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# THE PADDOCKS

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BLAGDON | NORTH SOMERSET



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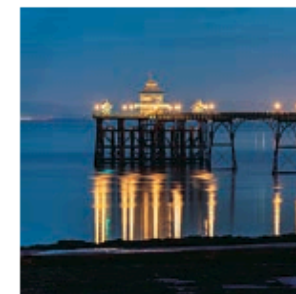
The Paddocks is an exclusive development of just nine custom-build homes in the charming village of Blagdon situated on the northern edge of the Mendip Hills within the desirable area of the Chew Valley, best known for its lakes, nature reserves and picturesque views. Split across two separate cul-de-sacs; Paddock View and Paddock Rise, the homes here are magnificently located in an elevated position, boasting outstanding panoramic countryside views including those of the Mendip Hills and the nearby Blagdon Lake.

Voted one of the best secret villages to live in the UK by The Sunday Times, Blagdon offers the perfect balance of country life while retaining easy access to the nearby cities of Bath and Bristol. The village itself is home to a range of amenities including a popular coffee shop, a convenience store, a post office, a church, various public houses as well as a primary school and pre-school.

The Paddocks offers a truly unique opportunity to purchase a plot of land and build your dream custom-build home. Utilising the extensive experience of Coln Signature Homes, their in-house interior designer and expert architects, purchasers have the opportunity to bring their dream home to life. With a variety of floor plans and exterior finishes to choose from, purchasing and designing your dream home could be easier than you think.

Outline planning approval has already been granted and working closely with our expert team of designers, purchasers have the ability to customise and refine the architectural plans in a way that best suits their requirements, their aspirations and their lifestyle. Each home will be traditionally built yet completely unique.

Custom build homes also benefit from substantial savings on Stamp Duty. By purchasing land and building your dream home, you can significantly reduce your tax liability compared to buying a pre-built property.





## CUSTOM-BUILT HOMES DESIGNED JUST FOR YOU

### The Coln Signature Homes Experience

At Coln Signature Homes, we specialise in crafting high-quality, custom-build homes for discerning buyers who want something truly special. With extensive experience in creating beautiful homes in prime locations, our expert team is here to turn your vision into reality. From conceptual design right through to completion, our dedicated team will guide you every step of the way.

#### Your Home, Your Way

##### 1 Choose Your Plot & Layout

- Select your preferred home from the site plan, each with a thoughtfully designed layout and multiple example floor plan options.

##### 2 Tailor It to Your Lifestyle

- Work with our interior designer to personalise the internals of the home, ensuring it perfectly suits your needs and lifestyle.
- Customise the exterior finish and refine the details to make the home truly yours.

##### 3 Seamless Planning & Construction

- Your home already has outline planning approval and we will manage all matters relating to the planning and construction of your home right through to completion.
- Once detailed planning approval is received, we will bring your vision to life, ensuring every detail is completed to the highest standard.

##### 4 A Home Built for the Future

- Your new home will come fully finished, with all external works and utility connections in place.
- It includes a **10-year insurance-backed warranty** from a trusted provider for added peace of mind.
- You'll also receive a comprehensive welcome pack with essential information on maintaining and caring for your new home.

Every home we build is carefully designed to maximise space, comfort, and the natural beauty of its surroundings. With expert guidance from our qualified architects and interior designers, we'll help you create a home that is uniquely yours.

## Paddock Rise

### PLOT 1 - HORSE SHOE COTTAGE

5 bedroom home

### PLOT 2 - THE STABLES

4 bedroom home

### PLOT 3 - THE SADDLERY

4 bedroom home

### PLOT 4 - FARRIERS RETREAT

4 bedroom home

### PLOT 5 - THE BARN

4 bedroom home

### PLOT 6 - THE SMITHY

4 bedroom home





## PADDOCK VIEW

### PLOT 1 - THE LODGE

5 bedroom home

### PLOT 2 - THE FARMHOUSE

5 bedroom home

### PLOT 3 - THE COACH HOUSE

4 bedroom home

COLN  
*Signature*  
HOMES

COLN SIGNATURE HOMES - DELIVERING A  
BESPOKE COUNTRY HOME EXPERIENCE

We are an experienced, reputable and award-winning developer and house building company, with a proven track record of building high-quality homes and holiday retreats throughout the west and south-west of England.

We pride ourselves on offering high quality, attractively designed homes to blend in with their natural environment and location and believe that paying attention to the smallest details at the design stage really sets our homes apart.

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

Don't just take our word for it....

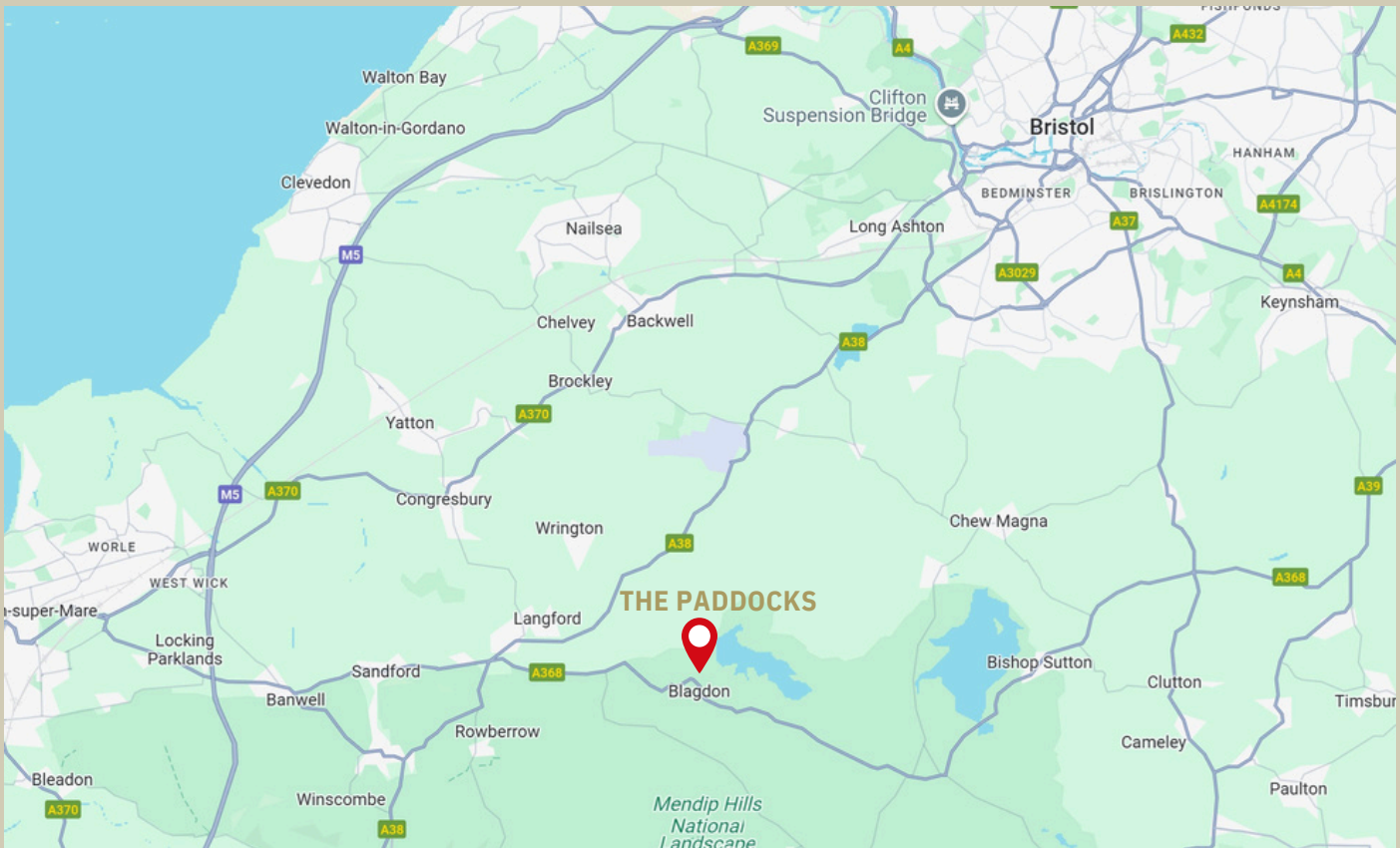
*The Coln team have been highly professional from inception to completion of our self build project. The process was clearly explained at the outset and Coln arranged and managed everything from design, warranties, insurance, procurement, construction and handover. We are delighted with our new home which encompasses all of our requirements and more.*

Fiona B

*The interior design service from Coln has been an inspiring and enjoyable journey, resulting in a well planned and coordinated home. The installation including fixtures, fittings and furniture compliment each other and the finished look is amazing.*

Barnaby K





**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.



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## YOUR BESPOKE HOME SET IN A BREATHTAKING RURAL LANDSCAPE

The village of Blagdon in North Somerset is located on the northern edge of the stunning Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry skiing are just some of the activities available in the locality.

The village facilities include a convenience store, Yeo Valley Organic Gardens, post office, three public houses, parish church, Blagdon Primary School and Blagdon Pre-School. Secondary education is available at nearby Churchill Academy and Sixth Form together with its modern sports complex while private schools can be found in Bristol, Wells, Sidcot, Bath, Backwell and Wraxall.

The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol Airport and mainline railway services at Yatton with direct services to London.





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Agents

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