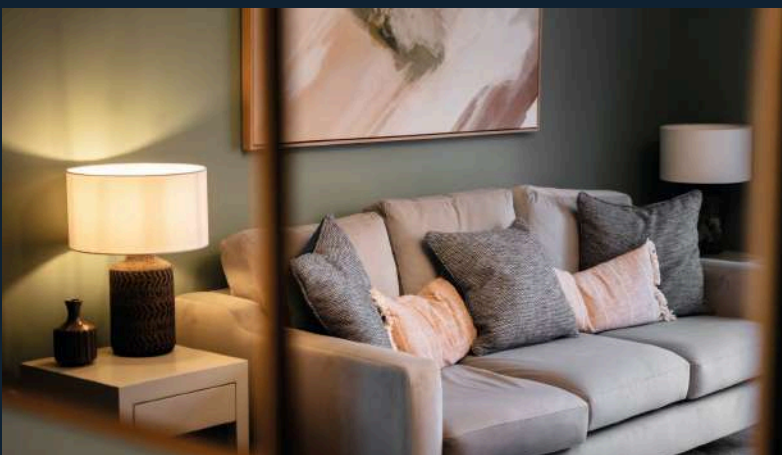


POETS GARDEN

SOMERSET | TA5 1DN

**An exclusive collection of
3 & 4 bedroom homes**





Welcome to... Poets Garden

Nestled on the northern edge of the historic Somerset village of Nether Stowey, Poets Garden is an exceptional collection of just **58** thoughtfully designed **three and four bedroom detached homes**.

Inspired by the character of the surrounding village and countryside, Poets Garden has been carefully planned to create a welcoming new neighbourhood where modern living sits comfortably alongside nature. Every home benefits from contemporary energy-efficient features including **air source heat pumps** and **EV charging points**, helping homeowners enjoy a more sustainable way of living.

Designed around generous green spaces, the development will feature an **inclusive play area**, attractive landscaped open spaces, wildlife-friendly attenuation ponds and extensive **ecological planting**. Existing trees, hedgerows and natural habitats have been retained wherever possible, creating a development that feels established from day one and seamlessly connected to its surroundings.

Traditional architectural detailing, natural stone accents, soft render tones and carefully considered streetscapes reflect the distinctive character of Nether Stowey, while pedestrian-friendly routes, traffic-calmed streets and connections to existing footpaths **encourage walking, cycling and outdoor recreation**. With stunning views towards the surrounding countryside, excellent access to village amenities and a strong emphasis on biodiversity and community, Poets Garden offers a unique opportunity to enjoy village life in one of Somerset's most desirable locations.

Where nature, heritage and home come together

Poets Garden has been designed with a simple vision: to create a place of lasting quality that respects the heritage of Nether Stowey while embracing the needs of modern family living.

Located on the northern edge of the village, the development takes inspiration from the established character of Nether Stowey's streets, buildings and landscape setting. The result is a carefully balanced neighbourhood that feels like a natural extension of the village rather than a separate new development.

From the moment you arrive, the sense of place is clear. Distinctive gateway homes frame the entrance, creating a welcoming arrival point and helping to define the character of the neighbourhood. Streets have been designed around people first, with traffic calming naturally integrated into the layout through building placement, landscaping and street design. Intimate residential lanes and mews-style spaces provide safe and attractive routes for pedestrians and cyclists, encouraging a stronger sense of community and connection.



Homes that reflect their setting

Architecture throughout Poets Garden reflects local Somerset character, with a palette of soft cream and off-white rendered facades complemented by red brick detailing. Traditional boundary treatments, low hedgerows, planting and carefully designed public spaces help create a cohesive and attractive streetscape that sits comfortably within its rural setting.



Connecting homes with nature

Green space forms the heart of the development. Homes are positioned to overlook landscaped open areas wherever possible, creating attractive views and natural surveillance while encouraging residents to enjoy the outdoors. A network of walking routes weaves throughout the development, linking existing residential areas, public rights of way and surrounding countryside. Large areas of open space have been carefully positioned to retain important views towards the surrounding landscape, including Pinnacle Hill and the historic village church.

Nature has played a central role in shaping the design. Existing hedgerows, mature trees and the cherished Deer Leap copse along the western boundary are being retained and enhanced, preserving valuable wildlife corridors and landscape character. The development also protects an existing paddock area, maintaining a green buffer between the new homes and the nearby Conservation Area.



Water management features have been transformed into landscape assets. Existing ponds along the northern boundary will be incorporated into an enhanced network of swales, attenuation basins and wildlife habitats that help manage surface water naturally while creating attractive informal open spaces. These features will support amphibians, birds, insects and other wildlife, contributing to a thriving natural environment.

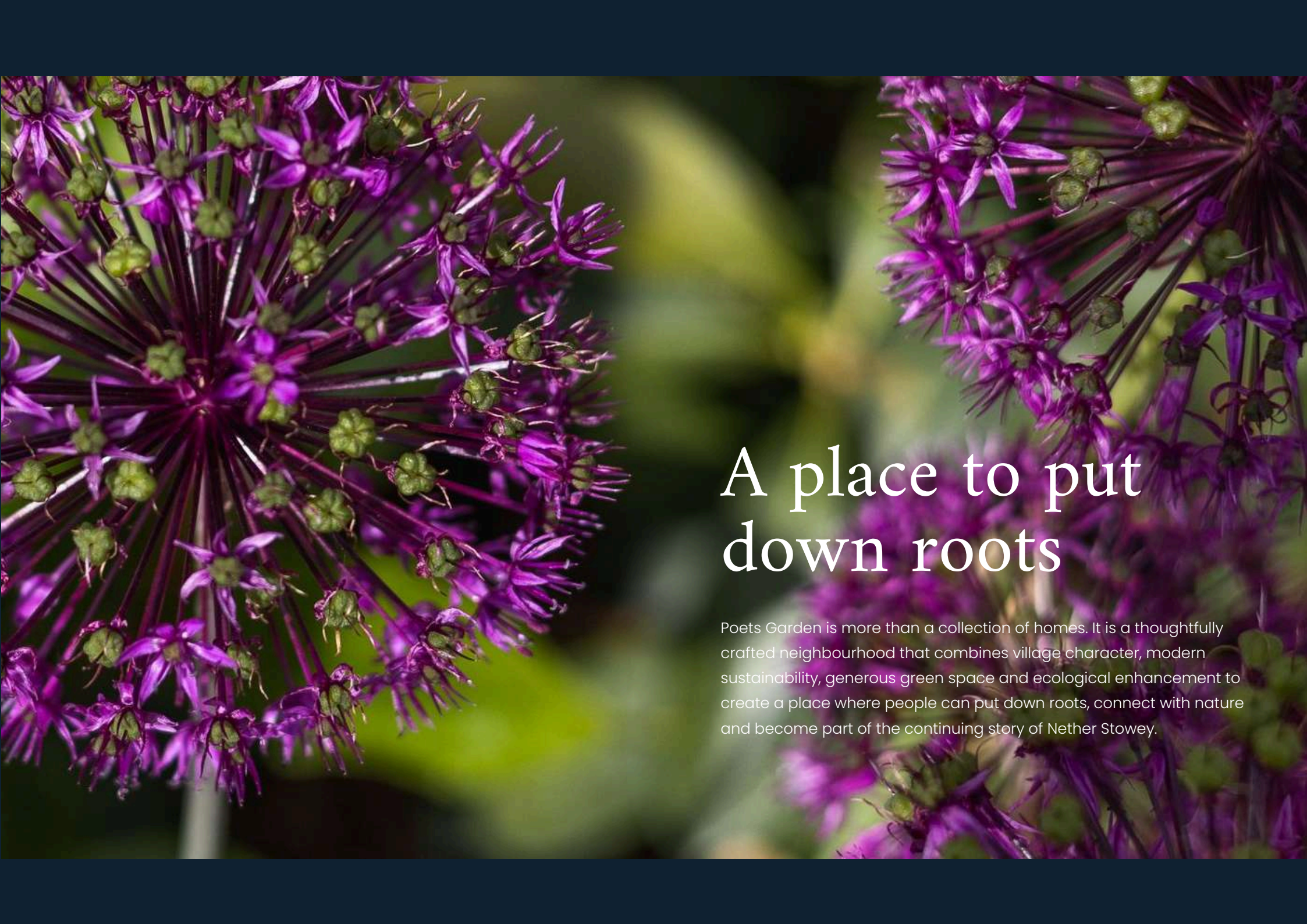
A comprehensive ecological strategy will deliver significant biodiversity enhancements across the site. New native hedgerows, species-rich wildflower grassland, additional tree planting and ecological buffers will strengthen habitat connectivity and provide valuable resources for local wildlife. Special consideration has been given to protected species, with retained dark corridors for bats, sensitive lighting design and habitat improvements across the site.

Further enhancements include integrated bat and bird boxes, bee bricks, bug hotels, reptile hibernacula and hedgehog houses, ensuring Poets Garden supports biodiversity long after construction is complete.

The development's landscape strategy has been designed to strengthen the existing green infrastructure network, integrating the new homes into the wider countryside while providing meaningful recreational spaces for residents. Extensive tree planting throughout the development and along its boundaries will help soften views, enhance the street scene and reinforce the site's rural setting.

Every home at Poets Garden has also been designed for the future. Air source heat pumps and electric vehicle charging points come as standard, supporting lower-carbon living and helping homeowners reduce energy consumption.



A close-up photograph of purple allium flowers. The flowers are in various stages of bloom, with some showing vibrant purple petals and others as green, unopened buds. The background is a soft, out-of-focus green, suggesting a garden setting. The lighting is natural, highlighting the texture of the petals and the sharp points of the buds.

A place to put down roots

Poets Garden is more than a collection of homes. It is a thoughtfully crafted neighbourhood that combines village character, modern sustainability, generous green space and ecological enhancement to create a place where people can put down roots, connect with nature and become part of the continuing story of Nether Stowey.

The thinking behind Poets Garden

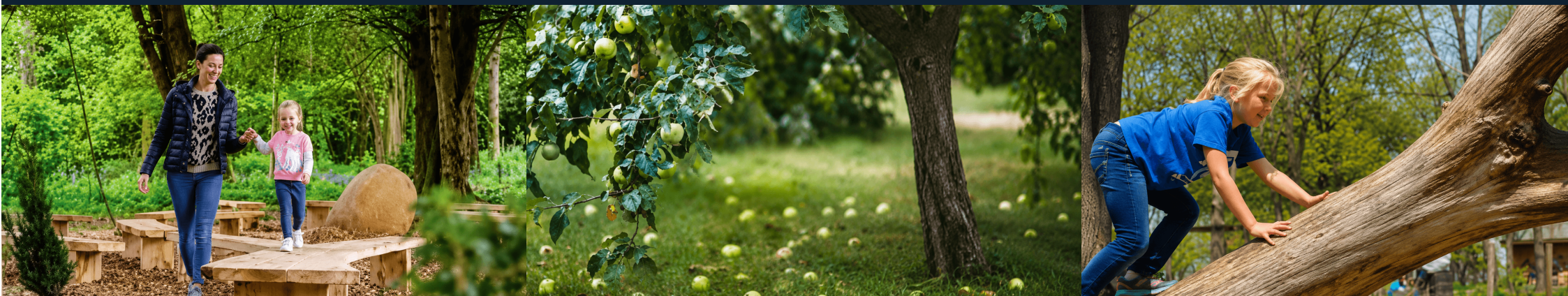


We believe building new homes is about more than bricks and mortar, it's about creating places where people feel happy, connected and at home.

That's why we're guided by our three simple principles: character, community and climate. These help us shape neighbourhoods that feel welcoming, fit naturally into their surroundings and support everyday life.

From the way each home looks and feels, to the green spaces around it, everything is thoughtfully considered. We focus on comfort, safety and accessibility, while also caring for the environment and the future of the area.

The result is a place designed around you. Somewhere you can settle in, feel part of a growing community and truly enjoy living, now and for years to come.





Character

Poets Garden has been carefully designed to feel like a natural extension of Nether Stowey, drawing inspiration from the village's established character, landscape setting and rich heritage.

Distinctive gateway homes create a welcoming arrival, while a network of pedestrian-friendly streets and mews-style spaces prioritise people over cars and help foster a relaxed village atmosphere.

Architecture throughout Poets Garden reflects the local vernacular, combining soft cream and off-white render, red brick and natural stone detailing. Carefully considered boundary treatments, including native hedgerows, low walls and ornamental planting, help create a cohesive streetscape that sits comfortably within its surroundings.



Community

At the heart of Poets Garden is a carefully planned network of green spaces designed to bring people together and encourage an active outdoor lifestyle. A new inclusive play area provides a place for children of all ages to play and explore, while landscaped open spaces and walking routes create opportunities to connect with neighbours and enjoy the natural surroundings.

Footpaths weave through the neighbourhood, linking homes with open spaces, existing residential areas and public rights of way beyond the development, making it easy to explore the surrounding countryside on foot.

The development's location means everyday essentials are close at hand. Residents can enjoy the charm and convenience of Nether Stowey's village centre, with its range of independent shops, cafés, pubs and community facilities. Families are also well served by local schools, while the surrounding landscape offers endless opportunities for walking, cycling and outdoor recreation.

Climate

Every home will be equipped with an air source heat pump and electric vehicle charging point as standard, helping homeowners reduce energy consumption and support lower-carbon living.

The development has been carefully designed around the site's existing natural assets. Mature trees, established hedgerows and the distinctive Deer Leap copse are being retained and enhanced, preserving valuable wildlife habitats and helping the development blend seamlessly into its surroundings. Extensive new tree planting, native hedgerows, wildflower grassland and ecological buffer zones will further strengthen biodiversity and create a greener environment for future generations.

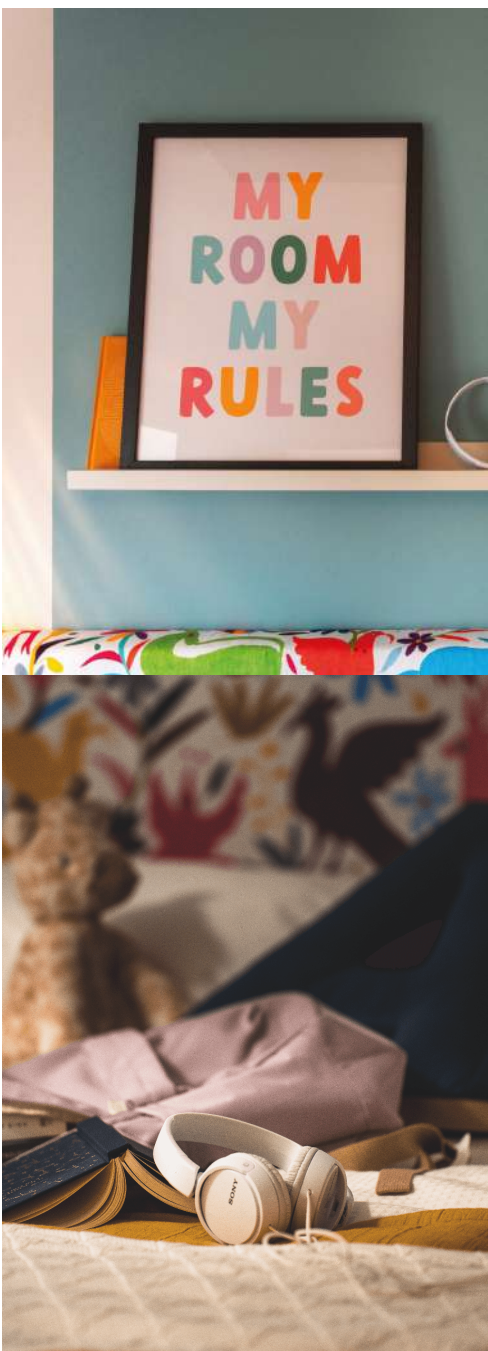
Existing ponds along the northern boundary are being transformed into an interconnected network of swales, attenuation basins and wildlife habitats. These features not only help manage surface water naturally but also create attractive areas of open space that support birds, bats, amphibians, pollinators and other local wildlife.



Education

A wide range of schools for all ages can be accessed within a few minutes of Poets Garden, including:





Pre-School & Primary

Stowey Bears Pre-School, 0.6 miles, a committee run pre-school for children ages 9 months to 5 years. They are committed to providing a nurturing environment that enables all children to achieve their full potential, throughout their formative years.

Nether Stowey Primary School, 0.6 miles, rated 'Good' by Ofsted, the school's driving ambition is to provide excellence for all in teaching and learning and to open doors to a bright future. They promote excellence in learning and include the development of thinking skills, collaborative and investigative opportunities for children throughout their learning experience.



Secondary

Brymore Academy, 4.1 miles, one of only 30 state day and boarding schools, Brymore offers both vocational and academic focus. The working farm, horticulture area and extensive DT hub provide practical skills to all boys.

Haygrove School, 7.3 miles, rated 'Good' by Ofsted, provides children with an outstanding educational offer in a happy, respectful and positive environment. It is their goal to provide every child with an extensive range of opportunities and experiences that build confidence, resilience and responsibility.

Chilton Trinity School, 8 miles, rated 'Good' by Ofsted and belonging Learning Partnership, a family of 26 primary and secondary schools across the South-West. Being part of the Futura Learning Partnership provides them with huge scope and potential to impact positively on various aspects of school life, and the shared Futura Learning Partnership values of Respect, Opportunity, Collaboration and Aspiration underpin everything done as a school community.

Connections



Connections



Destinations by car

Taunton: 12 miles

Glastonbury: 23 miles

Weston-Super-Mare: 29 miles

Exeter: 46 miles

Bristol: 55 miles



Destinations by train

(Bridgwater Train Station, 9 miles from Poets Garden)

Taunton: 12 mins

Exeter: 48 mins

Bristol Temple Meads: 49 mins

London Paddington: 2 hours 35 mins



Your nearest transport links



Bridgwater Train Station: 9 miles



M5: 10 miles



Bristol Airport: 33 miles

Exeter Airport: 45 miles

What's nearby

Within 2 miles

- Quantock Medical Centre, 0.2 miles
- Nether Stowey Post Office, 0.3 miles
- The George Hotel, 0.3 miles
- Coleridge Cottage, 0.4 miles
- Kitchen @ Quantock Lakes, 1 mile
- Quantock Hills, 2 miles

Within 5 miles

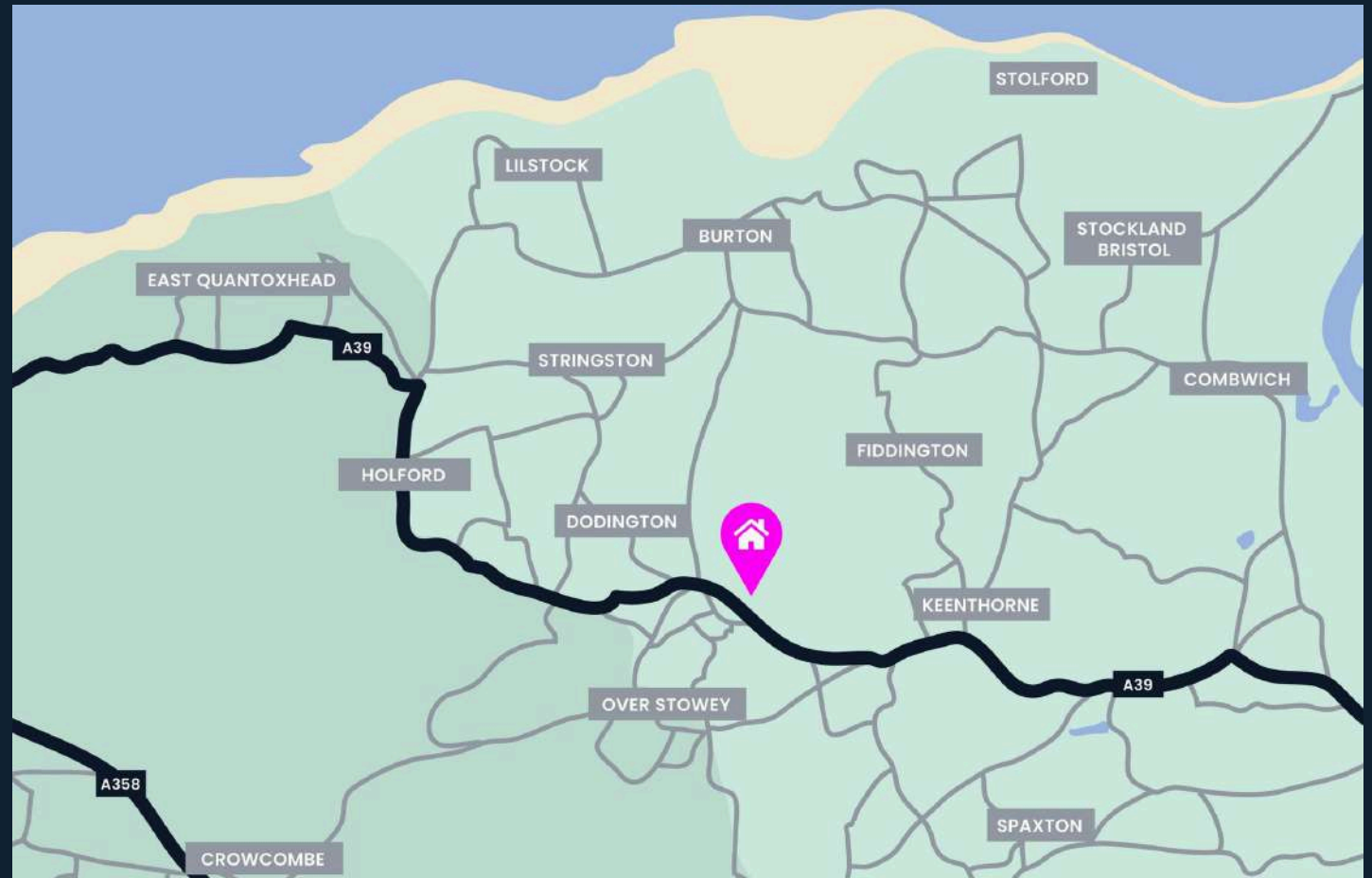
- Stogursey Castle, 3 miles
- Cannington Farm Shop, 4 miles
- The Walled Gardens of Cannington, 4 miles
- Hawkridge Reservoir, 4 miles
- The Babbling Brook, 4 miles
- Kilve Beach, 5 miles

Within 10 miles

- Fyne Court, 7 miles
- Morrisons, Bridgwater, 8 miles
- Bridgwater Community Hospital, 9 miles
- West Somerset Railway, 10 miles

Within 20 miles

- Tropiquaria Wildlife Park, 11 miles
- West Somerset Coast Path, 15 miles
- Dunster Castle, 16 miles
- Waitrose, Wellington, 20 miles



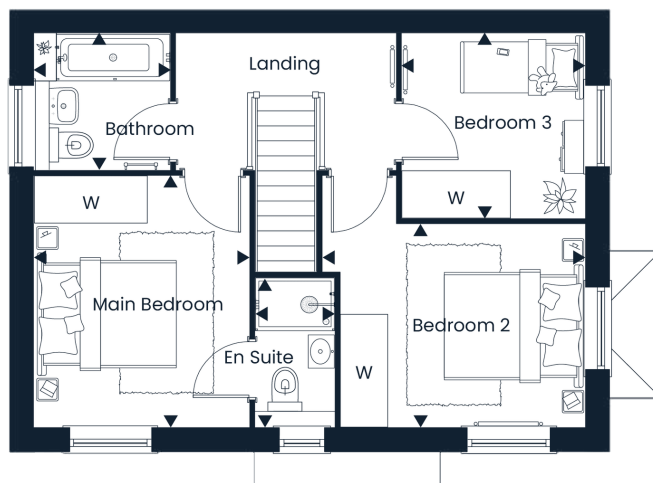
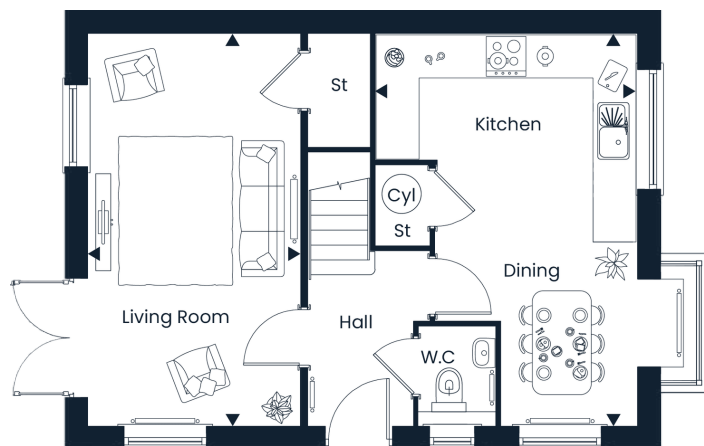
Housetypes



The Hazel

3 bedroom home | 973 sqft / 90m²





A stylish three bedroom detached home designed to combine modern living with everyday practicality.

The Hazel is a thoughtfully designed home offering space, style and practicality. The open plan kitchen and dining room is ideal for everyday living, while the separate living room with French doors opens onto the garden. Upstairs, the main bedroom features an en suite, alongside two further bedrooms and a modern family bathroom, providing flexible space for modern life.

GROUND FLOOR

Kitchen / Dining Room – 5.94m x 3.97m / 19'5" x 13'0"

Living Room – 5.94m x 3.22m / 19'5" x 10'7"

FIRST FLOOR

Main Bedroom – 3.80m x 3.26m / 12'5" x 10'7"

En Suite – 2.28m x 1.21m / 7'5" x 4'0"

Bedroom 2 – 3.97m x 3.80m / 13'0" x 12'5"

Bedroom 3 – 2.80m x 2.79m / 9'2" x 9'2"

Bathroom – 2.07m x 2.07m / 6'8" x 6'8"

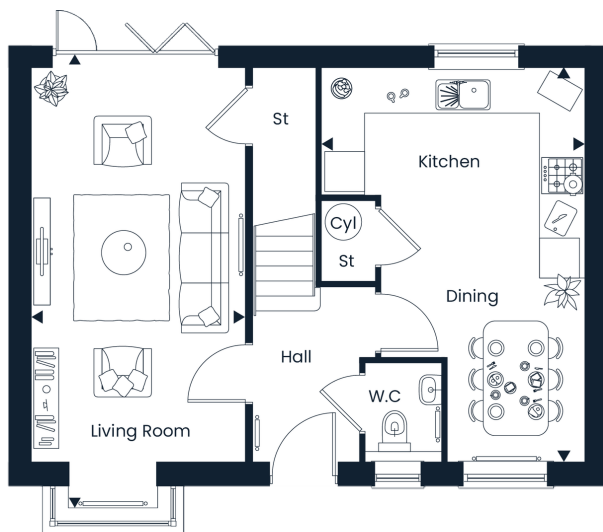
Plots 13, 22, 43, 55, 56

W – Wardrobe location St – Storage cupboard Cyl – Hot water cylinder

The Elder

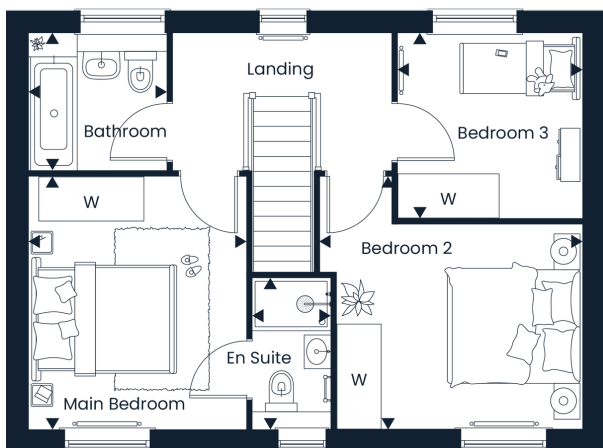
3 bedroom home | 985 sqft / 92 m²





A modern three bedroom detached home designed to offer comfortable, contemporary living with thoughtful features throughout.

The Elder is a stylish home designed for modern family living. An open plan kitchen and dining room provides a practical everyday space, while the separate living room with a bay window and bi-fold doors opening onto the garden. Upstairs, the main bedroom features an en suite, alongside two further bedrooms and a contemporary family bathroom.



GROUND FLOOR

Kitchen / Dining Room – 5.94m x 3.97m / 19'5" x 13'0"

Living Room – 6.60m x 3.22m / 21'7" x 10'6"

FIRST FLOOR

Main Bedroom – 3.80m x 3.26m / 12'5" x 10'8"

En Suite – 2.28m x 1.21m / 7'5" x 4'0"

Bedroom 2 – 3.97m x 3.80m / 13'0" x 12'5"

Bedroom 3 – 2.80m x 2.79m / 9'2" x 9'2"

Bathroom – 2.07m x 2.07m / 6'8" x 6'8"

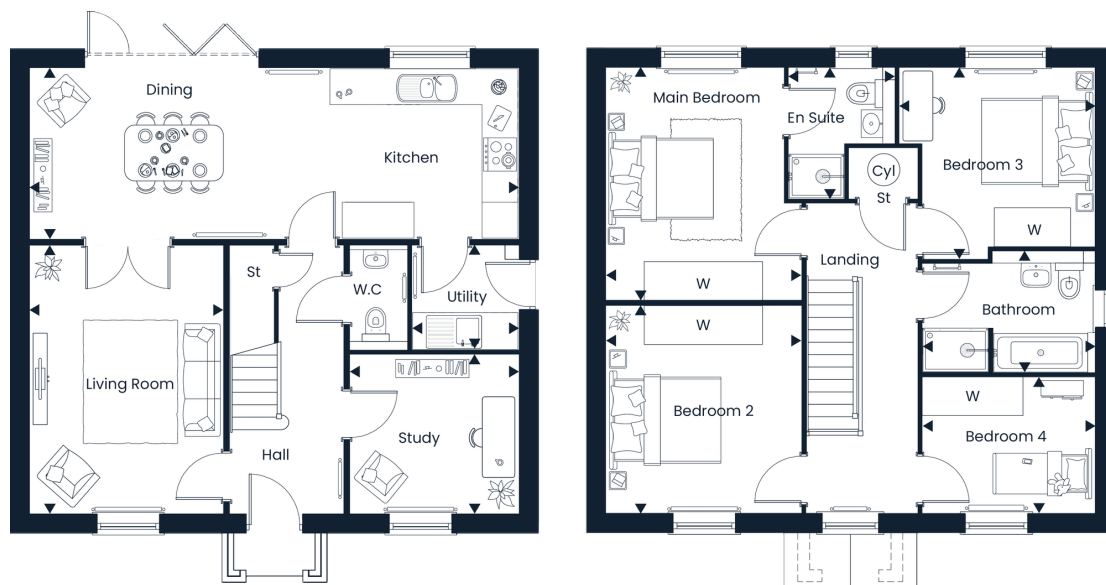
Plots 18, 23, 29, 52

W – Wardrobe location St – Storage cupboard Cyl – Hot water cylinder

The Birch

4 bedroom home | 1,431 sqft / 133 m²





Plots 11, 17, 19, 25, 38, 39, 41, 47

W - Wardrobe location St - Storage cupboard Cyl - Hot water cylinder

A spacious four bedroom detached home thoughtfully designed for modern family living, with versatile spaces to work, relax and entertain.

Designed to bring family and friends together, The Birch features an open plan kitchen and dining room with bi-fold doors creating a bright, sociable space, complemented by a generous living room, utility room and separate study. Upstairs, the main bedroom features an en suite, with three further bedrooms and a contemporary family bathroom offering flexibility for family life.

GROUND FLOOR

Kitchen / Dining Room – 8.87m x 3.11m / 29'1" x 10'2"

Utility – 1.95m x 1.91m / 6'4" x 6'3"

Living Room – 4.87m x 3.52m / 16'0" x 11'6"

Study – 3.08m x 2.89m / 10'1" x 9'5"

FIRST FLOOR

Main Bedroom – 4.24m x 3.24m / 13'10" x 10'6"

En Suite – 2.39m x 1.94m / 7'8" x 6'4"

Bedroom 2 – 3.77m x 3.56m / 12'4" x 11'7"

Bedroom 3 – 3.55m x 3.48m / 11'6" x 11'4"

Bedroom 4 – 3.14m x 2.48m / 10'3" x 8'1"

Bathroom – 3.14m x 2.21m / 10'3" x 7'3"

The Elm

4 bedroom home | 1,468 sqft / 136 m²





Plots 8, 9, 12, 20, 24, 27, 28, 40, 42, 44, 46, 57, 58

W - Wardrobe location St - Storage cupboard Cyl - Hot water cylinder

An impressive four bedroom detached home offering generous living spaces, elegant design and exceptional flexibility for modern family life.

The Elm is an elegant modern family home. The spacious open plan kitchen / dining room and separate living room, both with bi-fold doors to the garden, create bright, versatile spaces. A study and utility room add practicality, while upstairs the main and second bedrooms both benefit from en suites, alongside two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen / Dining Room – 6.93m x 3.88m / 22'7" x 12'7"

Utility – 1.89m x 1.85m / 6'2" x 6'1"

Living Room – 5.83m x 3.75m / 19'1" x 12'3"

Study – 4.07m x 2.90m / 13'4" x 9'5"

FIRST FLOOR

Main Bedroom – 4.55m x 4.14m / 14'10" x 13'6"

En Suite 1 – 3.19m x 1.49m / 10'5" x 4'9"

Bedroom 2 – 4.15m x 3.08m / 13'6" x 10'1"

En Suite 2 – 2.11m x 1.58m / 6'10" x 5'2"

Bedroom 3 – 3.60m x 3.22m / 11'8" x 10'6"

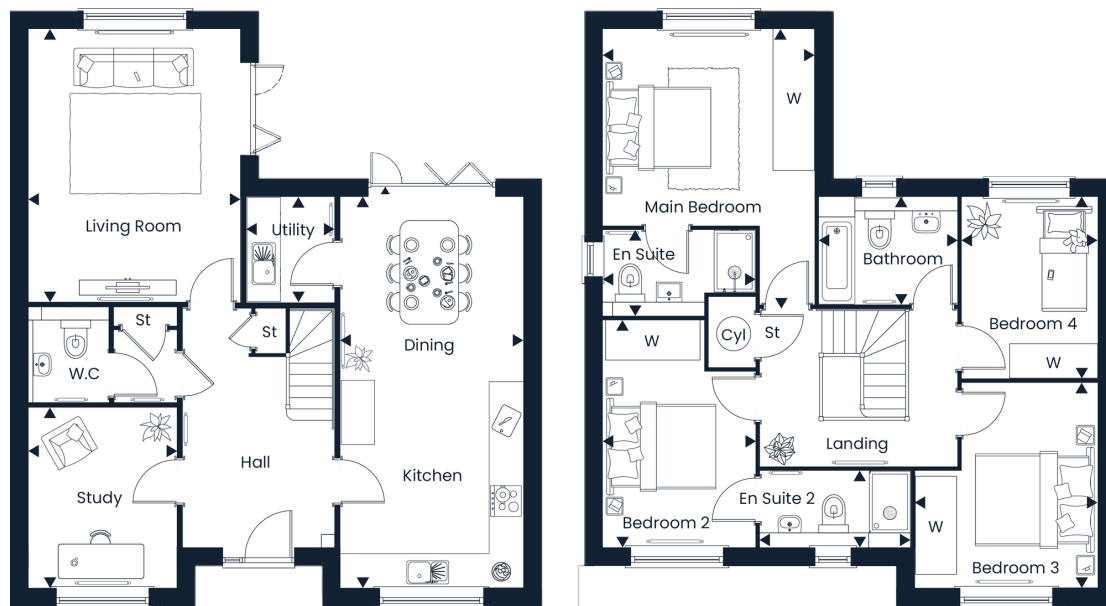
Bedroom 4 – 3.32m x 2.55m / 10'9" x 8'4"

Bathroom – 2.32m x 2.11m / 7'6" x 6'9"

The Maple

4 bedroom home | 1,672 sqft / 155 m²





Plots 10, 16, 21, 26, 45

W - Wardrobe location St - Storage cupboard Cyl - Hot water cylinder

A beautifully crafted four bedroom detached home offering spacious interiors, flexible living spaces and modern design throughout.

The Maple is designed to bring people together. An open plan kitchen and dining room with bi-fold doors creates a bright, sociable space, complemented by a separate living room, study and utility room. Upstairs, the main and second bedrooms both benefit from en suites, alongside two further bedrooms and a contemporary family bathroom.

GROUND FLOOR

Kitchen / Dining Room – 7.63m x 3.58m / 25'0" x 11'7"

Utility – 2.08m x 1.73m / 6'8" x 5'7"

Living Room – 5.33m x 4.14m / 17'5" x 13'6"

Study – 3.53m x 2.91m / 11'6" x 9'5"

FIRST FLOOR

Main Bedroom – 5.38m x 4.13m / 17'7" x 13'5"

En Suite 1 – 2.96m x 1.67m / 9'7" x 5'5"

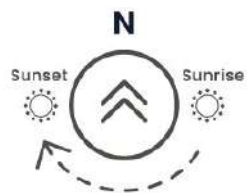
Bedroom 2 – 4.44m x 2.99m / 14'6" x 9'8"

En Suite 2 – 2.95m x 1.51m / 9'7" x 4'10"

Bedroom 3 – 4.01m x 3.57m / 13'2" x 11'7"

Bedroom 4 – 3.55m x 2.67m / 11'6" x 8'8"

Bathroom – 2.72m x 2.12m / 8'9" x 6'10"



SS Substation

Phase 1 play area

Cycle Store

Visitor parking

Proposed tree planting

Planting

Affordable Homes

3 bedroom homes

The Hazel

The Elder

4 bedroom homes

The Birch

The Elm

The Maple

The benefits of buying a Tilia Home.



The benefits of buying new

All our homes come with a 2 year fixtures and fittings warranty and a further 8 year NHBC backed warranty for added peace of mind.



Energy Efficient

New homes are built to the latest specifications and standards meaning a more energy efficient home.



Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10 year NHBC warranty to cover structural defects.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Personalise Your Home

You can make changes to your home by choosing from our extensive list of optional extras subject to build stage.

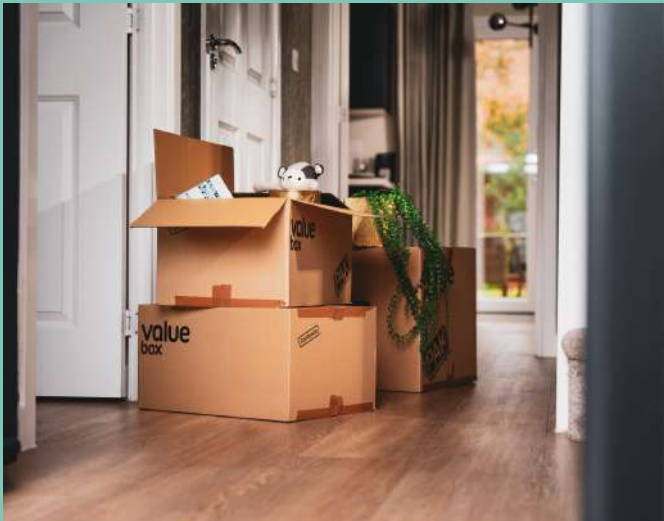


It's Brand New

Be the first to live in the property. It's brand new – and all yours!

Moving Schemes

Tilia Homes wants to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

With part exchange we buy your current home, saving you time and money on estate agent's fees, so you can move into your dream Tilia home faster, with less stress.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Customer Commitment

Our aim is to do our best to take care of everything. From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond. Helping build homes and communities we can all be proud of, for many years to come.

Your Tilia Home

	3 bed	4 bed
Kitchen		
Choice of kitchen units with soft-close drawers and doors*	✓	✓
Choice of 40mm worktops with matching upstand to kitchen and utility room*	✓	✓
Glass splashback in choice of colours*	✓	✓
Stainless steel single bowl sink with mixer tap	✓	
Stainless steel 1.5 bowl sink with mixer tap		✓
Utility sink and tap (where applicable)		✓
Black glass four-ring ceramic hob	✓	✓
Under-counter single oven	✓	
Double oven in tall housing		✓
Stainless steel 60cm chimney cooker hood	✓	✓
Integrated fridge freezer and dishwasher		✓
Electrical		
Downlights to kitchen, utility, bathroom, WC and en suite	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓
Mechanical ventilation (please refer to drawings for location)	✓	✓
Sockets and switches (white slimline)	✓	✓
Shaver socket (white slimline, please refer to drawings for location)	✓	✓
External lighting (including movement sensor and photocell)	✓	✓
EV Charger (domestic 7.4kW car charger)	✓	✓
Bathroom & En Suite		
Choice of wall tiles to sink, bath and shower areas*	✓	✓
White sanitaryware from the Tilia Homes approved range	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓
Standard mixer taps to baths and basins	✓	✓

	3 bed	4 bed
Internal Features		
All ceilings and walls finished in white matt emulsion	✓	✓
All woodwork finished in satin white	✓	✓
Five-panel vertical smooth finish white painted doors	✓	✓
Air Source Heat Pump central heating and hot water	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓
Heated towel rail, white, to bathroom and en suite (where applicable)	✓	✓
Windows and Doors		
Double-glazed uPVC windows, utility doors and double doors	✓	✓
Front door in various styles and colours, double-glazed with chrome-effect door furniture	✓	✓
Garage door (where applicable) - standard vertical steel up and over garage door	✓	✓
External Features		
Front path to main entrance	✓	✓
Patios, 450x450mm paving slabs (please refer to drawings for area provided)	✓	✓
Front gardens - landscaped to planning requirements	✓	✓
Fencing - 1.8m high panel (unless planning requirements are different)	✓	✓
Rear gardens - rotavated and graded	✓	✓
Private drive (where applicable) - finished to planning requirements	✓	✓

Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. †Please note TV points are provided - purchaser to arrange own connection including aerial. July 2025.





Poets Garden
Cricketer Drive, Nether Stowey
TA5 1DN

What3words
///loaning.cherry.ventures

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poetsgarden@tiliahomes.co.uk
tiliahomes.co.uk/pg



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. The computer generated images are for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details. The floorplans shown depict a typical layout of the housetypes. Furniture shown on floorplans is shown as a guide only, furniture is not included. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange and Smooth Move, visit [tiliahomes.co.uk](https://www.tiliahomes.co.uk). Please speak to your Sales Executive for further details. June 2026.

Contact us to arrange a viewing





Find out more about Poets Garden



[Ask a Question](#)