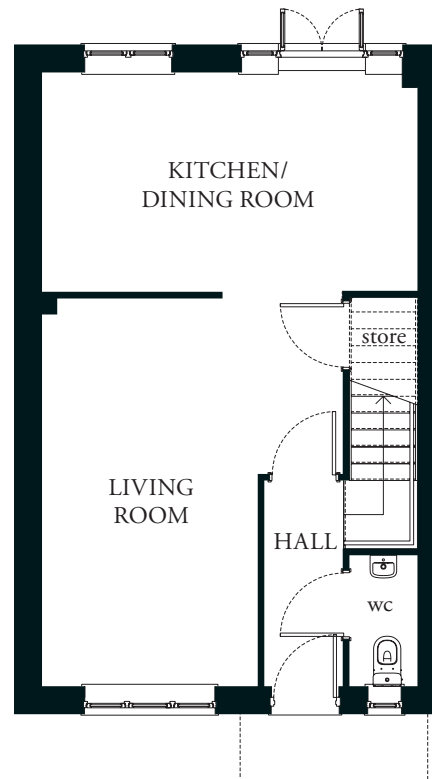
Plots 3, 4, 22, 23, 28, 29,
35, 36, 39 & 40

Ground Floor

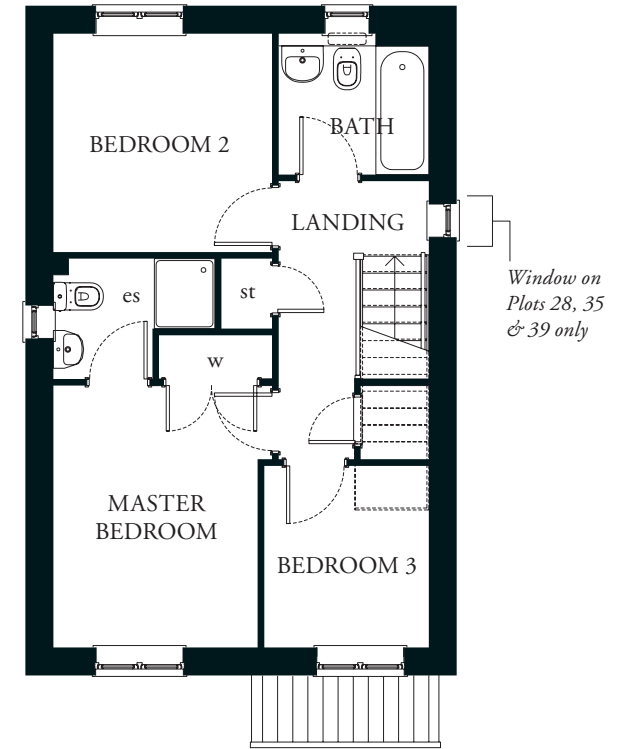
Entrance Hall		
Kitchen/Dining Room	5.01m x 2.92m	15' 5" x 9' 7"
Living Room	5.15m x 4.01m	16' 1" x 13' 2"
Cloakroom		

First Floor

Master Bedroom	3.48m x 2.72m	11' 5" x 8' 11"
En suite		
Bedroom 2	2.91m x 2.91m	9' 6" x 9' 6"
Bedroom 3	2.42m x 2.20m	7' 11" x 7' 2"
Bathroom		



Ground Floor



First Floor

NB

The position and style of doors, windows, roofs and general external landscaping features will vary. Please check external finishes with the sales team prior to purchase. Elevation finishes will vary with brick, stone and rendered external walls.

Plot 3 is banded

*Plots 3, 4, 28, 29, 35, 39 & 40 have adjoining party walls
Maximum dimensions are given in irregular sized rooms*



Artist impression for illustrative purposes only. Elevation finishes will vary with brick, stone and rendered external walls.

The Bower

Plots 17, 18, 20, 25, 27,
30, 31 & 34

Ground Floor

Entrance Hall

Kitchen/Dining Room 6.48m x 3.45m 21' 3" x 11' 4"

Living Room 4.20m x 4.00m 13' 9" x 13' 1"

Cloakroom

First Floor

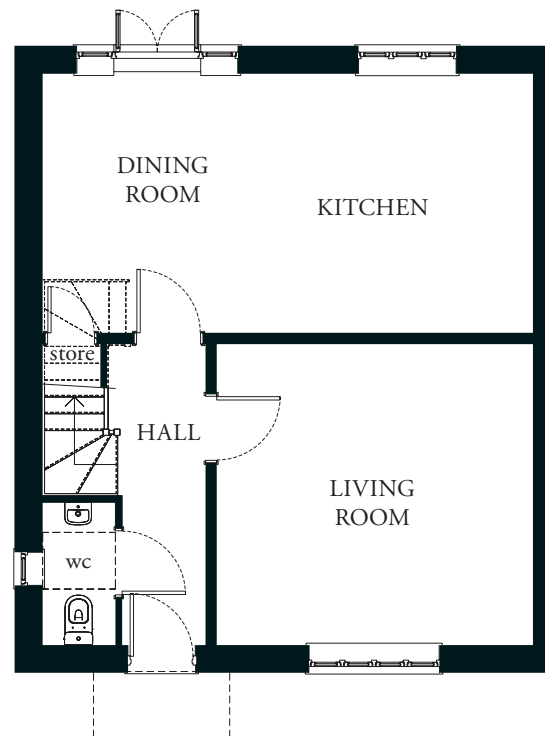
Master Bedroom 4.25m x 2.95m 13' 11" x 9' 8"

En suite

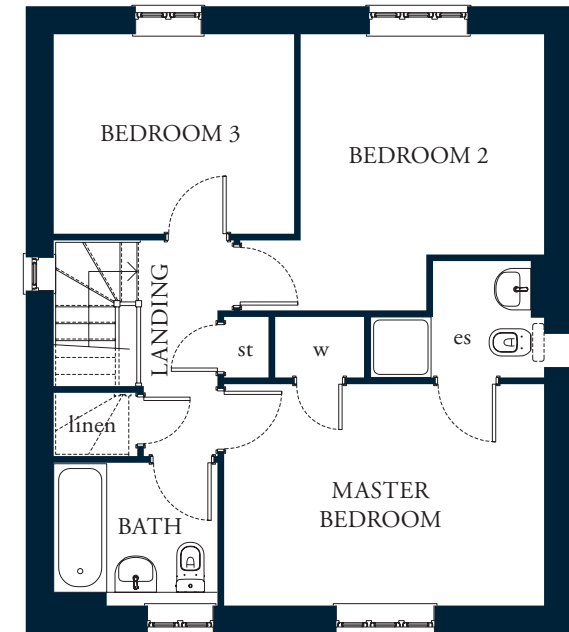
Bedroom 2 3.24m x 2.93m 10' 7" x 9' 7"

Bedroom 3 3.20m x 2.66m 10' 6" x 8' 9"

Bathroom



Ground Floor



First Floor

NB

The position and style of doors, windows, roofs and general external landscaping features will vary. Please check external finishes with the sales team prior to purchase. Elevation finishes will vary with brick, stone and rendered external walls.

Plot 27 is banded

Maximum dimensions are given in irregular sized rooms



Artist impression for illustrative purposes only. Elevation finishes will vary with brick, stone and rendered external walls.

The Moorlinch

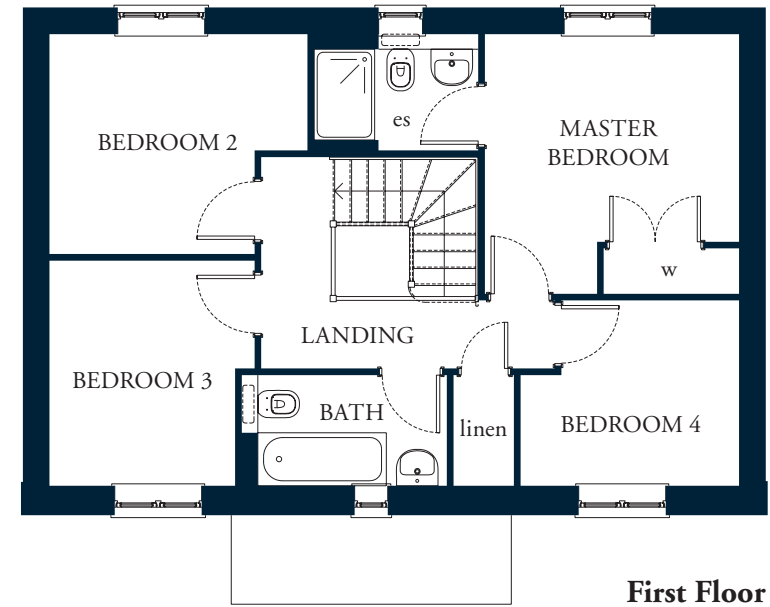
Plots 37 & 38

Ground Floor

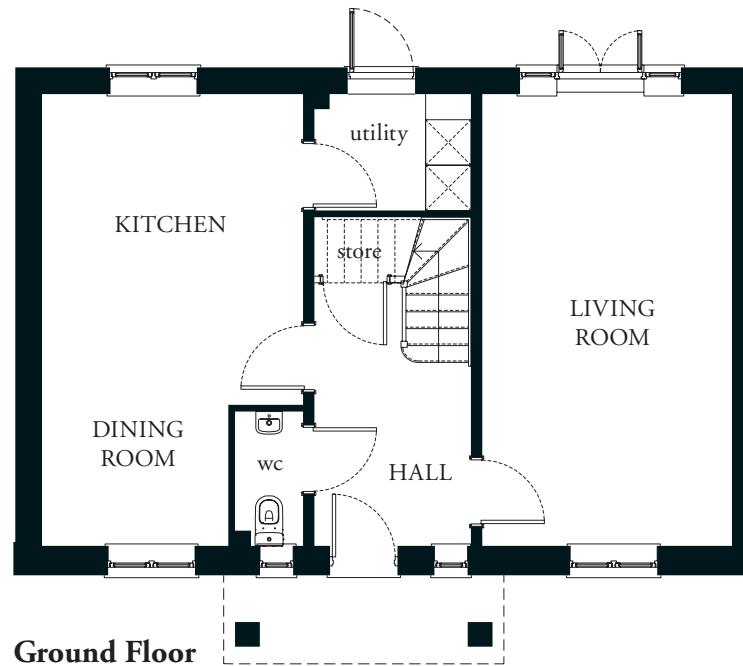
Entrance Hall			
Kitchen/Dining Room	6.02m x 3.50m	19' 9" x 11' 6"	
Utility	2.12m x 1.56m	6' 11" x 5' 1"	
Living Room	6.02m x 3.35m	19' 9" x 11' 0"	
Cloakroom			

First Floor

Master Bedroom	3.45m x 3.38m	11' 4" x 11' 1"
En suite		
Bedroom 2	3.43m x 2.93m	11' 4" x 9' 7"
Bedroom 3	3.00m x 2.48m	9' 10" x 8' 2"
Bedroom 4	2.91m x 2.47m	9' 6" x 8' 1"
Bathroom		



First Floor



Ground Floor

NB

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Artist impression for illustrative purposes only. Elevation finishes will vary with brick, stone and rendered external walls.

The Martock

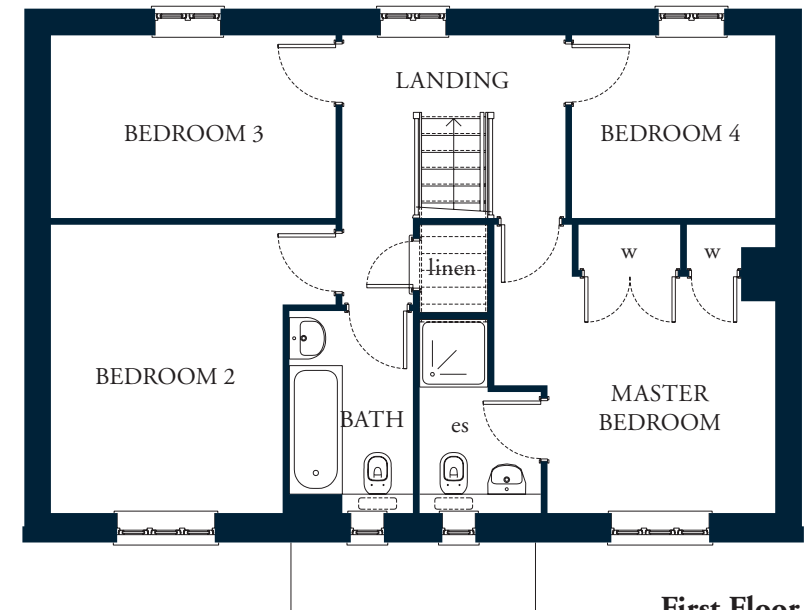
Plots 19, 21, 24 & 26

Ground Floor

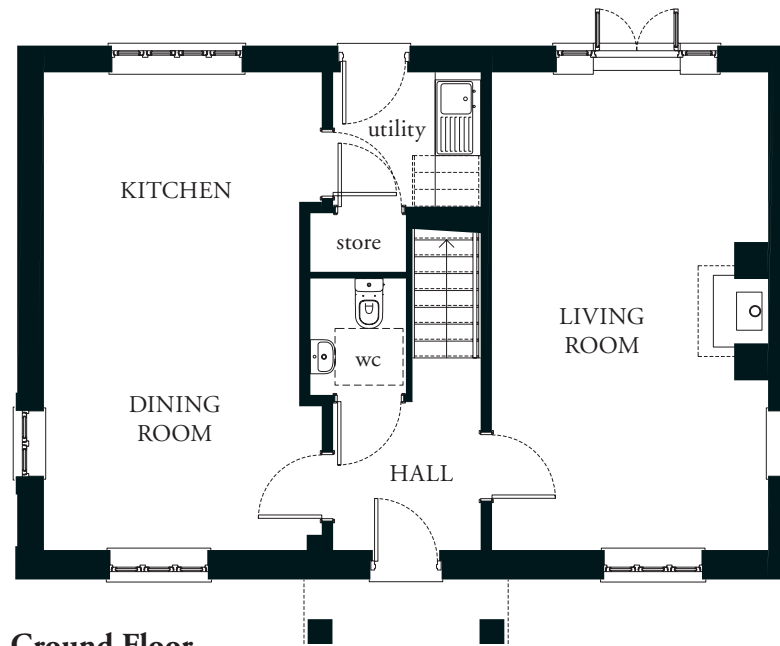
Entrance Hall		
Kitchen/Dining Room	6.36m x 3.72m	20' 10" x 12' 2"
Utility	2.00m x 1.80m	6' 6" x 5' 11"
Living	6.36m x 3.70m	20' 10" x 12' 2"
Cloakroom		

First Floor

Master Bedroom	3.83m x 3.73m	12' 7" x 12' 3"
En suite		
Bedroom 2	3.83m x 3.08m	12' 7" x 10' 1"
Bedroom 3	3.78m x 2.44m	12' 5" x 8' 0"
Bedroom 4	2.71m x 2.44m	8' 11" x 8' 0"
Bathroom		



First Floor



Ground Floor

NB
 The position and style of doors, windows, roofs and general external landscaping features will vary. Please check external finishes with the sales team prior to purchase. Elevation finishes will vary with brick, stone and rendered external walls.
 Plot 26 is handed
 Maximum dimensions are given in irregular sized rooms



Artist impression for illustrative purposes only. Elevation finishes will vary with brick, stone and rendered external walls.

The difference is in the detail

Every home at Church Meadows has been carefully designed and detailed to provide the highest levels of quality and comfort. From the oak five panel vertical doors to the bespoke kitchens, quality comes as standard.



INTERNAL

Front Door

multi point locking

Windows & French Doors

Double glazed PVCu

Internal Doors

Oak five panel vertical doors with polished chrome ironmongery

Skirting & Architrave

Chamfered with a white satin painted finish

Staircase

Square newels and chamfered balusters painted, with ash handrail and newel caps finished in a clear satin varnish

Central Heating

LPG central heating with domestic hot water provided by high efficiency Condensing Combi boilers Thermostatic controls to all radiators excluding hall

Feature Fires

Wood burning stove with Limestone hearth and surround supplied to the Martock property type only

Wall Paint

White emulsion

Ceiling Paint

White emulsion

Wardrobes

Built in wardrobes to master bedroom with doors to match internal doors, oak effect shelf and chrome hanging rail

KITCHEN

Units

A range of floor and wall mounted units with soft close doors and drawers

Work Surfaces

Quartz composite work surfaces and up stands

Lighting

Low energy down lighters

Sink & Taps

One and a half bowl stainless steel sink with drainer and Vado Eli Mono single lever flow restricted mixer tap

KITCHEN APPLIANCES

Three Bedroom Homes

Integrated 50/50 SMEG fridge/freezer

Space for dishwasher

Space for washing machine

Oven

Built in SMEG A rated single electric oven in stainless steel

Hob

SMEG Four ring stainless steel gas hob with flame failure safety device

Splash Back & Hood

Stainless steel SMEG hood with splash back

Four Bedroom Homes

Integrated SMEG fridge/freezer

Space for dishwasher

Space for washing machine (*if no utility*)

Oven

Built in SMEG A rated double electric oven in stainless steel

Hob

SMEG Five ring stainless steel gas hob with flame failure safety device

Splash Back & Hood

Stainless steel SMEG hood with splash back

UTILITY *(where applicable)*

Units

A range of floor and wall mounted units with soft close doors and drawers

Space for washing machine

Work Surfaces

Laminate work surfaces with matching up stands

Sink & Taps

Single bowl stainless steel sink with drainer and Vado Matrix Mono single lever deck mount flow restricted mixer tap

BATHROOM

Sanitary Ware

White contemporary suite. Ideal Standard wash hand basin and WC from the Playa range. Eurowa bath. Hinged bath screen in silver/clear glass finish

Taps

Vado thermostatic control bath shower mixer tap in chrome finish

Tiling

Ceramic floor tiles with up-stands

Full height wall tiling to bath area with glass splash back to wash hand basin

Fixings

Kermi towel rail in a metallic finish

Low energy down lighters

Combined shaver light socket

EN SUITE

Sanitary Ware

White contemporary suite. Ideal Standard wash hand basin and WC from the Playa range

Taps

Vado Photon flow restricted mixer tap in chrome finish to wash hand basin

Shower

Triton electric shower in a black gloss finish, white low profile shower tray and shower enclosure, bi fold or sliding door in silver/clear glass finish

Tiling

Ceramic floor tiles with up-stands

Full height wall tiling to shower cubicle, glass splash back to wash hand basin

Fixings

Kermi towel rail in a metallic finish

Low energy down lighters

Combined shaver light socket

CLOAKROOM

Sanitary Ware

White contemporary suite. Ideal Standard wash hand basin and WC

Taps

Vado Photon mini mono mixer tap in chrome finish to wash hand basin

Splash Back Glass

Mirror

Integrated splashback and mirror

Lighting

Low energy down lighters

GENERAL

TV/FM/ Telephone socket

TV/FM SKY Plus to living room and master bedroom.

Internal wiring only for aerial *(aerial not provided)*

Master telephone socket to hall area and sockets to living room and master bedroom

Alarm System

Wireless alarm system, hub in under stairs cupboard

Garage *(where applicable)*

Electric opening garage doors

Light and power connected

Rear Gardens

To be top soiled and rotovated with close board divisional fencing

External Tap

Adjacent to kitchen *(where practical)*

OUR GREEN TWIST

Internal Lighting

100% Energy efficient light fittings

Water Butts

Water butts to properties that have a down pipe connection point

Composter

Composter located to the rear of the property

Village Green

A picturesque village green with play equipment is located at the entrance of this site. Allotments are also available on a first come first served basis. Both these areas will be run by the management company which all of the open market properties will be members. An annual management charge will be payable by each of these properties



Built using the latest construction techniques, all Summerfield Homes come with a 10-year National House Builders Council (NHBC) warranty

Site plan



KEY

The Polden

Plots 3, 4, 22, 23, 28, 29, 35, 36, 39 & 40

The Bower

Plots 17, 18, 20, 25, 27, 30, 31 & 34

The Moorlinch

Plots 37 & 38

The Martock

Plots 19, 21, 24 & 26

Plots 1, 2, 5-13 and 32 & 33 are affordable properties

Plots 14, 15 & 16 are 3 bedroom My Home properties



Local developers Summerfield Homes

Creating quality homes

Summerfield is an established local property development company with a longstanding reputation for building and selling quality new homes throughout the South West.

Formed in central Somerset in 1987, we evolved from a family-run construction company founded in 1823. Drawing on a deep store of local knowledge and experience, we build a range of commercial and residential properties to high construction and environmental standards.

With a strong track record of delivering quality property, Summerfield Homes build a wide selection of residential property ranging from two-bedroom affordable coach houses to three-, four- and five-bedroom prestige properties. Every home is designed to complement its setting, incorporating a traditional style typical of the local area with character features and individual finishes.

Built using the latest construction techniques, all Summerfield Homes come with a 10-year National House Builders Council (NHBC) warranty.

We offer a friendly and personal approach to business that is based on trust, openness and reliability.



What our customers say about us:

"It has been a pleasure to deal with a company that still cares about customer satisfaction. I was talking to the engineer from BT Open Reach who said he bought a Summerfield home 10 years ago and was still glad that he had. Quality engenders a good reputation that is 'priceless'."

**SUMMERFIELD
HOMES** 

DIRECTIONS

Baltonsborough lies in the Brue valley, under the majestic gaze of Glastonbury Tor.

From Glastonbury/the A361 follow the signs to Baltonsborough. At the centre of the village turn right (*opposite The Greyhound Pub*) into Church Lane, where Church Meadows will be found after a short distance on the right hand side.

From the A37 follow the signs to Baltonsborough. At the centre of the village turn left (*opposite The Greyhound Pub*) into Church Lane, where Church Meadows will be found after a short distance on the right hand side.

For satellite navigation purposes the postcode of Church Meadows is BA6 8RP



Baltonsborough



Health & Safety

Your safety is of the utmost importance to us, and hence we have produced the following guidelines which comply to the current Health & Safety Legislation:

- i. Please only use designated car parking spaces and visit our site sales office first. Please avoid parking outside any neighbouring properties
- ii. You **MUST** always be accompanied by a representative of Summerfield Homes anywhere on site outside of the show home area.
- iii. Hard hats, appropriate footwear and high visibility wear **MUST** be worn at all times on the site during construction.
- iv. Access cannot be given to areas where scaffolding is in place.
- v. Please wear appropriate footwear when visiting the site, as footpaths and grounds may be uneven or unfinished.
- vi. Please note that there may be construction vehicles moving around the site where operatives may not be able to see you as easily as you can see them.
- vii. Please ensure children are accompanied and supervised at all times.

Floor Plans & Dimensions

We have provided floor plans within this brochure to show the approximate dimensions of the properties on this site. The dimensions may vary within the NHBC guidelines, as each property is built individually and precise internal finishes may vary during the course of construction.

Elevations and Internal Finishes

Artist's impressions/CGI's have been used throughout this brochure to represent the houses to be built on this site. The colours and finish of the various external elevations may vary from house to house. The area surrounding each property may also differ from that shown. Please be sure to check with our Sales Representative for details of the finishes relating to your chosen property at the time of reservation.

The photographs used throughout this brochure to illustrate the internal finish are images supplied by manufacturers or photographs taken of previous Summerfield Homes sites, to illustrate the typical quality of internal finish. These photographs are for illustrative purposes only and do not reflect the precise layout of the kitchen and bathroom ranges, or doors and windows of the properties on this site.



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