



SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

Set in the heart of the exclusive village of Churchill on the edge of the Mendip Hills, an Area of Outstanding Natural Beauty, is the select development of Summerleaze; a range of luxury homes, conveniently close to local facilities, excellent schooling, city, country and coast.







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CHURCHILL | NORTH SOMERSET

IN A BREATHTAKING RURAL LANDSCAPE

Set amidst beautiful rolling countryside, Churchill is a quintessential English village set on the edge of the stunning Mendip Hills; An Area designated of Outstanding Natural Beauty.

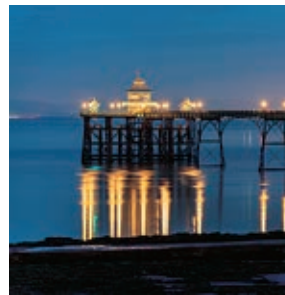
The village of Churchill offers three characterful and very popular pubs and a village hall hosting numerous events and clubs. The Mendip Activity Centre is located just outside of the village and offers a huge range of outdoor activities for all the family including water based and snow sports.

There are two schools within the parish; a Church of England Primary School (rated GOOD by SIAS) and Churchill Academy and Sixth Form (rated EXCELLENT by Ofsted). Sidcot School, a co-educational private school of excellent repute, is also located nearby.

The home of Thatchers Cider is also nearby at Myrtle Farm, Sandford, with five hundred acres of beautiful apple orchards and a host of events held throughout the year.

Boasting wonderful countryside the entire area is synonymous with country pursuits with both the Mendip Hills and Chew Valley Lakes on the doorstep and yet within easy reach are the popular coastal towns of Weston-super-Mare, Clevedon and Portishead and the vibrant cities of Bristol and Bath.

Bristol Airport is also conveniently located just 6.5 miles away offering ease of access to destinations further afield.





COLN *Signature* HOMES

MORE THAN JUST A HOME

ABOUT US

Coln Signature Homes are a bespoke developer, offering high quality, attractively designed homes to blend in with their natural environment and location.

We pride ourselves on creating communities in popular, established locations offering aspirational new homes that respond to the ever-changing needs of today's society. Our aim is to create new neighbourhoods for local communities to enjoy for many years to come.

We believe that paying attention to the smallest details at the design stage really sets our homes apart. From our starter homes to our high-value residences, the same care and attention to detail goes into each and every one.

Our in-house team are particularly skilled in designing bespoke solutions to create exceptional homes and places for our customers to live.

Offering Peace of Mind to All Our Customers

We are an experienced, reputable and award-winning developer, with a proven track record of delivering high-quality homes.

All of our homes come complete with a 10-year independent warranty and regulatory approvals to enable everything from mortgages to insurances to be confidently established, thus offering peace of mind to all customers knowing they are living in a Coln Signature Home.



SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

THE PROPERTIES

Summerleaze is a select development of just twenty five exclusive country homes quietly tucked away in the heart of the charming village of Churchill, in some of Somerset's most stunning countryside, yet close to local facilities, excellent schooling, town, city, countryside and coast.

Traditionally built incorporating materials and character features typical of the area with a mixture of local stone, brick and render finish, these stunning architect designed properties also incorporate balconies within some of the homes; a true lifestyle choice offering exclusivity, versatile living space and a sophisticated finish.

Elegant kitchens provide the perfect harmony of luxury and style combined with functionality and space, a beautiful finish to your ultimate kitchen will ensure it is the social hub of the house.

Luxury bathrooms from high-end brands, allow you to enjoy the most indulgent and relaxing of spaces.

Flooring, tiling, fixtures and fittings can all be selected to ensure you achieve your perfect new home enjoying private gardens and extensive green space on site with generous garages and off street parking. Each home also benefits from numerous energy efficient features to make these luxury homes suitable for the 21st Century.

Specification and upgrade choices available subject to the stage of construction.





“A luxury finish, using high end brands make the most indulgent and relaxing of spaces.”

SITE PLAN





SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

KEY

THE SANDFORD

Plots 6 & 15

THE AXBRIDGE

Plots 22 & 23

THE BURRINGTON

Plots 2, 5, 19 & 24

THE SIDCOT

Plots 1, 16, 20 & 21

THE WINSCOMBE

Plots 3, 4, 17, 18 & 25



SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

THE SANDFORD

Plots 6 & 15

Ground Floor

Entrance Hall

Kitchen/Dining Room 5.50m x 4.50m

Living Room 4.00m x 3.71m

Cloakroom

First Floor

Bedroom 1 3.70m x 3.60m

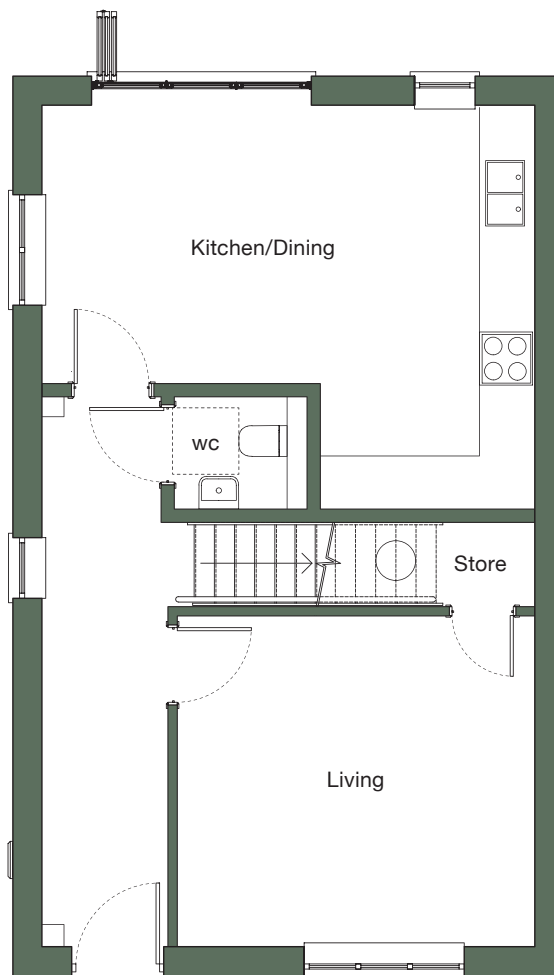
En suite

Bedroom 2 3.55m x 3.25m

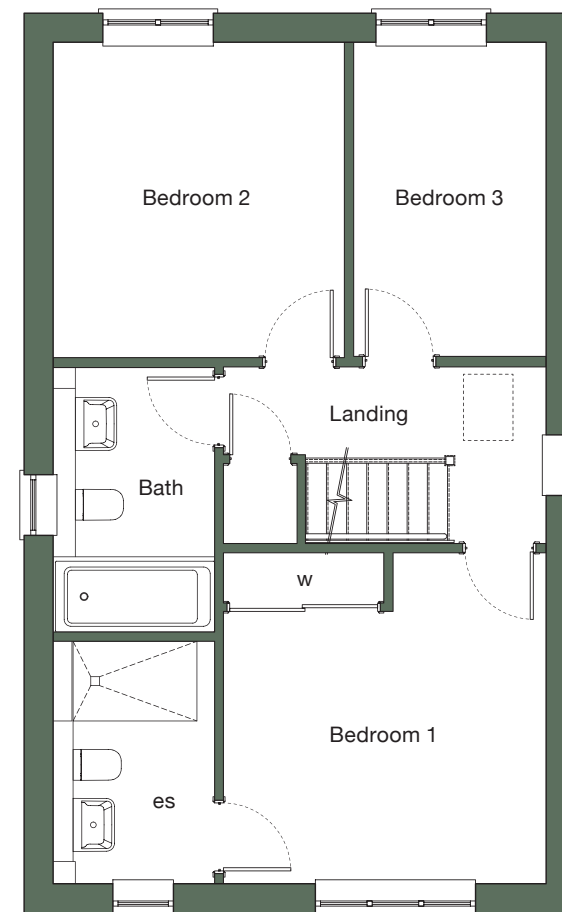
Bedroom 3 3.55m x 2.15m

Bathroom

Maximum dimensions supplied in irregular shaped rooms.



Ground Floor



First Floor





SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

THE AXBRIDGE

Plots 22 & 23

Ground Floor

Entrance Lobby & hallway

Kitchen 3.90m x 3.82m

Utility 3.25m x 1.60m

Dining/Family Room 4.25m x 3.75m

Living Room 5.60m x 4.45m

Cloakroom

First Floor

Bedroom 1 4.25m x 3.80m

En suite

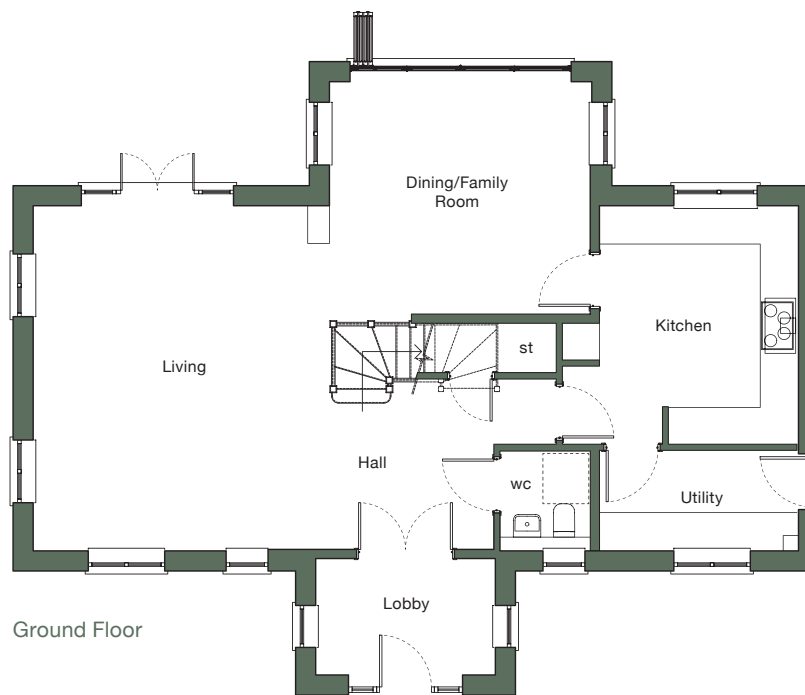
Bedroom 2 5.60m x 3.90m

Bedroom 3 3.50m x 3.30m

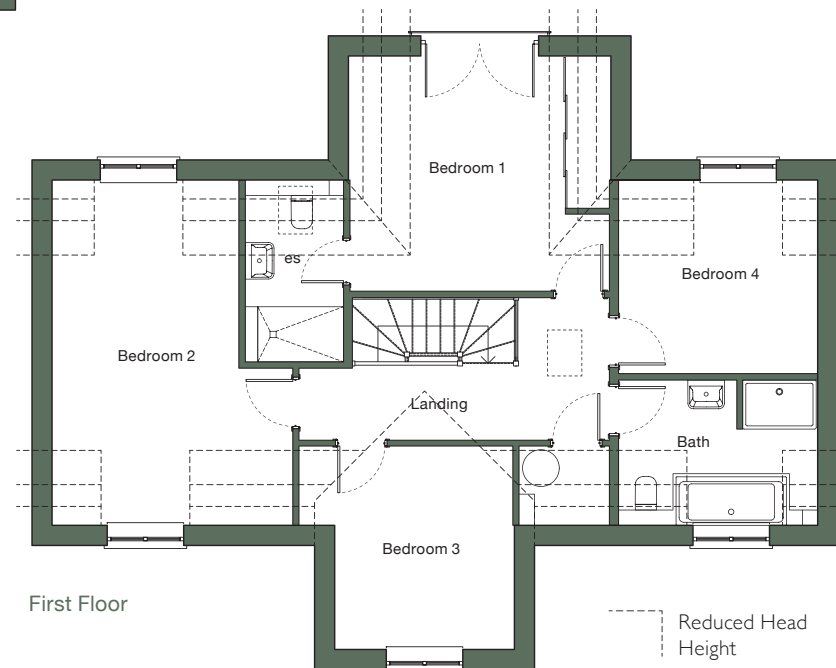
Bedroom 4 3.25m x 3.15m

Bathroom

Maximum dimensions supplied in irregular shaped rooms.



Ground Floor



First Floor

Reduced Head Height





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CHURCHILL | NORTH SOMERSET

THE BURREINGTON

Plot 5 (V3)

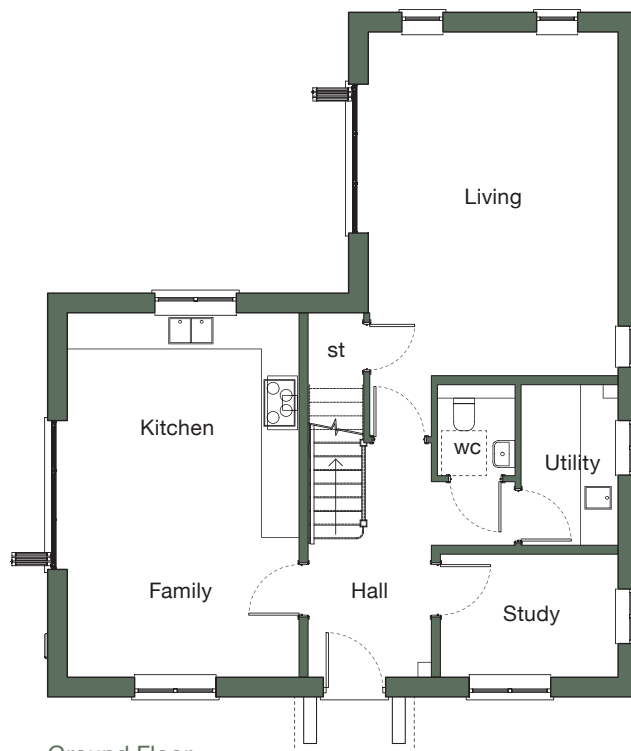
Ground Floor

Entrance Hall		
Kitchen/Family Room	6.05m	x 3.85m
Living Room	5.70m	x 4.10m
Study	2.95m	x 2.05m
Cloakroom		

First Floor

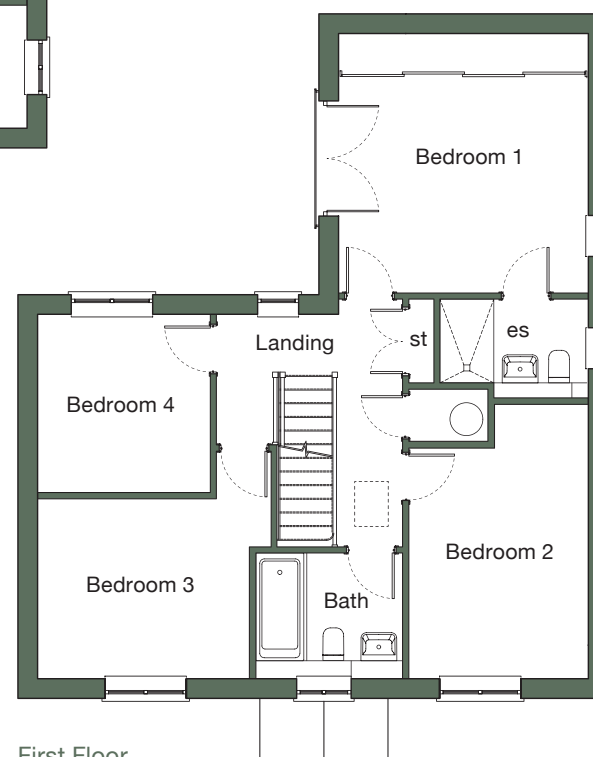
Bedroom 1	4.30m	x 4.10m
En suite		
Bedroom 2	4.55m	x 2.95m
Bedroom 3	3.90m	x 3.01m
Bedroom 4	2.95m	x 2.85m
Bathroom		

Maximum dimensions supplied in irregular shaped rooms.



Ground Floor

Plots vary on layout see sales adviser for more information.



First Floor





SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

THE BARRINGTON

Plot 19 & 24 (V2)

Ground Floor

Entrance Hall

Kitchen/Family Room 6.05m x 3.85m

Living Room 5.70m x 4.10m

Study 2.95m x 2.05m

Cloakroom

First Floor

Bedroom 1 4.30m x 4.10m

En suite

Bedroom 2 4.55m x 2.95m

Bedroom 3 3.90m x 3.01m

Bedroom 4 2.95m x 2.85m

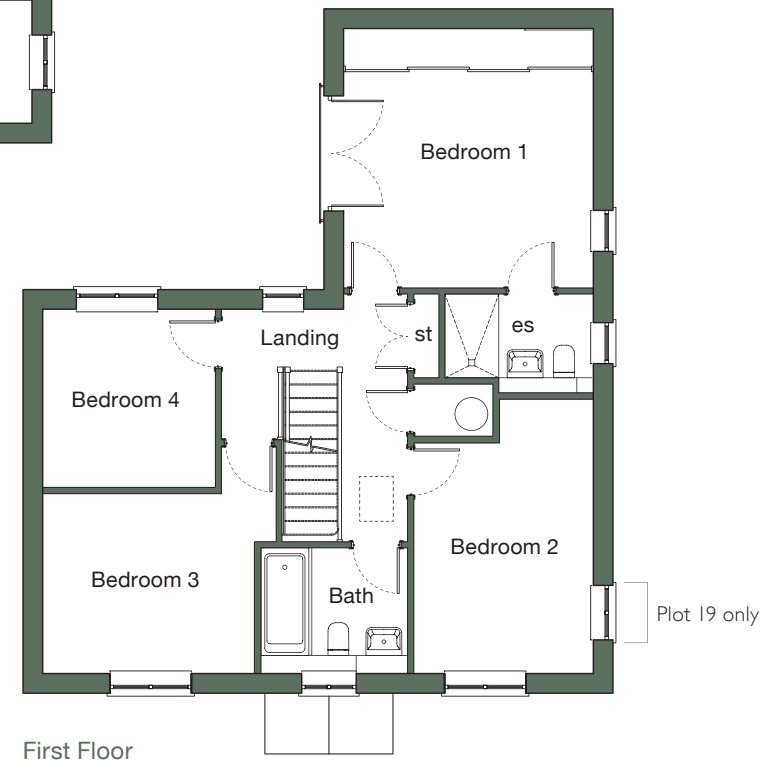
Bathroom

Maximum dimensions supplied in irregular shaped rooms.



Ground Floor

Plots vary on layout see sales adviser for more information.



First Floor





SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

THE BURREINGTON

Plot 2 (VI)

Ground Floor

Entrance Hall

Kitchen/Family Room 6.05m x 3.85m

Living Room 5.70m x 4.10m

Study 2.95m x 2.05m

Cloakroom

First Floor

Bedroom 1 4.30m x 4.10m

En suite

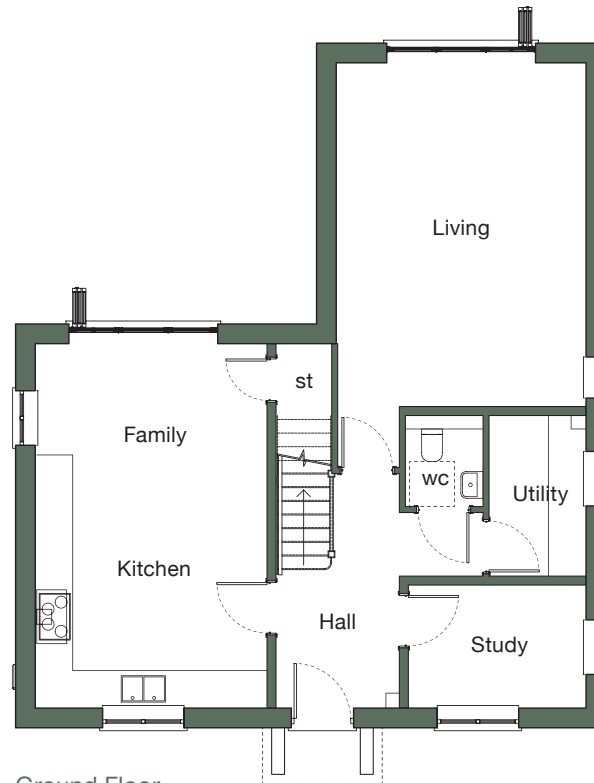
Bedroom 2 4.55m x 2.95m

Bedroom 3 3.90m x 3.01m

Bedroom 4 2.95m x 2.85m

Bathroom

Maximum dimensions supplied in irregular shaped rooms.



Ground Floor

Plots vary on layout see sales adviser for more information.



First Floor





SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

THE SIDCOT

Plot 1 (V2)

Ground Floor

Entrance Hall		
Kitchen/Dining Room	6.10m	x 6.15m
Utility		
Living Room	5.15m	x 3.85m
Study	2.85m	x 2.45m
Cloakroom		

First Floor

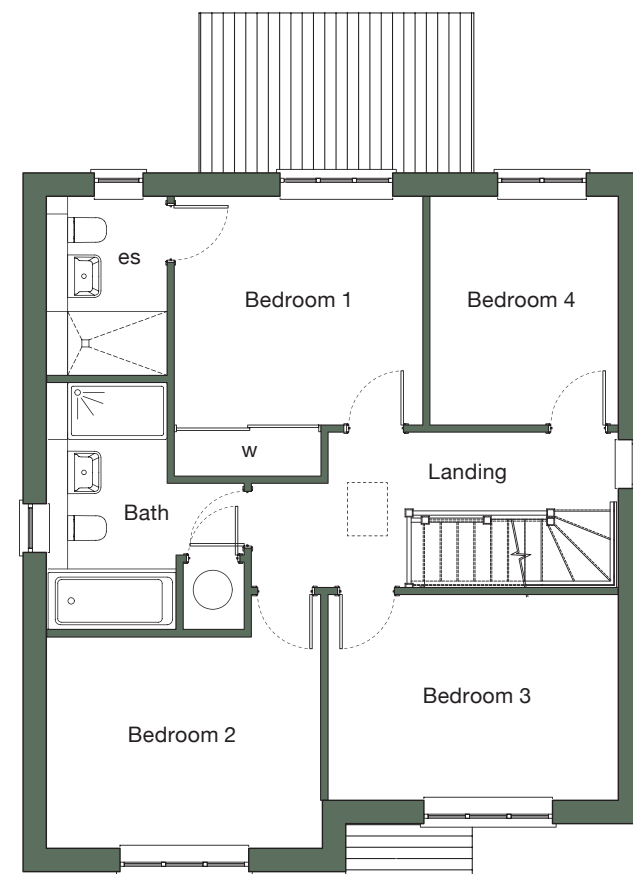
Bedroom 1	3.20m	x 3.50m
en suite		
Bedroom 2	3.55m	x 3.85m
Bedroom 3	2.85m	x 4.05m
Bedroom 4	3.20m	x 2.60m
Bathroom		

Maximum dimensions supplied in irregular shaped rooms.



Ground Floor

Plots vary on layout see sales adviser for more information.



First Floor





SUMMERLEAZE

CHURCHILL | NORTH SOMERSET

THE SIDCOT

Plots 16, 20 & 21 (VI)

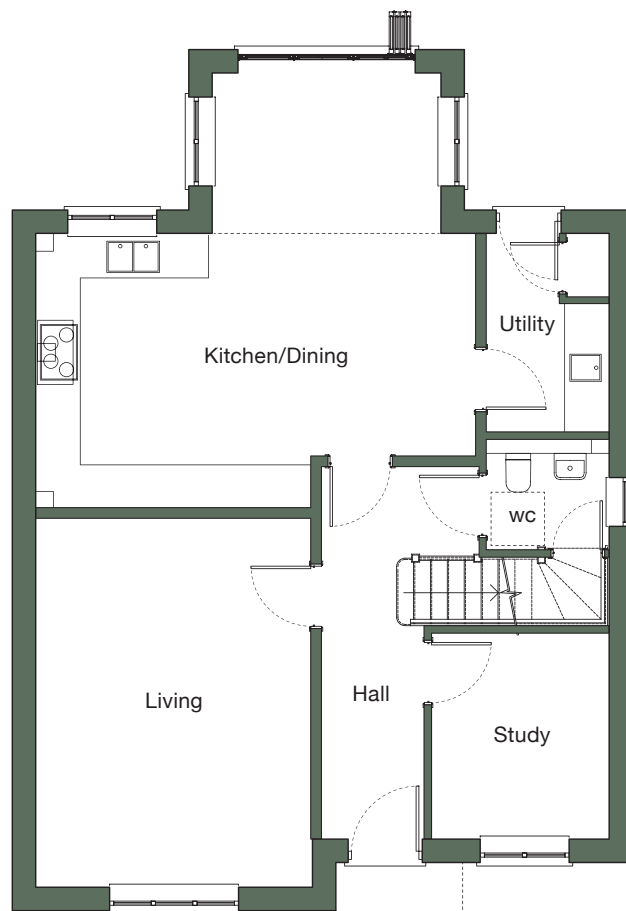
Ground Floor

Entrance Hall		
Kitchen/Dining Room	6.10m	x 6.15m
Utility		
Living Room	5.15m	x 3.85m
Study	2.85m	x 2.45m
Cloakroom		

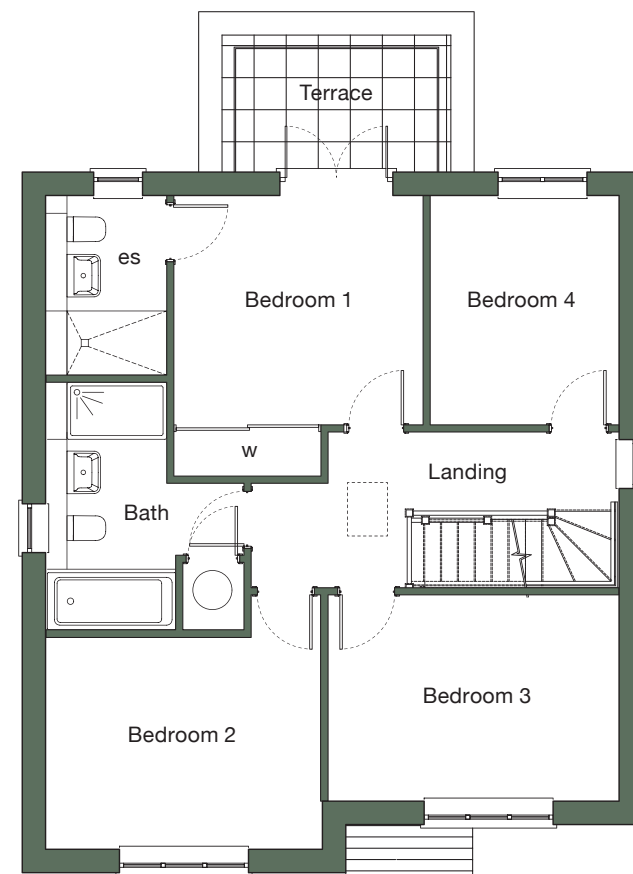
First Floor

Bedroom 1	3.20m	x 3.50m
Terrace off & en suite		
Bedroom 2	3.55m	x 3.85m
Bedroom 3	2.85m	x 4.05m
Bedroom 4	3.20m	x 2.60m
Bathroom		

Maximum dimensions supplied in irregular shaped rooms.



Ground Floor



First Floor

Plots vary on layout see sales adviser for more information.





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THE WINSCOMBE

Plots 3, 4, & 25 (VI)

Ground Floor

Entrance Hall		
Kitchen/Family Room	8.05m	x 5.30m
Living Room	5.20m	x 4.05m
Study	2.85m	x 2.60m

First Floor

Bedroom 1	3.95m	x 3.60m
En suite		
Bedroom 2	5.10m	x 3.10m
En suite		
Bedroom 3	5.15m	x 2.70m
Bedroom 4	3.80m	x 3.05m
Bedroom 5	4.00m	x 2.45m
Bathroom		

Maximum dimensions supplied in irregular shaped rooms.



Plots vary on layout see sales adviser for more information.





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CHURCHILL | NORTH SOMERSET

THE WINSCOMBE

Plots 17 & 18 (V2)

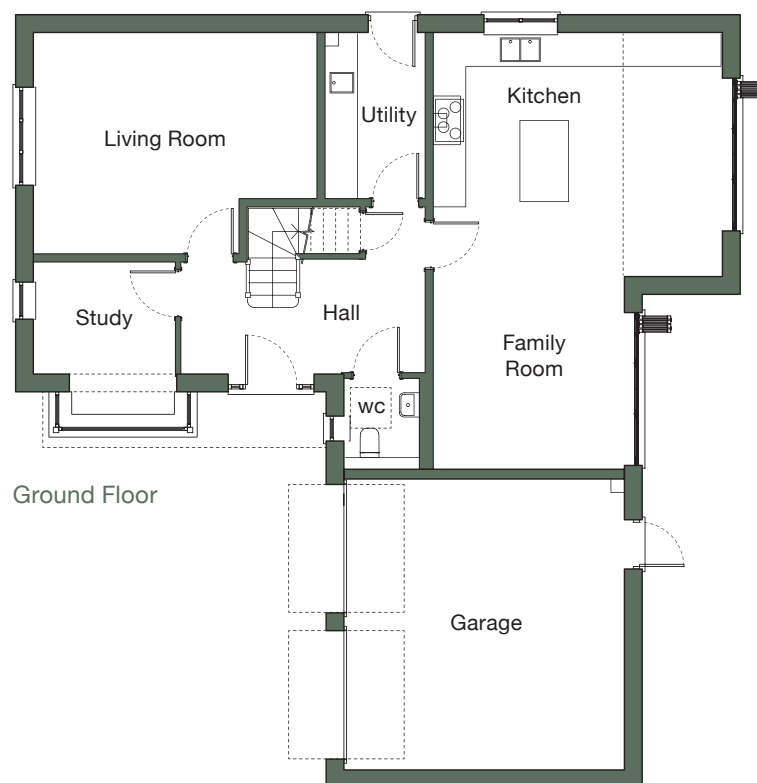
Ground Floor

Entrance Hall	
Kitchen/Family Room	8.05m x 5.30m
Living Room	5.20m x 4.05m
Study	2.85m x 2.60m

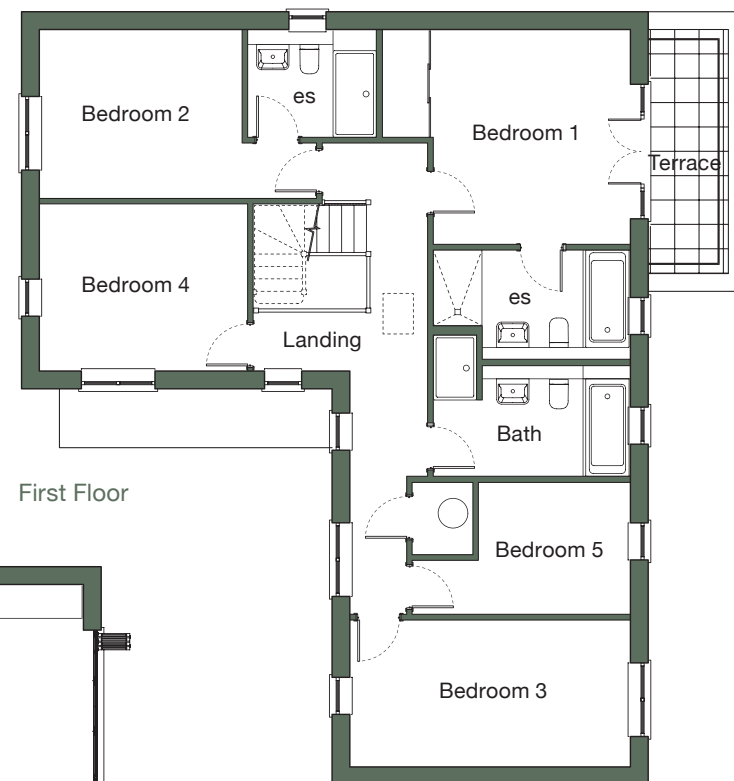
First Floor

Bedroom 1	3.95m x 3.60m
En suite	
Bedroom 2	5.10m x 3.10m
En suite	
Bedroom 3	5.15m x 2.70m
Bedroom 4	3.80m x 3.05m
Bedroom 5	4.00m x 2.45m
Bathroom	

Maximum dimensions supplied in irregular shaped rooms.



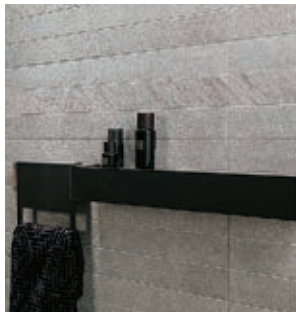
Ground Floor



First Floor

Plots vary on layout see sales adviser for more information.





THE SPECIFICATION

KITCHENS and UTILITY ROOMS:

Elegant fully fitted kitchens in a traditional British shaker style with integrated appliances by AEG and ceramic sinks.

4-ring induction hob

Electric oven

Integrated compact oven & microwave to four and five-bedroom homes

Integrated fridge/freezer to three-bedroom homes

Integrated full height refrigerator to four and five-bedroom homes

Integrated full height freezer to four and five-bedroom homes

Integrated full size dishwasher

Wine cooler to four and five-bedroom homes

Space/s available for free standing appliances in kitchens or utility rooms where applicable

Farmhouse double bowl ceramic sink to kitchens

Farmhouse single bowl ceramic sink to utility rooms where applicable

Taps in an Antique brass finish by Abode

Floor tiling

Under unit lighting

Recessed downlights to ceiling

BATHROOMS, EN-SUITES and CLOAKROOMS

Contemporary white sanitary ware with polished chrome fittings by Vado

Vanity unit in family bathrooms

Tiled wet room in master en-suites

Wall hung toilet pans with soft close seat

Large bath in family bathrooms

High-end designer tiles

Large tiling areas for a luxury feel including tiled floors and bath panels

Illuminated mirror with speakers in master en-suites

Electric multi-rail towel rails in a textured finish in bathrooms and en-suites

Shaver sockets in bathrooms and en-suites

Recessed downlights to ceiling

INTERNAL FINISHES

Oak veneered cottage style internal doors

Glazed internal door to kitchen

Stylish door furniture in an Antique brass finish

Oak handrail and newel cap to stairs

Built-in hinged wardrobes to master bedrooms

Classic ogee profile skirting boards and architraves

Bi-fold or French doors leading to patio and gardens

EXTERNAL FINISHES and SECURITY

A mixture of stone, red bricks and white render finish under a tiled roof

High performance white UPVC double glazed windows and doors

Decorative glass panel front doors in Chartwell Green or Silver Grey

Steel garage doors finished to match the front door

Multipoint locking windows and doors with white handles

Courtesy lighting to front and rear

Paved front and rear gardens with turf also to rear

External water tap to rear gardens

HEATING AND ENERGY EFFICIENCY

High efficiency Air Source heat pumps with associated underfloor heating throughout

Thermostatically controlled heating

Enhanced insulation beyond Building Regulations requirements

Solar Photo Voltaic roof panels with optional battery storage

Upgrade options are available at an additional cost. Please see your full upgrade option list for further information, subject to build stage. Some images show previous Coln Signature Homes finish.



Building Guarantee:
ICW
www.i-c-w.co.uk







CHURCHILL

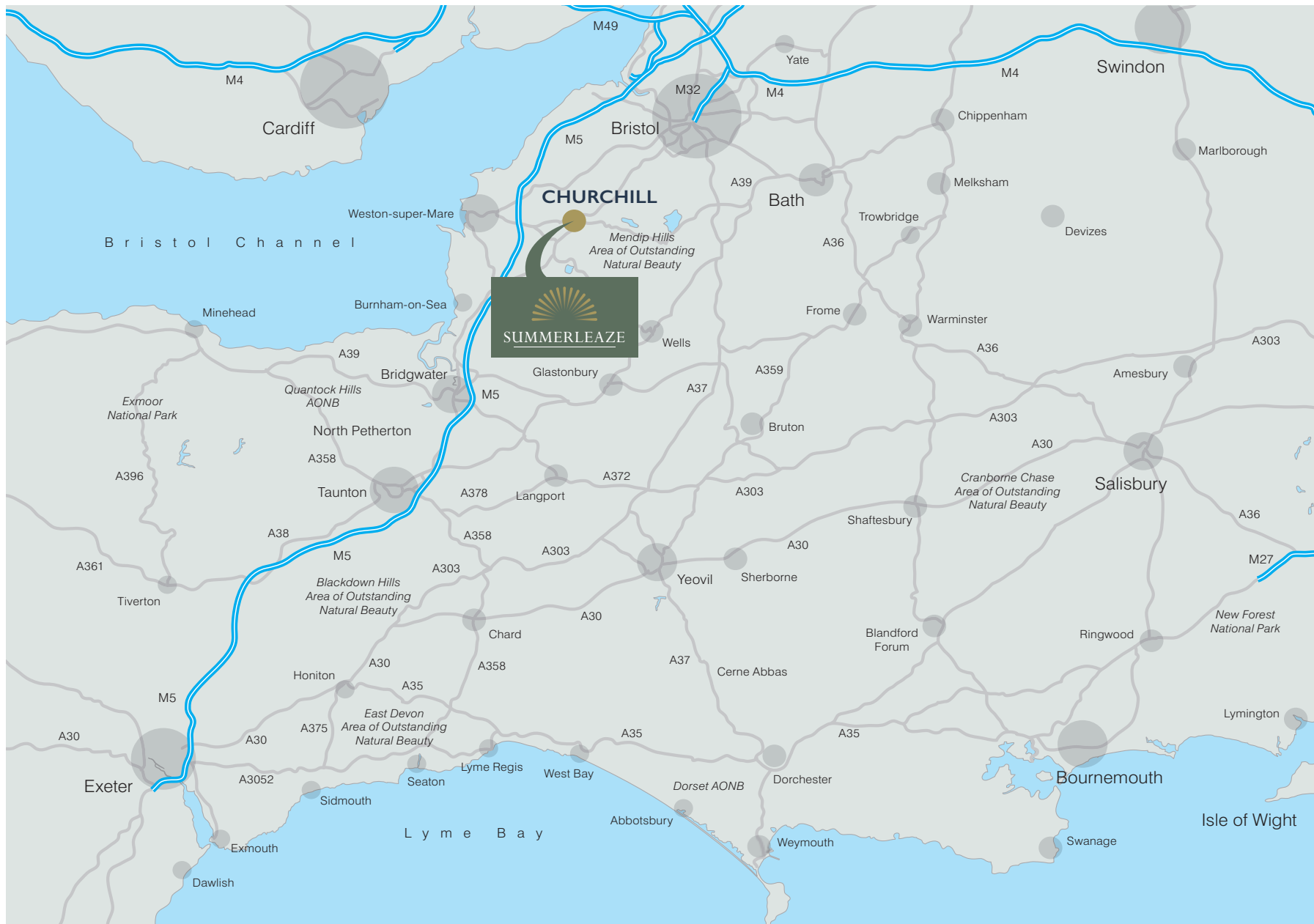
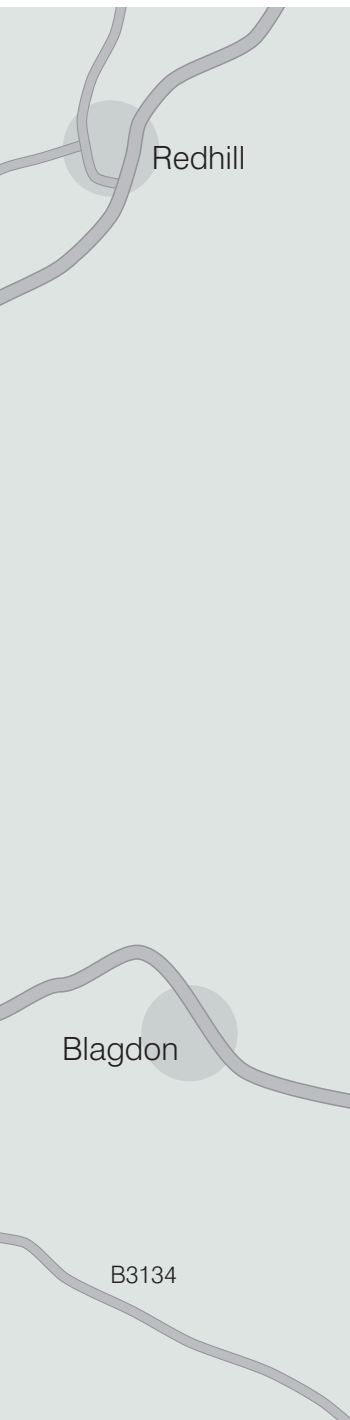
DIRECTIONS

If travelling North on the M5 leave at junction 22 taking the A38 signposted to Axbridge and Winscombe continuing on into the village of Churchill. Turn left onto the A368 where Summerleaze will be seen on your left hand side after a short distance.

If travelling south on the M5 take junction 21 onto the A370. At the first roundabout take the A371 and follow this road through Ralston, Banwell and Sanford continuing into the village of Churchill where Summerleaze will be found on your left hand side.

For Satnav purposes the postcode for Summerleaze is **BS25 5SE**

The What3words location is: **Seemingly. Encounter. Miss**



DISCLAIMER These details are intended to give a general indication of the development and do not form part of any contract. The developers reserve the right to alter any part of the development, specification or floor layout at any time during the construction of this site. The dimensions given are maximum and approximate, taken from the widest part of each room and scaled down from the architects plans. These dimensions may vary based on the internal finish. Furniture measurements should only be taken from the completed property. These details are believed to be correct however neither the developer or the agent accept any liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that the specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens and bathrooms or the internal wall finish.

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