



A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



Set in the idyllic North Somerset village of Wrington, Gatcombe Orchard is located just 12 miles southwest of Bristol. This exclusive development offers a carefully curated collection of thirty-four 2, 3 and 4-bedroom houses.

Nestled just outside the village centre with its charming pubs and shops, Gatcombe Orchard offers residents the opportunity to be part of a vibrant new rural-based community. A lush orchard and children's play area lie to the east of the site, while sprawling fields and enchanting woodlands form the surrounding area.

For those seeking a more relaxed pace of life, this thoughtfully developed community of new homes offers all the benefits of modern living, free from the hustle and bustle of the city.



Computer generated image of plots 35, 36 & 37 (from left to right)

[1] Barley Wood Café; [2] Barley Wood Walled Garden; [3] The Plough; [4] Wrington Village; [5] Mendip Hills



Country Living At Its Best

Situated in North Somerset, a region famed for its diverse and captivating landscapes.

Dating back to Roman times, this charming village lies in the valley of the Congresbury Yeo River, about 9 miles east of Weston-super-Mare and 3 miles southeast of Yatton. For those looking to experience quintessential village life, local favourites like The Plough and The Golden Lion are on hand for a hearty pub lunch, while Mother Hen Coffee and The Barley Wood Café offer up tasty daytime treats and coffees.

Southeast of Wrington lie the Mendip Hills, recognised as an Area of Outstanding Natural Beauty. These iconic hills beckon outdoor enthusiasts with limestone hills, caves, and scenic trails - a haven for exploration on foot or by bike.

Open fields, farmland, and small pockets of woodland surround the village, making it the ideal destination for those seeking a quieter, more rural lifestyle.

Wrington, with its rural charm, is seamlessly integrated into the Greater Bristol area, situated just 12 miles southwest of central Bristol. The village location offers easy access to surrounding schools and amenities, bridging the gap between peaceful country life and the vibrancy of urban living.





Conveniently Located

Everything you need, within easy reach.

Food & Drink

- 01 The Barley Wood Café & Walled Garden
- 02 Barley Wood Orchard
- 03 Butcombe Brewing Co.
- 04 The Golden Lion
- 05 Mother Hen Coffee and Gifts
- 06 The Plough
- 07 The Rec Bar

Shopping

- 08 Buglers Off Licence
- 09 Jack's Barbershop
- 10 Spar
- 11 The Salon @ Railway Wharf
- 12 Trug Flowers
- 13 Wrington Dental Centre
- 14 Wrington Pharmacy
- 15 Wrington Post Office
- 16 Zero Waste Pantry

Sports & Leisure

- 17 Playground and Tennis Courts
- 18 Wrington Bowling Club
- 19 Wrington Redhill FC
- 20 Wrington Skatepark

Education

- 21 Barley Wood Nursery
- 22 Wrington C of E Primary School



[1]



[2]



[3]



[4]



[5]

The Wider Area

Wrington and the surrounding North Somerset area provide an array of landscapes to explore - from the Bristol Channel coastline to rolling countryside and picturesque villages. Wrington is also well-connected by footpaths and cycle routes, allowing you to explore the surrounding countryside and nearby villages on foot or by bicycle.

Wrington is easily accessible by road, with the A38 nearby, providing connections to Bristol and other parts of the South West. Central Bristol is just 12 miles away, boasting a top performing University and schools, along with many shopping, food and entertainment options to satisfy all tastes. Bristol Airport is also close at hand, giving easy access to domestic and international flights for business and leisure travel.

For commuters, Yatton Railway Station is around 4 miles west of the village, forming part of the Great Western Railway network with services to Weston-super-Mare and Bristol, where you can find connections to other major rail routes.

[1] Clevedon Pier; [2] Mendip Hills; [3] Bristol Harbour; [4] Strawberry Line Cycle Route; [5] Blagdon Lake

Exploring North Somerset And Beyond

01 A day in the hills

The iconic Mendip Hills beckon outdoor enthusiasts with limestone hills, caves, and scenic trails - a haven for exploration on foot or by bike.

4.3 Miles | 10 Minutes

03 Tee Off

Dust off your clubs and enjoy a round of golf at the highly-regarded Mendip Spring Golf Club, home to past West Region PGA Championships.

3.6 Miles | 9 Minutes

05 The city buzz of Bristol

Whether you're interested in history, art, shopping - or simply taking in the sights and sounds of the city, Bristol has something for everyone.

12 Miles | 31 Minutes

07 A dose of vitamin sea

Awaken the senses with a trip to Sand Bay and take advantage of the soothing waves, coastal walks, and fresh sea air.

10.6 Miles | 25 Minutes

09 Iconic Cheddar Gorge

This natural wonder boasts dramatic cliffs, fascinating caves, and scenic hikes. Explore its limestone formations on foot and stop nearby to sample some award winning cave-aged Cheddar cheese.

9.5 Miles | 24 Minutes

02 Life as a Victorian

Managed by the National Trust, discover Tyntesfield House, an ornate Victorian Gothic Revival house with an extensive garden, parkland and two cafés.

9.6 Miles | 23 Minutes

04 Your gateway to the world

Bristol Airport is just a short drive away, offering a wide range of flights to domestic and international locations.

4.1 Miles | 10 Minutes

06 A day at the Zoo

Enjoy a family day out as you get up close and personal with over 100 animals at Noah's Ark Zoo Farm.

9.9 Miles | 27 Minutes

08 The Roman City of Bath

Step back in time and discover this historic Roman city, complete with Georgian architecture, ancient baths, and the iconic Bath Abbey.

22.6 Miles | 52 Minutes



The travel times displayed in the graphic above are based on data obtained from Google Maps (travelling by car) and are provided for general information purposes only. These travel times are subject to change depending on various factors such as traffic, time of day, and other unforeseen circumstances. We do not guarantee the accuracy, completeness, or reliability of the information provided in the above graphic. Therefore, we recommend that you independently verify the travel times and routes before making any decisions based on this information.



Computer generated image of 4G open plan kitchen, dining & living area

Open Plan Living



High ceilings, large windows and sky lights fill the open plan living and dining space with natural light, creating a serene and balanced atmosphere that's ideal for livelier gatherings or more relaxed family time. Many homes also benefit from an additional private study space and additional lounge.



Computer generated image of the children's play area and the orchard

Our Vision

The original concept for this unique location was to create a landscape-led development nestled into the hillside, providing a new and sensitively modern addition to the historic village of Wrington.

The landscape strategy sets the framework for creating pockets of new dwellings amidst green corridors to enhance the surrounding ecological habitats by bringing nature into the development.

The buildings work with the site's natural topography to maximise views to the south across the North Somerset countryside, creating a unique and high-quality living environment. The formation of defined public and private areas is achieved through level changes and planting to maintain the informality of a farmstead courtyard with open frontage and shared surface areas of paving. The architectural expression seeks to adopt an agricultural aesthetic using rectilinear plan forms similar to traditional farmhouse and barn-style structures with expressed gable ends and dormers adding interest.

The expression of the development has been key to creating a modern and fresh yet respectful response. This idea is continued through the material palette, using textured brick and timber to echo historic farmhouses, courtyards and agricultural

expression. Colours and textures complement natural tones and the rural surroundings, aiming to harmonise with the natural landscape as the new community evolves over time. The dwellings prioritise simplicity and care in applying textures and materials to achieve robust, well-insulated homes with enhanced ceiling heights and fresh interiors. This low-energy design is intended to help reduce energy bills in line with Acorn's desire to offer adaptable, modern living spaces with generous daylight, well-proportioned rooms, and a connection to the surrounding landscape.

Wider opportunities to enhance the site have facilitated the provision of open space and enhancements to ecological features incorporating sustainable drainage solutions and a selection of indigenous plant types. A community orchard reflects the area's historic land use, and a play area in the southwest corner utilises the sloping gradient for terraced arrangements to create social play spaces for different age groups.

Charlotte Rumsey
Angus Meek Architects

Living Inspired By Nature

Gatcombe Orchard has been thoughtfully designed to protect and enhance the natural habitats and native species of local wildlife.

Bird boxes throughout the development provide a shelter and roosting space for a variety of birds, while bat sheds and bricks create a safe space for bats to sleep in during the day. In the newly planted orchard, an insect hotel supports and protects bug species - essential to local pollination and food chain. All these ecological considerations come together to create a place where residents live harmoniously with the surrounding wildlife.

The children's play area will not only provide a safe and enjoyable space for children to play but also serve as a catalyst for promoting healthy habits and physical fitness through outdoor activities and exercise.

Key:

- | | |
|---------------------------|-----------------------|
| 1 Bird Box | 7 Maternity Roost Box |
| 2 Nest Box | 8 Bee Brick |
| 3 Starling Box | 9 Hibernaculum |
| 4 Swift Box | 10 Insect Hotel |
| 5 Bat Brick | 11 Retained Deadwood |
| 6 Habibat Bat Access Tile | |



Committed To A Sustainable Future

Gatcombe Orchard has been designed with sustainability and well-being in mind, with a focus on creating high-performing, thermo-efficient new housing. Design and build considerations have been made to reduce energy consumption and enable the integration of renewable energy sources.



PREDICTED EPC RATED A

Each home is anticipated to achieve an EPC rating of A. Meaning that you will benefit from much lower running costs and a significantly reduced carbon footprint* compared to an older property.



LOW WATER USAGE

Each home features aerated taps & showers and smart dishwashers to help reduce water usage.



HIGH PERFORMANCE WINDOW SYSTEMS

High-performance window systems minimise heat loss and maximise solar gain.



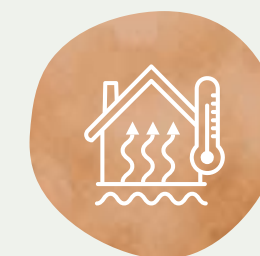
LOW CARBON EMISSIONS

The new homes at Gatcombe Orchard will emit up to 70% less carbon than that of an average older property.*



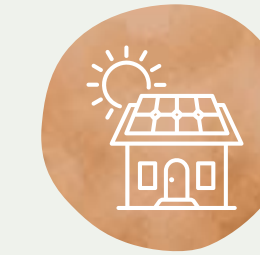
SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS)

Rainwater is collected across permeable surfaces, naturally filtered and stored. It is then slowly released to alleviate flooding.



UNDERFLOOR HEATING

Underfloor heating with smart thermostats to the ground floor offers a more even heating distribution and better retention.



SOLAR PV PANELS

Solar PV panels are fitted to convert daylight into electricity for use in your home. Storage batteries can also be purchased as a Sales Extra so that energy generated can be stored for use later in the day.



EV CHARGING

EV charging points installed to each home offer a cost-effective, fast and convenient charging solution for current and future electric vehicle owners.



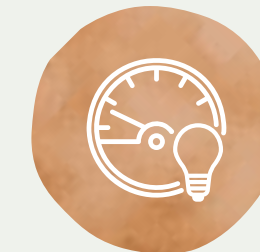
BIODIVERSITY-ENHANCING LANDSCAPING

Landscaping techniques used to enhance the diversity of wild flora and fauna, contributing to the wildlife value of the site and achieving biodiversity net gain.



EFFICIENT HYDROGEN-READY GAS BOILER & LOW ENERGY LED LIGHTING

A highly efficient, hydrogen-ready gas boiler & low-power LED lighting reduces energy consumption.



LOW LIGHT LEVELS

In order to protect the local bats and wildlife, lighting with reduced lux levels will be used throughout the development also making it easier to enjoy the night sky.



WILDLIFE RICH GREEN SPACE

Green space across the development has been designed to enhance and protect local wildlife, bringing the joy of nature into the heart of the community.

*Based on SAP Assessment



Computer generated image of 4K kitchen & dining area

Design-Led Dining



Spacious, open-plan kitchen and dining areas feature large windows which flood the space with soft natural light. Oversized glazed doors lead directly to outside space for easy al fresco dining, while the carefully designed kitchens create the ideal setting for family dining and entertaining.

Warm, earthy tones, natural textures and ample light create a relaxed and inviting atmosphere in the open-plan living space, ideal for family time.

Sustainably Designed Kitchens by Keller

Combining beautiful craftsmanship with modern technology, the kitchens showcase high-quality materials and components, and offer long-lasting performance and timeless elegance. Focused on sustainability and the environment, Keller kitchens are also manufactured using a production process that has been carbon neutral since 2017.

Sustainable

Keller is committed to sustainability, our kitchens have been designed to minimise their environmental impact by using eco-friendly materials and production processes wherever possible.

High Quality

Made using high-quality materials and components, these kitchens offer long-lasting performance and aesthetic appeal.

Stylish

These stylish kitchens boast stone worktops and Bosch appliances.

Functional

With a spacious breakfast bars and ample storage, the kitchens are designed for both functionality and aspirational living.

Features

SHAKER STYLE FINISH / LACQUERED HANDLE TRIMS / LASER EDGING / SLEEK DESIGN / SMART STORAGE SOLUTIONS



For more information visit the Keller website





Site Plan

● HT 2A
 2 Bedroom Semi-detached House
 Plots: 4, 5, 16 & 17

● HT 3A
 3 Bedroom House
 Plots: 11, 13, 14, 18, 19, 24 & 26

● HT 3D
 3 Bedroom House
 Plots: 6, 9 & 15

● HT 3F
 3 Bedroom Semi-detached House
 Plots: 25 & 27

● HT 4A
 4 Bedroom Semi-detached House
 Plots: 20, 21 & 23

● HT 4F
 4 Bedroom Detached House
 Plots: 32 & 33

● HT 4G.1
 4 Bedroom Detached House
 Plot: 31

● HT 4J
 4 Bedroom Detached House
 Plot: 37

● HT 3C
 3 Bedroom House
 Plots: 7, 8 & 10

● HT 3E
 3 Bedroom Semi-detached House
 Plots: 28 & 29

● HT 3G
 3 Bedroom Detached House
 Plot: 36

● HT 4C
 4 Bedroom Detached House
 Plots: 12 & 22

● HT 4G
 4 Bedroom Detached House
 Plot: 34

● HT 4H
 4 Bedroom Detached House
 Plot: 35

● HT 4K
 4 Bedroom Detached House
 Plot: 30

● AH Affordable Housing

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. Gardens/terraces are shown for illustrative purposes and are not plot specific. February 2024.

Specification

Kitchen

- Shaker style fitted kitchen, choice of colour subject to build stage
- Soft closing hinge mechanism
- Stone worktop, upstand and splashback behind hob
- Brushed stainless steel undermounted sink with drainer grooves and brushed stainless steel mixer tap
- Integrated recirculating fan
- Under-wall unit LED lighting
- Range of Bosch integrated appliances to include:
 - 70/30 Fridge/freezer (to selected homes)
 - Full-length fridge with separate undercounter freezer (to selected homes)
 - Smart dishwasher
 - Built-in multifunction oven
 - Combination microwave oven
 - 4 or 5 cooking zone induction hob
- Pull out waste and recycling unit

Utility/Utility Cupboard

- Fitted units with worktop and handleless doors (to selected homes)
- Stainless steel sink with mixer tap (to selected homes)
- Space and plumbing for washing machine
- Space for tumble dryer (to selected homes)

Bathroom & En-suite

- Contemporary design Vitra white sanitary ware with bacteria-inhibiting ion technology to include:
 - Back-to-wall toilet with soft closing seat, concealed cistern and dual flush plate
 - Wall-hung wash basin
- Brassware by Vado to include:
 - Polished chrome slimline mixer taps
 - Polished chrome slide rail shower kit over bath
 - Polished chrome wall-mounted shower head and hand-shower set to en-suite
 - Toughened glazed bath/shower screen

- Sliding shower enclosure door to en-suite shower
- Full-height contemporary porcelain wall tiling around bath and shower, tiling behind sink
- Large format porcelain tiled floor
- Stone vanity top
- Shaver socket to bathroom and en-suite
- Chrome heated towel rail to bathroom and en-suite

Heating, Ventilation & Hot Water

- Underfloor heating to ground floor (house types 4G and 4H have underfloor heating throughout with smart thermostat)
- Wall-mounted radiators to first & second floors
- Smart heating controls
- Enhanced U-values and air tightness
- Highly efficient Worcester Bosch hydrogen-blend ready gas combi boiler
- Solar PV panels
- PV battery available as a Sales Extra (Subject to stage of construction)

Interior Finishes

- Walls painted to Interior Designer's specification
- Ceilings painted in white matt emulsion
- Painted white satin square edge profile skirting and architraves
- Solid core white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery
- Flooring package available as a Sales Extra

Exterior Windows & Doors

- Aluminium front door with side light and spyhole (side light to selected houses)
- High-performance double-glazed windows
- Sliding patio doors (Plots 4 - 8 only) bifolds on all other plots



Electrical Fittings and Communications

- Mix of low energy recessed LED downlights and pendants
- TV aerial and data points to living room and all bedrooms
- Openreach Fibre (fibre-optic broadband) to the premise (FTTP)
- USB double sockets to kitchen and bedrooms
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

Exterior Finishes

- Turfed rear garden and patio area
- Landscape architect designed public realm
- PIR LED light to front and rear door
- External double socket to rear
- Cold water outside tap
- Bin store
- Doorbell
- External letterbox

Security

- Windows and doors are secure by design and part Q compliant providing a high level of protection to your home
- Smoke and heat detectors
- Multi-point locking system to front and side/rear doors

Car Parking

- Electric garage door (to selected homes)
- Electric vehicle charging point to each home
- Allocated parking to all homes

Peace of Mind

- 10 year structural warranty provided by ICW
- Appointed management agent to maintain all public open spaces

Choice of concepts for kitchen units and worktops - dependant on build stage. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally.



Cubis Bruton, Bruton



Cross Farm, Wedmore

Our Philosophy

At Acorn Property Group, our passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. We strive to design buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs - they are inspired by and sensitive to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall, our local expertise brings a unique approach to placemaking and a design-led philosophy.

Write the next chapter of your story with us



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Inside Back Cover - Dashed line represents a flap to hold inserts

different by design

