

Mendip Gardens Holcombe Somerset

A distinctive collection of traditionally built,
detached and semi-detached country homes



Holcombe

Situated on the east of the Mendips between Wells and Bath, with a countryside location, two award-winning pubs, a post/office/general store, clubs and sporting activities based around the village sports field, Holcombe is a thriving and welcoming village with much to offer.

It has a mix of Georgian, Victorian and modern houses. There are two churches in Holcombe – the 'Old church' has late Saxon/early-Norman origins and is set a short distance from the centre of today's village. This beautiful, ancient church holds just a few services a year and is the burial place of Scott of the Antarctic, whose family grave is there. The 'new' St Andrew's church is Victorian and is a large part of the community.

Holcombe is approximately 12 miles south of the Georgian city of Bath and 20 miles from Bristol. The much renowned Babington House is a short drive away, as is the village of Vobster with the Vobster Inn restaurant. Commuter rail links are close at hand at Westbury (for London Waterloo),

Bath Spa and Bristol (for London Paddington). Other stations include Frome, Trowbridge and Castle Cary.

The nearby market town of Frome provides a wider selection of shopping, local amenities, two theatres, a cinema and a thriving artisan community. Bristol International Airport is also within commuter distance providing an ever expanding network of services.

There are good choices for schooling in the area with private schools Millfield, Downside, Wells Cathedral, Stonar and All Hallows close by along with state secondaries, academies and primary schools in easy reach at Radstock and Kilmerston.

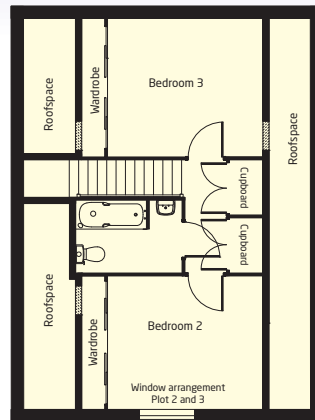
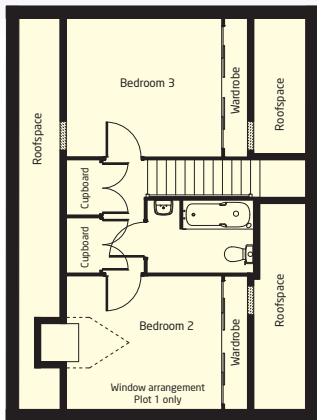
Holcombe's most defining characteristic is its rural nature. The village gives a strong sense of being 'in the countryside' either because of the immediate proximity of fields, woodland or meadows, or because of far-reaching views across unspoiled countryside to the Mendips.



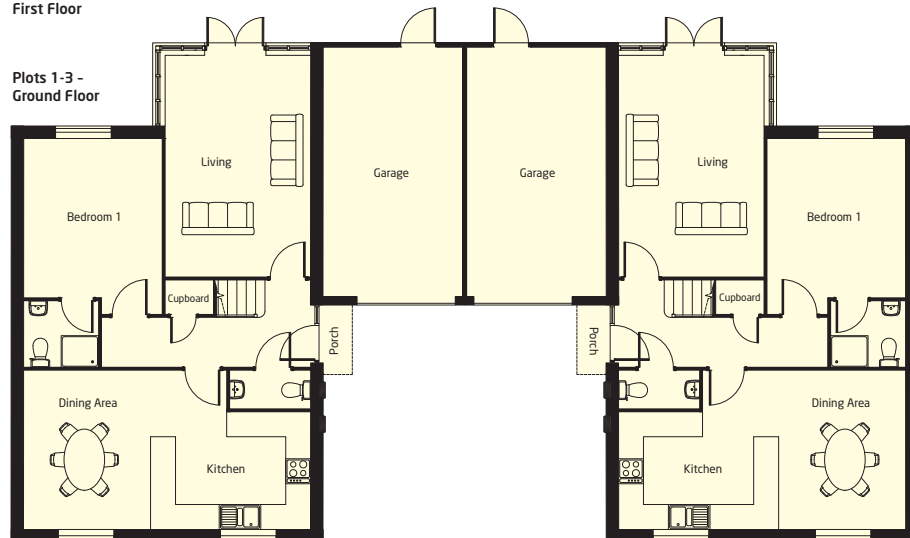
Mendip Gardens site plan



The development layout is for general guidance and may be subject to change.
It is not intended to indicate specific boundaries and is not necessarily to scale.
Any landscaping shown is purely to create an impression.



Plots 1-3 -
First Floor



Plots 1-3 -
Ground Floor



The Clevedon & The Bruton

Ground Floor	Metric	Imperial
Hall	4990 x 2080	16'-4" x 6'-10"
Living Room	3460 x 5320	11'-4" x 17'-5"
Kitchen / Dining Room	6855 x 3780	22'-6" x 12'-5"
Bedroom 1	3270 x 4200	10'-9" x 13'-9"
Bedroom 1 En-Suite	1670 x 1470	5'-6" x 4'-10"
Cloakroom	1910 x 860	6'-3" x 2'-10"
Garage	3350 x 6000	11'-0" x 19'-8"
First Floor		
Bedroom 2	3710 x 3230	12'-2" x 10'-7"
Bedroom 3	3710 x 3300	12'-2" x 10'-10"
Bathroom	2530 x 1675	8'-4" x 5'-6"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



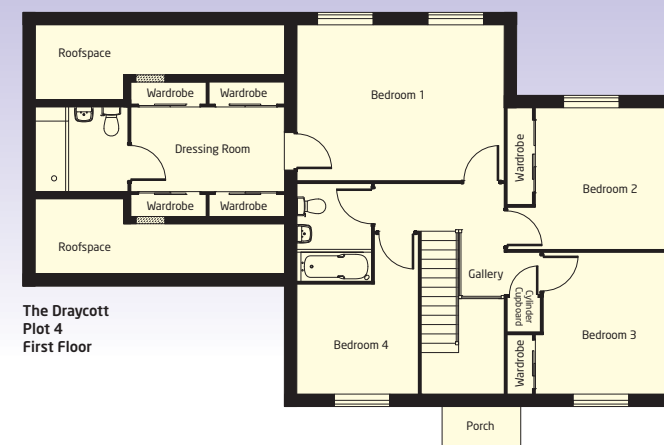
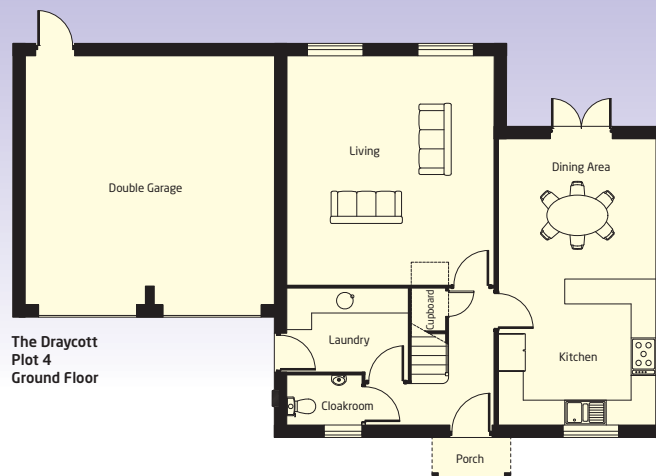
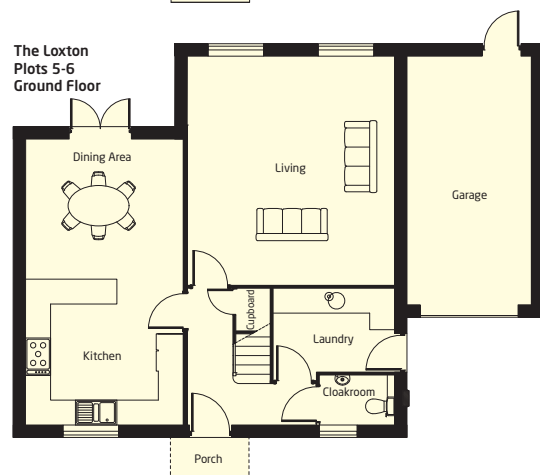
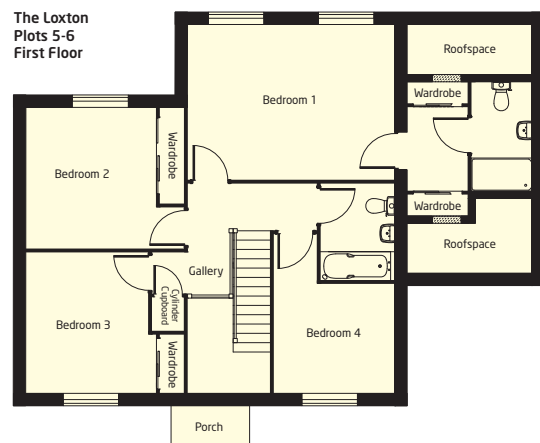
The Clevedon

a pair of linked detached
3 bedroom homes

The Clevedon and The Bruton feature an en-suite room on the ground floor and generous living space for the optimum in practical living. Each house features a lovely, light and airy living room with full length windows.

The Bruton

a detached
3 bedroom home



The Draycott

Ground Floor	Metric	Imperial
Hall	3080 x 3270	10'-1" x 10'-9"
Living Room	4950 x 5470	16'-3" x 18'-0"
Kitchen / Dining Room	3750 x 6850	12'-4" x 22'-6"
Laundry Room	2890 x 2000	9'-6" x 6'-7"
Cloakroom	1780 x 1170	5'-10" x 3'-10"
Garage	6000 x 6000	19'-8" x 19'-8"

First Floor	Metric	Imperial
Bedroom 1	4950 x 3720	16'-3" x 12'-3"
Dressing Room	3660 x 2010	12'-0" x 6'-7"
En-Suite	2190 x 2010	7'-2" x 6'-7"
Bedroom 2	3790 x 3380	12'-5" x 11'-1"
Bedroom 3	3790 x 3380	12'-5" x 11'-1"
Bedroom 4	2900 x 3820	9'-6" x 12'-6"
Bathroom	1765 x 2310	5'-9" x 7'-7"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

The Loxton

Ground Floor	Metric	Imperial
Hall	3080 x 3270	10'-1" x 10'-9"
Living Room	4950 x 5470	16'-3" x 18'-0"
Kitchen / Dining Room	3750 x 6850	12'-4" x 22'-6"
Laundry Room	2890 x 2000	9'-6" x 6'-7"
Cloakroom	1780 x 1170	5'-10" x 3'-10"
Garage	3000 x 6000	9'-10" x 19'-8"

First Floor	Metric	Imperial
Bedroom 1	4950 x 3720	16'-3" x 12'-3"
Dressing Room	1430 x 2010	4'-8" x 6'-7"
En-Suite	1430 x 2610	4'-8" x 8'-7"
Bedroom 2	3790 x 3380	12'-5" x 11'-1"
Bedroom 3	3790 x 3380	12'-5" x 11'-1"
Bedroom 4	2900 x 3820	9'-6" x 12'-6"
Bathroom	1765 x 2310	5'-9" x 7'-7"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



The Draycott

a substantial 4 bedroom detached home

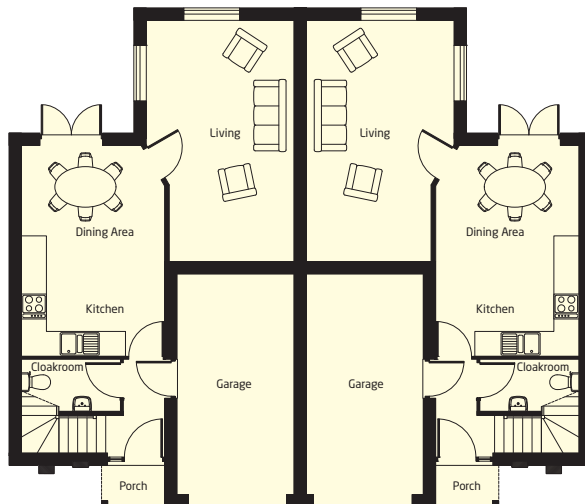
Generous living space and master bedroom suites with dressing rooms make both The Draycott and The Loxton welcoming, practical and desirable family homes.

The Loxton

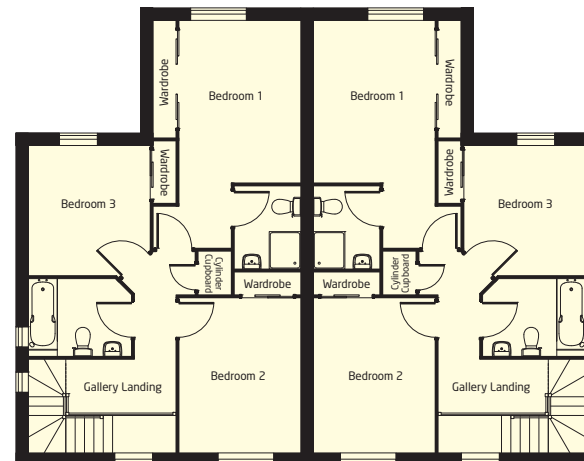
a superb 4 bedroom detached home



Plots 7-10 - Ground Floor



Plots 7-10 - First Floor



The Dunster

Ground Floor

	Metric	Imperial
Hall	1460 x 2210	4'-9" x 7'-3"
Living Room	3500 x 5800	11'-6" x 19'-0"
Kitchen / Dining Room	3500 x 5110	11'-6" x 16'-9"
Cloakroom	2440 x 1250	8'-0" x 4'-1"
Garage	2800 x 5300	9'-2" x 17'-4"

First Floor

Bedroom 1	2890 x 5440	9'-6" x 17'-10"
En-Suite	1950 x 1550	6'-5" x 5'-1"
Bedroom 2	2890 x 3690	9'-6" x 12'-1"
Bedroom 3	2890 x 3070	9'-6" x 10'-1"
Bathroom	2440 x 1840	8'-0" x 6'-0"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



The Dunster

a stylish 3 bedroom
semi-detached home

The Dunster is an ideal family home. A master bedroom with en-suite bathroom and built in wardrobes plus a separate family bathroom make for practical and easy living.

Mendip Gardens – Specifications



Finishes

Constructed from an eclectic mix of brick, stone and render to reflect the diversity of the village around them, these new homes have been built to Hills' exacting standards with traditional methods and materials.

The cottage style front doors and the stone lintels above the windows echo the elevations creating a mellow established feel. All the homes have French doors with the Clevedon enjoying a light filled sitting room with glazing extending out into the garden. Internally the vertical panelled timber doors are painted white with polished chrome furniture for a clean, fresh look, along with painted timber staircases with stained hardwood handrails and newel caps. Finally the walls are finished in Gardenia throughout to continue the delicately themed palate of colours.

Kitchens and bathrooms

The heart of any home is a sociable kitchen with space for family and friends to meet, chat, cook, eat and entertain. These homes feature bespoke kitchens individually designed to maximise their space and layout and feature integrated appliances for a sleek clean look. The Loxton and The Draycott have granite worktops to the kitchen and

utility as standard, while some homes feature a breakfast bar with space for casual dining and all have an impressive working area. The bathrooms are no less striking with contemporary white sanitary ware and stylish chrome taps complemented by the latest Porcelanosa ceramic wall tiling.

Heating and electrics

Individually designed lighting and heating systems ensure the most economical and sustainable use of energy. Full of the features you would expect with plentiful double sockets, downlights to cloakrooms, kitchens, bathrooms and en-suites, and over worktop lighting to the kitchen. High efficiency gas fired condensing boilers provide central heating and hot water supplying individually thermostatically controlled radiators to allow flexibility in the heating of your new home.

Bathrooms and en-suites are fitted with 'dual fuel' heated chrome towel rails allowing them to be individually controlled when the central heating is turned off, thus keeping towels warm and dry in the cooler spring and autumn months. Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living.

Safe and sound

With Hills Homes, safety is paramount and the systems are enhanced by mains operated smoke detectors to both floors and a heat detector in the kitchen/dining room too. External doors feature either deadlock and barrel bolts or multipoint locking, while the front doors also include a vision panel.

Your new Hills home will ensure a warm, safe, low energy, sustainable living space for you and your family, built with care and attention to provide the best of contemporary convenience with traditional character and excellent build quality.

We don't just build houses, we build homes.

Award-winning Developers



Continuing their previous success in the LABC Building Excellence Awards, Hills Homes have recently scooped the 2012 Regional Award in the Best Affordable Housing category and are now looking forward to the National final. In 2010 they were National winners in the 'Best Small Housing Development' category for The Old Dairy, Castle Combe, and in 2011 were a shortlisted finalist for 'Best Large Housing Development' for Smith's Court, Purton.

This success comes at a time when Hills Homes are consolidating their reputation for high quality homes on carefully selected sites. From the stunning townhouses in the heart of historic Malmesbury to four bespoke country

homes on the edge of the sought after village of Ashbury, Hills bring individual quality to each of their developments creating homes which sit comfortably in their environment. Future plans include developments ranging from around a hundred mixed dwellings in Calne to just two bespoke barn style homes in the village of Bishopstone and the conversion of an ancient mill into stylish apartments in a riverside setting close to the town centre in Witney.

Hills Homes believe that their greatest strength lies in their staff – a talented and tight-knit team which prides itself on close attention to detail throughout design, construction and after sales. This process sees the

inclusion of traditional building skills and craftsmanship in harmony with the most up to date green technology. Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living. Under the SAP/EPC methodology these homes achieve good to very good ratings for current performance in terms of energy efficiency and environmental impact.

It is this approach which has earned Hills Homes exceptionally high satisfaction ratings amongst those who matter most – their customers – and the recent recognition in the form of the LABC Building Excellence Awards cements their reputation.

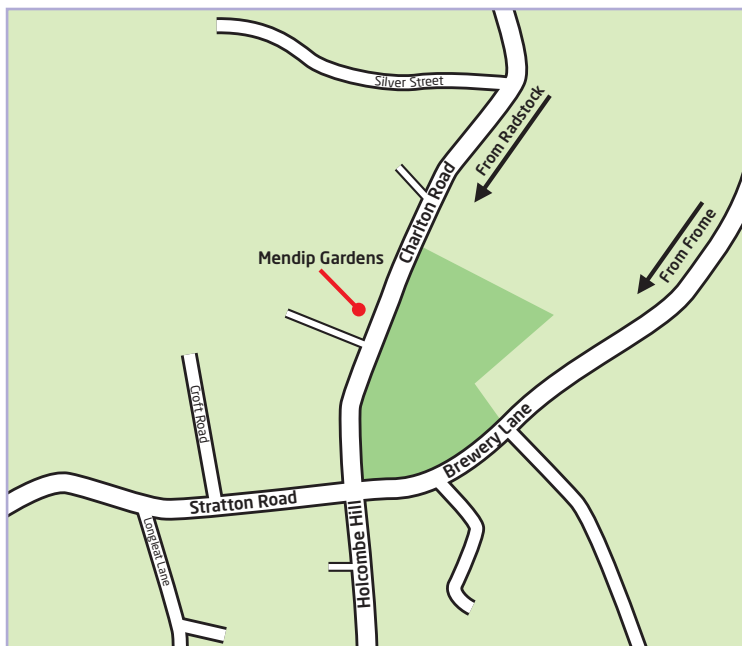


Mendip Gardens Holcombe

How to find the development

From Radstock, take the A367 southwards. At the roundabout take the A3139 towards Kilmerston. Turn right signposted Holcombe. On entering the village, Mendip Gardens will be found on the right hand side.

From Frome, take the road towards Mells. After approximately one mile take the right hand turning to Mells, continue along this road until reaching a T junction, turn left towards Vobster and Coleford, continue straight through the village of Coleford. On leaving the village take the left hand turning at Lipyeate, follow this road to the crossroads at the top of Holcombe Hill, turn right and Mendip Gardens will be found on the left after a short distance.



Hills Homes

Ailesbury Court
High Street
Marlborough
SN8 1AA

Tel: 01672 516999

www.hills-homes.co.uk

Property Misdescription Act 1991: These particulars and artist impressions do not form any part of any contract and are intended only as a general guide. The property will be built in accordance with the plans and specifications that are available for inspection at The Agents' Office. Any other descriptions of the property are only intended as a general guide and are not to be relied upon as a warranty or a representation by the vendor or their agents which could be relied upon by interested parties, who can and should satisfy themselves by inspection or otherwise. Any landscaping shown on the artist's impression and site plans indicates possible mature landscaping. All measurements are approximate and are generally taken from the widest points. Accordingly, they should not be relied upon for carpets and furnishings. These details are believed to be correct at the time of compilation but Hills Homes reserves the right to alter plans and specifications at any time without prior notice.

