



Meadow
Gate

STONWOOD
HOMES



Introducing Meadow Gate

A Distinctive New Collection of 49
Sustainable Homes in Sandford

Nestled on the northern edge of the Mendip Hills in North Somerset, Meadow Gate offers a harmonious blend of rural charm and modern living. This stunning development is designed to meet the needs of today's families, couples, and individuals who desire the perfect balance of connectivity, community, and tranquillity.

Whether you're looking to set down roots, make a fresh start, or invest in a home for the future, Meadow Gate has something to offer.

Who are Stonewood

Stonewood Homes is part of the national award-winning Stonewood Group which has developed a formidable reputation over the last fifty years for delivering high specification building projects to the most exacting of standards.

Given our focus on quality and detail, it's no surprise that we are renowned for our expertise in period buildings and enjoy long standing relationships with clients including The Newt in Somerset, Bathurst Estate and Bath's Royal Crescent Hotel, in addition to a host of traditional residential properties.

We are also renowned for our commitment to innovation and sustainability applying our expertise to bespoke homes for private clients or residential schemes including one of the largest Passivhaus developments in the country.

Stonewood offers exceptional service and a commitment to excellence. Our reputation is built on our quality approach, our passion for innovation and our professional, trusted relationships with customers.

Whether it is your first home on one of our thoughtfully designed housing developments or a bespoke commission for a passion project we are driven by the same vision:

To design, build and craft truly special buildings, be it someone's home, a place to stay, or a place to work. Buildings that will stand the test of time and leave a lasting legacy.

To see examples of our project please visit: www.stonewoodbuilders.co.uk/projects





THE BERKELEY
2 BED | 852 SQFT
PLOTS: 40, 43, 48, 49

THE SUTTON
3 BED | 1,152 SQFT
PLOTS: 21, 26, 36

THE GRITTLETON
4 BED | 1,418 SQFT
PLOTS: 1, 5, 6, 7, 15, 16, 17, 27,
28, 29, 30

AFFORDABLE HOMES
PLOTS: 2, 3, 8, 9, 10, 11, 12,
13, 14, 33, 34, 35, 45, 46, 47

THE SEVERN
3 BED | 1,005 SQFT
PLOTS: 31, 32, 37, 38, 39,
41, 42, 44

THE HOLT
3 BED | 1,182 SQFT
PLOTS: 4, 22, 23, 24, 25

THE NORTON
4 BED | 1,575 SQFT
PLOTS: 18, 19, 20

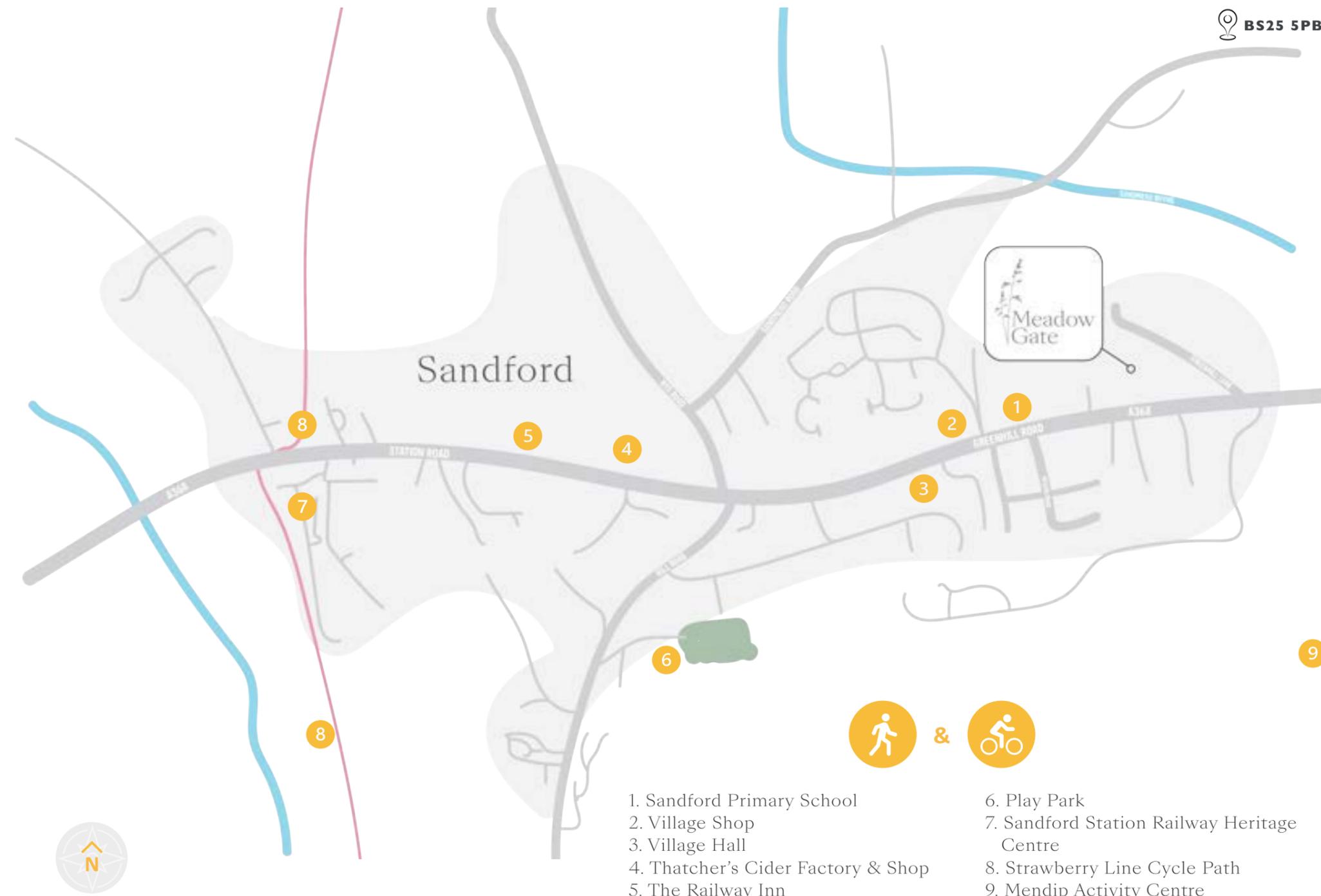


Community-Focused Living

Meadow Gate is more than just a development; it's a place to belong. The thoughtfully planned layout creates a welcoming environment where residents can enjoy a sense of community and connection. With homes designed to suit a range of lifestyles, Meadow Gate is the ideal setting for families, professionals, and retirees alike.

Local families will appreciate the proximity to excellent educational options, including a highly regarded primary school within walking distance, nearby playgroups for younger children, Sidcot School for all ages and easy access to secondary schools in Churchill, Weston-super-Mare and the surrounding areas.

The development is set amid carefully designed green spaces and woodland, offering residents the chance to enjoy the beauty of nature right on their doorstep. All homes come with designated parking, with garages available for select properties. Bicycle storage is also provided to encourage a more sustainable lifestyle with easy access to the renowned Strawberry Line Cycle Path. While the site is conveniently close to a main road for easy access, thoughtful planning ensures that homes are set back to create a peaceful living environment with minimal noise.



- 1. Sandford Primary School
- 2. Village Shop
- 3. Village Hall
- 4. Thatcher's Cider Factory & Shop
- 5. The Railway Inn
- 6. Play Park
- 7. Sandford Station Railway Heritage Centre
- 8. Strawberry Line Cycle Path
- 9. Mendip Activity Centre



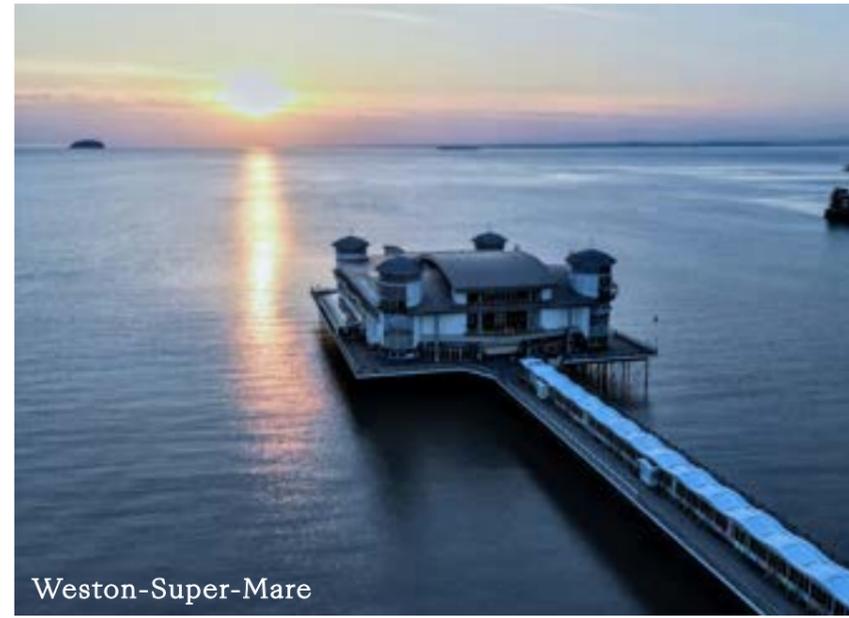
Strawberry Line



Cheddar Gorge



Bath



Weston-Super-Mare



Glastonbury



Clevedon



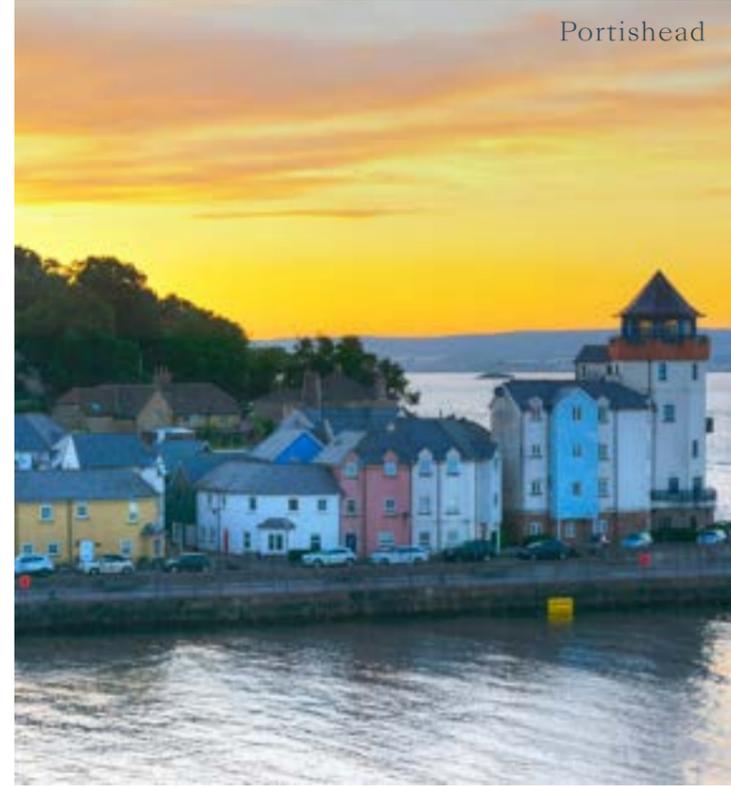
Mendip Activity Centre



Bristol



Wells Cathedral



Portishead



Mendip Hills



The Newt

Discover Your New Home

Meadow Gate is more than just a place to live; it's a lifestyle. From the scenic countryside to the beautifully designed homes, every aspect of this development has been crafted to offer something truly special. Whether you're drawn to the tranquil setting, the sustainable features, or the convenience of the location, Meadow Gate is the perfect place to call home.

Arrange a viewing today and take the first step toward a brighter, more sustainable future at Meadow Gate. With a range of homes available to suit different lifestyles and needs, there's never been a better time to make your move.



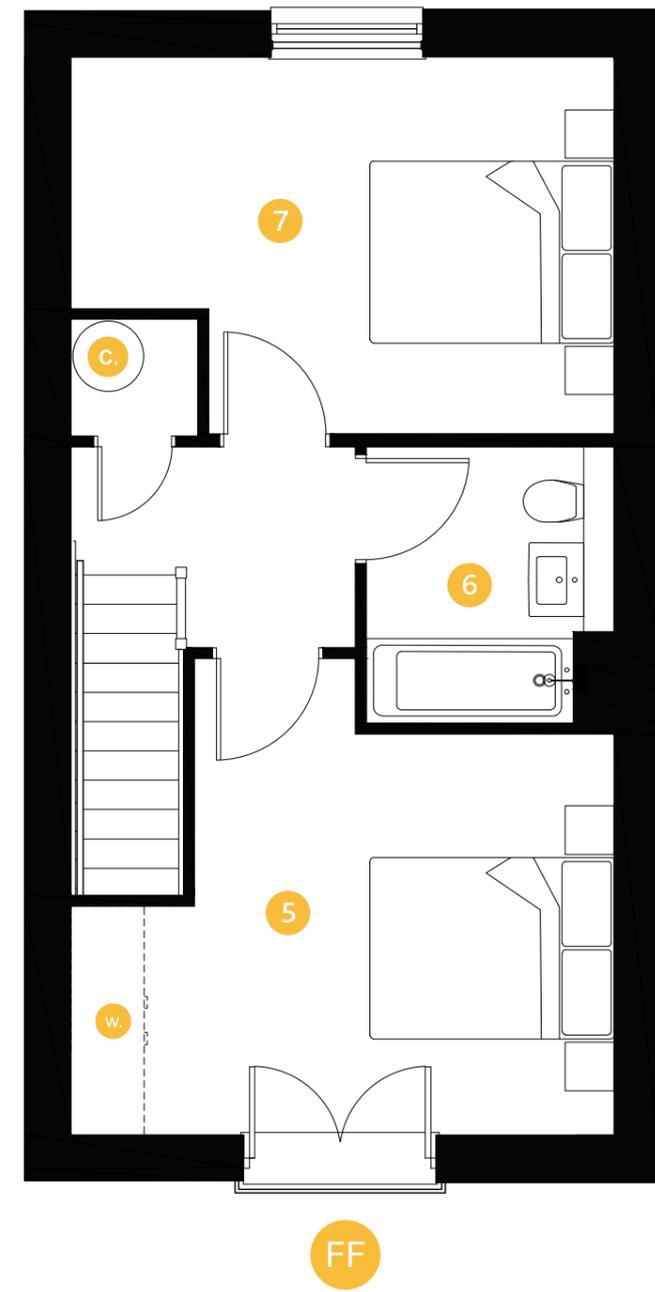
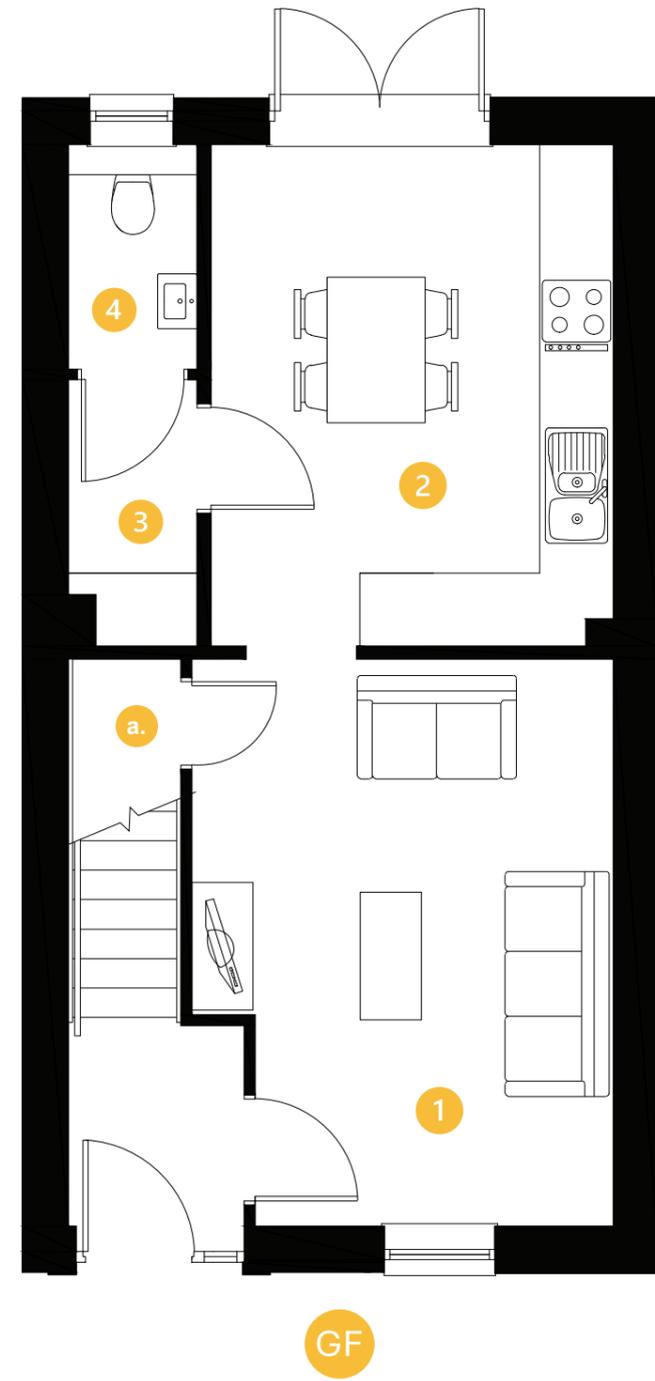
The Berkeley

2 Bedroom (852ft²)

CGI Based on Plots 48 & 49



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Ground Floor

- 1. Living Room
4.7m x 3.4m / 15'4" x 11'3"
- 2. Kitchen/Dining
4.1m x 3.3m / 13'7" x 10'9"
- 3. Utility
2.2m x 1.1m / 7'2" x 3'5"
- 4. W/C
1.9m x 1.1m / 6'1" x 3'5"

a. Storage

First Floor

- 5. Bedroom 1
4.5m x 3.9m / 14'7" x 12'11"
- 6. Bathroom
2.3m x 2.0m / 7'6" x 6'8"
- 7. Bedroom 2
4.5m x 3.1m / 14'7" x 10'3"

a. Storage

w. Built-in Wardrobe

Available as:

- Mid Terrace with parking
- Semi Detached with parking

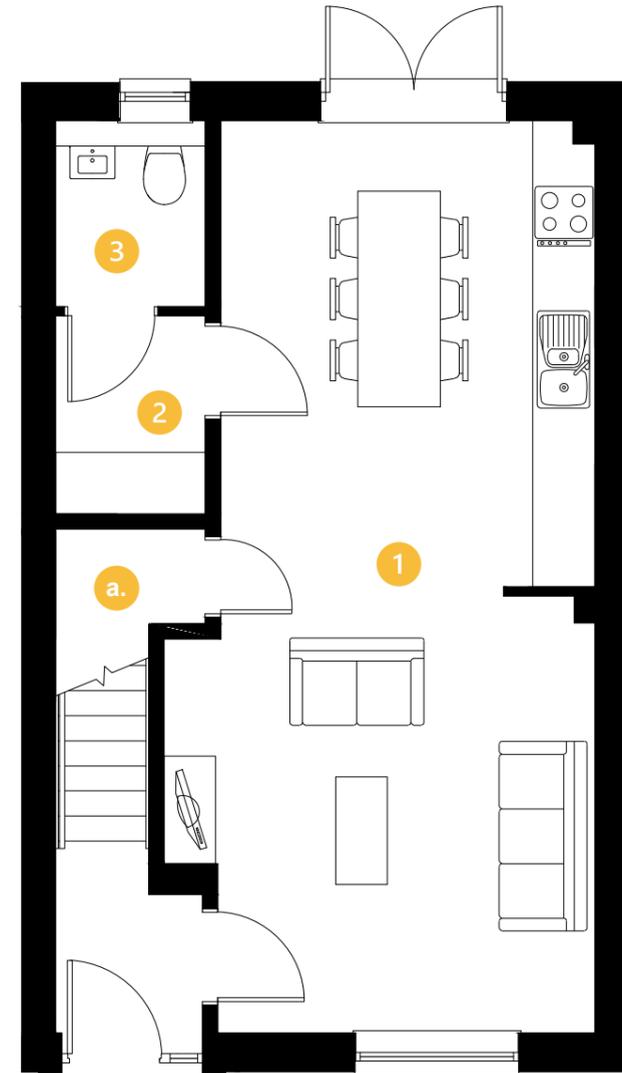
The Severn

3 Bedroom (1,001ft²)

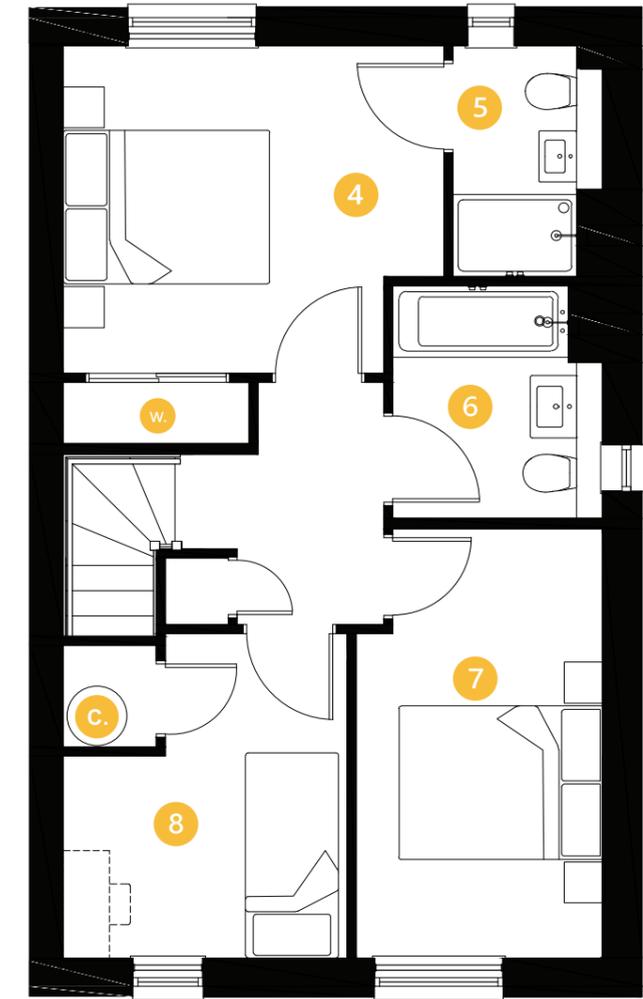
CGI Based on Plots 37 & 38



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GF



FF

Ground Floor

1. Kitchen/Living/Dining
8.9m x 4.2m / 29'2" x 13'8"

2. Utility
1.9m x 1.5m / 6'4" x 4'9"

3. W/C
1.8m x 1.5m / 5'11" x 4'9"

a. Storage

First Floor

4. Bedroom 1
3.7m x 3.2m / 12'1" x 10'6"

5. En-suite
2.3m x 1.5m / 7'5" x 4'9"

6. Bathroom
2.3m x 2.0m / 7'5" x 6'8"

7. Bedroom 2
4.2m x 2.4m / 13'9" x 7'10"

8. Bedroom 3
3.2m x 2.8m / 10'5" x 9'0"

w. Built-in Wardrobe

Available as:

- End Terrace with parking
- Semi Detached with parking

The Sutton

3 Bedroom (1,154ft²)



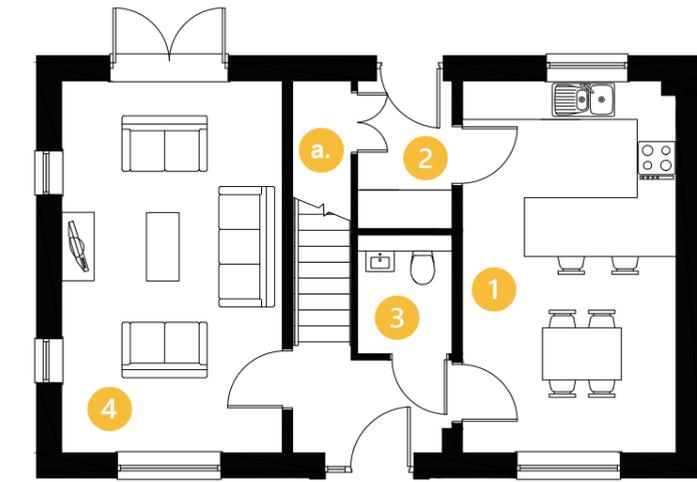
CGI Based on Plot 21

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GF



*Plots 26 & 36



*Plot 21

Ground Floor

- 1. Kitchen/Dining
5.7m x 3.3m / 18'9" x 11'1"
- 2. Utility
2.2m x 1.5m / 7'2" x 4'9"
- 3. W/C
1.8m x 1.5m / 6'0" x 4'9"
- 4. Living Room
5.7m x 3.4m / 18'9" x 11'1"

a. Storage

First Floor

- 5. Bathroom
2.3m x 2.0m / 7'5" x 6'7"
- 6. Bedroom 1
3.6m x 3.4m / 11'11" x 11'1"
- 7. En-suite
2.3m x 1.6m / 7'5" x 5'1"
- 8. Bedroom 2
3.4m x 3.4m / 11'2" x 11'1"
- 9. Bedroom 3
3.4m x 2.3m / 11'2" x 7'4"

a. Storage

w. Built-in Wardrobe

FF



Available as:
• Detached with parking

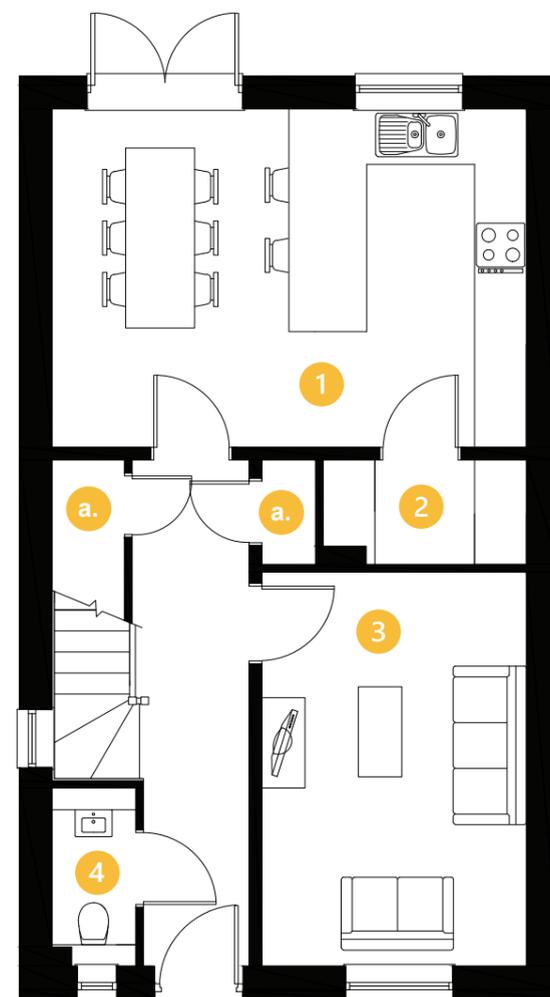


The Holt
3 Bedroom (1,183ft²)

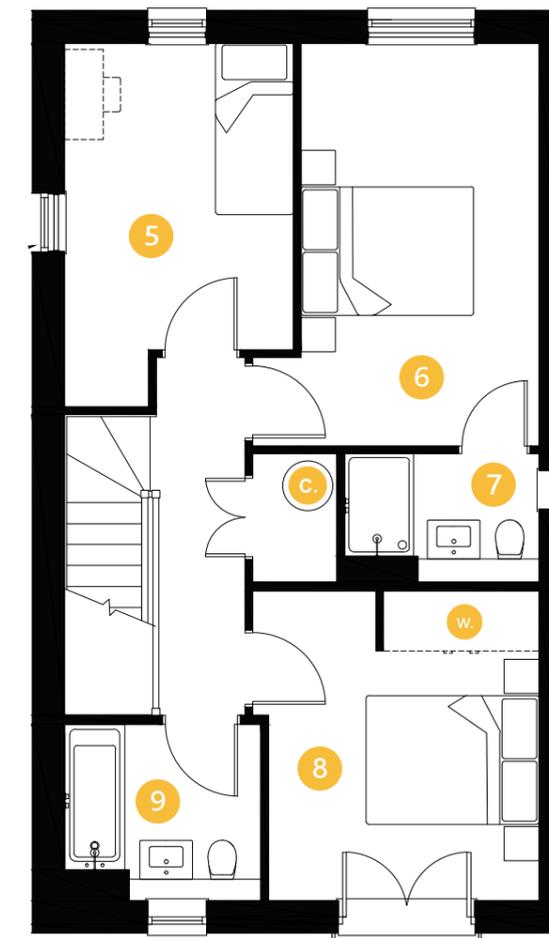


CGI Based on Plots 23 & 24

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GF



FF

Ground Floor

1. Kitchen/Dining
5.5m x 3.9m / 18'0" x 12'11"

2. Utility
2.5m x 1.2m / 8'4" x 4'0"

3. Living Room
4.6m x 3.1m / 15'1" x 10'1"

4. W/C
2.1m x 1.0m / 6'10" x 3'2"

a. Storage

First Floor

5. Bedroom 3
4.2m x 2.7m / 13'11" x 8'8"

6. Bedroom 1
4.7m x 3.3m / 15'5" x 10'10"

7. En-suite
2.3m x 1.5m / 7'5" x 4'9"

8. Bedroom 2
3.6m x 3.3m / 11'10" x 10'10"

9. Bathroom
2.3m x 2.1m / 7'6" x 6'9"

w. Built-in Wardrobe

Available as:
• Detached with driveway

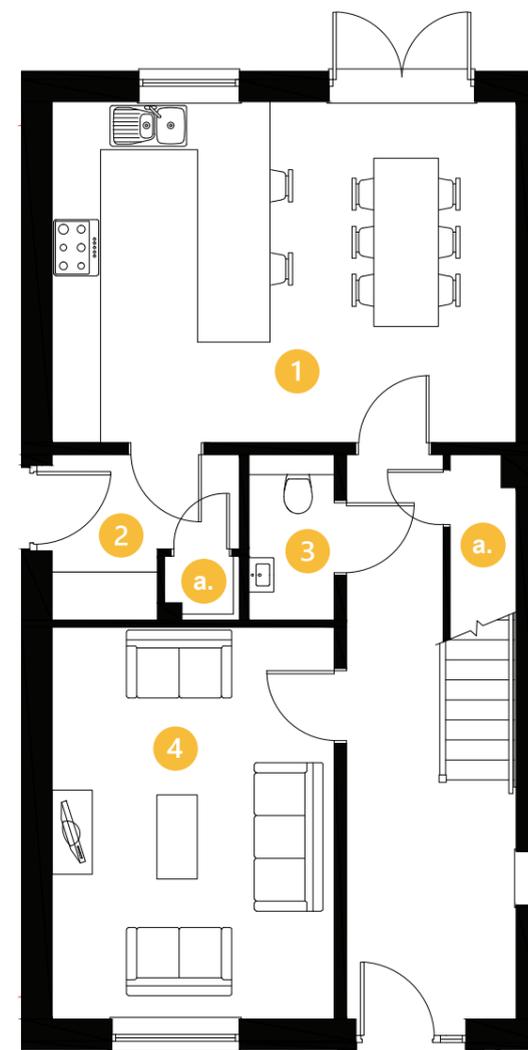
The Grittleton

4 Bedroom (1,416ft²)

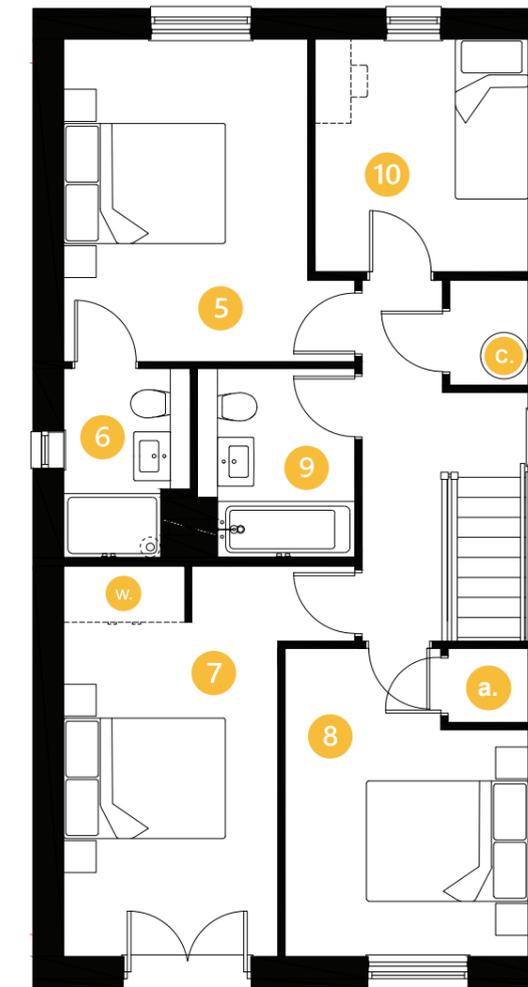


CGI Based on Plots 28 & 29

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GF



FF

Ground Floor

- 1. Kitchen/Dining
5.8m x 4.3m / 18'10" x 13'12"
- 2. Utility
2.3m x 2.1m / 7'7" x 6'9"
- 3. Living Room
4.9m x 3.5m / 16'0" x 11'6"
- 4. W/C
2.1m x 1.1m / 6'9" x 3'6"
- a. Storage

First Floor

- 5. Bedroom 1
4.0m x 3.6m / 13'2" x 11'10"
- 6. En-suite
2.4m x 1.6m / 7'9" x 5'2"
- 7. Bedroom 2
4.9m x 3.6m / 15'12" x 11'10"
- 8. Bedroom 3
3.9m x 3.0m / 12'7" x 9'10"
- 9. Bathroom
2.9m x 2.6m / 9'6" x 8'8"
- 10. Bedroom 4
2.4m x 2.0m / 7'9" x 6'5"
- a. Storage
- w. Built-in Wardrobe

Available as:
• Detached with garage and driveway

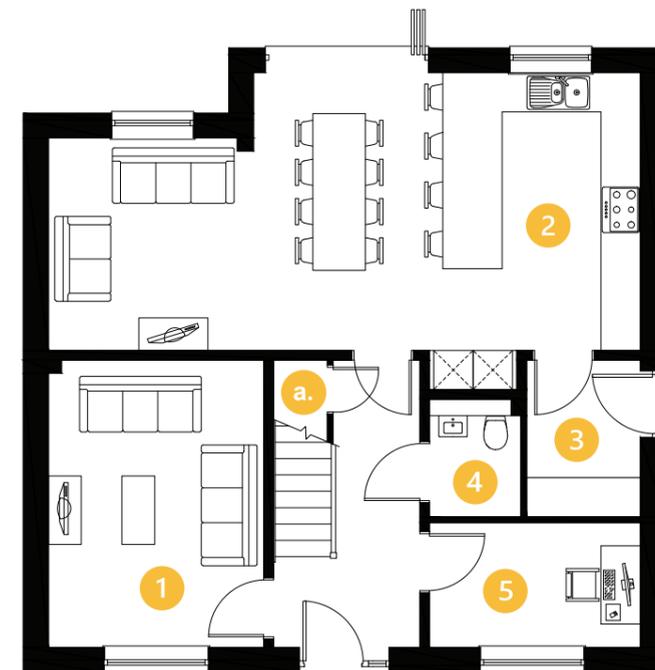
The Norton

4 Bedroom (1,575ft²)

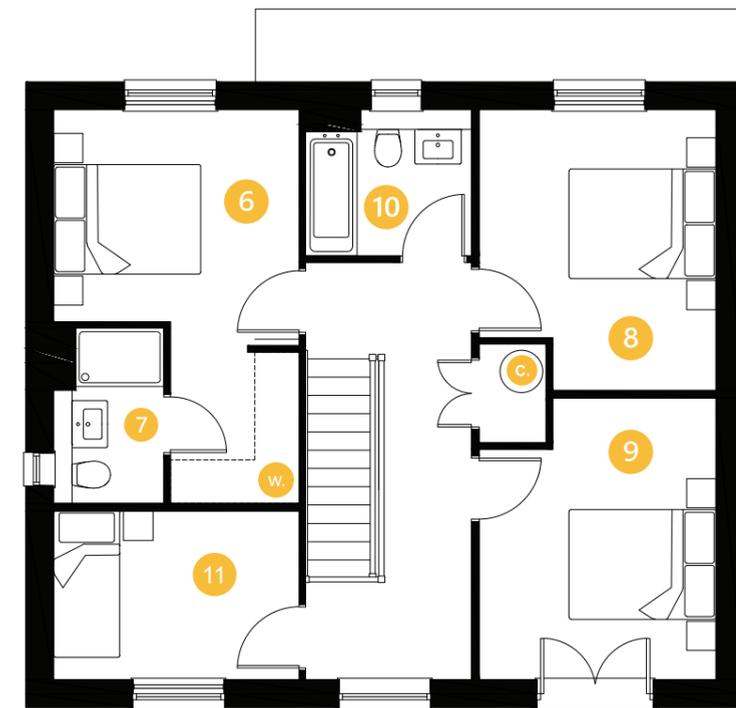


CGI Based on Plots 18 & 19

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GF



FF

Ground Floor

1. Living Room
4.4m x 3.3m / 14'5" x 10'9"

2. Kitchen/Dining/Family
9.0m x 4.9m / 29'6" x 15'11"

3. Utility
2.4m x 1.7m / 7'10" x 5'8"

4. W/C
1.8m x 1.4m / 5'11" x 4'7"

5. Study
3.2m x 1.9m / 10'6" x 6'3"

a. Storage

First Floor

6. Bedroom 1
5.4m x 3.3m / 17'8" x 10'11"

7. En-suite
2.4m x 1.5m / 7'10" x 4'11"

8. Bedroom 2
3.8m x 3.2m / 12'7" x 10'7"

9. Bedroom 3
3.8m x 3.2m / 12'8" x 10'7"

10. Bathroom
2.3m x 2.0m / 7'5" x 6'7"

11. Bedroom 4
2.3m x 3.3m / 7'7" x 10'11"

w. Built-in Wardrobe

Available as:
• Detached with garage and driveway

Sustainability at its Core

Meadow Gate is setting a new benchmark for sustainable living, prioritizing innovative design, energy efficiency, and environmental responsibility. Every element of this development has been carefully considered to reduce its environmental impact while creating a comfortable and cost-effective living environment for residents.

Sustainable Living Features



EV Charging Infrastructure: Each property comes with an Ohme EV charger, supporting the shift towards electric vehicles and sustainable mobility.



Sustainable Urban Drainage System (SuDS): Rainwater gardens, attenuation basins, and permeable surfaces help manage surface water sustainably, reducing flood risks and enhancing local biodiversity.



Green Infrastructure: The development integrates landscaped green spaces, additional tree planting, and habitats designed to promote biodiversity, connecting residents with nature while fostering a sense of community.

Exceeding Standards



Zero-Carbon Ready Homes: Meadow Gate's homes are future-proofed to meet upcoming zero-carbon regulations, making them some of the most environmentally advanced in the region.



Predicted EPC Rating of A: Homes are designed to achieve the highest energy efficiency standards, ensuring reduced energy bills and a smaller carbon footprint.

Energy Efficiency at its Best



Fabric-First Design: Homes at Meadow Gate are constructed using high-performance materials with excellent thermal efficiency, significantly reducing energy demand. With U-values exceeding regulatory requirements, the walls, roofs, and windows ensure optimal insulation and minimal heat loss.



Energy Hierarchy Approach: By following the "Be Lean, Be Clean, Be Green" framework, the development minimises energy use, supplies energy efficiently, and incorporates renewable energy sources.

Renewable Energy Solutions



Air Source Heat Pumps (ASHPs): Providing efficient low-carbon heating and hot water, ASHPs use external air to generate warmth, ensuring comfort while reducing carbon emissions.



Solar PV Panels: Each home is equipped with high-performance solar panels, generating clean, renewable energy to power day-to-day activities.

Meadow Gate is a visionary development, embodying Stonewood Homes' commitment to creating sustainable communities where residents can enjoy a greener, brighter future.

Community Contributions

As part of our commitment to the local community, Stonewood Homes is making significant financial contributions through both the site's Section 106 Agreement with the Council and the Community Infrastructure Levy (CIL).

A key part of this investment includes gifting a portion of land at the far end of the development to the Local Education Authority for a future extension to Sandford Primary School. Meadow Gate will also provide financial contributions to North Somerset Council, supporting school transport and the local footpath network. Furthermore, we have paid over £400,000 in CIL contributions, which will be used by the Council to improve infrastructure in the wider area.



Ways To Buy With Us

We have a selection of schemes that are available on specific plots, please contact a member of the team to find out which is available for you.

PARTEXCHANGE

WHAT IS PART EXCHANGE?

You buy ours and we'll buy yours!

With this offer, you sell us your home ensuring you a guaranteed buyer and peace of mind. It's straightforward: we evaluate your home's current market value through a minimum of three independent valuations and present you with an offer.*

By choosing this option, you eliminate the stress of being in a property chain and the anxiety of potential breaks. What's more, we cover your estate agent fees, potentially saving you thousands.

Moreover, you can continue living in your current home until your new Stonewood home is ready, with us keeping you informed every step of the way.

**T&Cs apply.*

SMOOTHMOVE

WHAT IS SMOOTH MOVE?

Fallen in love with a Stonewood property but haven't sold yet?

With our Smooth Move service, we can assist with helping you sell your current property so that you don't miss out on buying a new home with us.

We will liaise with your preferred Estate agent to value, confirm a realistic selling price and time frame and then subsequently market your property. Once a buyer is found for your existing property, a full reservation can be placed on your new Stonewood property and we can proceed through the legal process to exchange of contracts.

Give us a call on **01454 809780** and we will provide you with helpful advice and information about the service and how it could help you.



Specification

Here is a brief summary of the key features and specification at Meadow Gate. Further information is available by requesting a copy of our What's in my Home? document.

KITCHEN

- Modern handleless kitchen in a range of colours
- Worktop with upstand*
- Silgranite sink with chrome dual lever mixer tap
- LED strip lighting to wall units
- A range of integrated appliances to include:
 - Fridge/freezer
 - Induction hob
 - Extractor hood
 - Built-in oven*
 - Dishwasher
 - Recycling bins

UTILITY

- Plumbing and space for washing machine or tumble dryer
- Laminate worktop

INTERIOR FINISHES

- Karndean flooring flooring to hallway, cloakroom, kitchen/dining, utility, bathrooms & en-suites
- White satin woodwork
- Brushed stainless steel ironmongery

BATHROOM / EN-SUITE

- Contemporary white sanitary ware
- Wall hung white gloss vanity unit
- Brushed stainless steel mixer tap
- Concealed wall mounted thermostatic shower & mixer fitted above baths
- Thermostatic round fixed shower & rail with handset to en-suite
- Ceramic wall tiling
- Karndean flooring
- Clear glazed shower screen
- White heated towel rails

HEATING AND HOT WATER

- Air Source Heat Pump (ASHP)
- Radiators to first floor
- Underfloor heating to ground floor with individual wall stats

ELECTRICAL FITTINGS

- White low profile sockets and switches throughout
- Shaving socket to bathroom and en-suite(s)
- TV point to living room, kitchen/dining and bedroom 1
- Mixture of LED downlights and pendant lighting
- Thermostatic controls
- Power & lighting to garages

EXTERNAL FINISHES

- Turfed rear gardens
- Paved pathways and patios
- External tap
- PIR lighting to front & rear entrance
- Bin & bike stores

SECURITY

- Multi-point locking doors
- Smoke detectors

SUSTAINABILITY

- Air Source Heat Pump (ASHP)
- De-centralised Mechanical Extract Ventilation System (DMEV)
- Solar PV Panels
- EV Chargers
- Highly efficient double glazed windows

PEACE OF MIND

- 10 Year structural warranty
- 2 Year Stonewood comfort warranty

**Plot specific; please check with the sales team.*

DISCLAIMER: These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty.

A development bought to you by **Stonewood Homes**, the housing development arm of the Stonewood Group.

Born out of a desire to create high quality, innovative homes of character and distinction. Stonewood Homes works in tandem with the group's award-winning design and building subsidiaries to harness their architectural and construction expertise, honed over 50 years.

At **Stonewood** our approach is simple; we find beautiful locations and then build distinctive new homes on them using our award-winning design and construction teams. We are a family firm rooted in Wiltshire and we are totally committed to raising the bar of what a new build home can be. That means innovative design, generous space, high quality materials, attention to detail and value for money. We develop communities that are traditional in feel, modern in their construction, in tune with their surroundings and responsive to today's needs. More than just houses, they are places to settle in ... somewhere to call **home**.

Creativity

Our 50 years of design and construction experience are poured into the painstaking process of creating light, airy, spacious and welcoming homes that meet the demands of contemporary living without compromising on style.

Craft

Our exacting standards ensure every home is beautifully finished with top quality materials by our award-winning builders. We only employ the best qualified professionals whose pride in their work matches our ambition and expectations.

Community

Room to breathe and open communal and recreational spaces are the hallmark of our developments.

Our mix of house sizes, combined with easy access and sympathetic design result in attractive, aspirational neighbourhoods.

www.stonewoodhomes.co.uk

STONEWOOD
HOMES





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