

# Neroche Meadows

BROADWAY VILLAGE

ELEGANT COUNTRY HOMES IN THE HEART OF SOMERSET

# Welcome to Neroche Meadows – A village retreat in the heart of Somerset.

**Set in the picturesque village of Broadway, Neroche Meadows offers an exclusive collection of elegant country homes, thoughtfully designed to blend seamlessly with their beautiful surroundings. With its traditional charm, stunning countryside setting, and excellent transport links nearby, this exceptional development brings together the very best of countryside living and modern convenience.**

Every home at Neroche Meadows has been crafted with care, incorporating a carefully created mix of stone, brick, and render to complement the character of the village. From charming two-bedroom homes to spacious five-bedroom residences, each property balances classic architectural style with modern, flexible interiors, creating the perfect environment for contemporary country living.

Inside, these homes are built to an exceptional specification, with high-quality finishes carefully considered throughout. Stylish kitchens and bathrooms have been thoughtfully curated, offering a perfect balance of practicality and elegance. Meanwhile, ultrafast fibre broadband ensures seamless connectivity, making working from home effortless while still enjoying the tranquility of the countryside.

For added convenience, each three, four, and five-bedroom home benefits from a private garage, providing secure parking.

## A WELL CONNECTED COUNTRYSIDE ESCAPE

Beyond the homes themselves, Neroche Meadows offers expansive green space, from hedgerow corridors with native trees and beautiful sweeping meadow to the south, thoughtfully designed to encourage wildlife whilst offering you a perfect place to relax in nature.

Neroche Meadows enjoys a peaceful village setting, yet remains well connected in every way. The surrounding countryside offers endless opportunities to explore, from scenic walks along quiet lanes to cycling routes through the rolling Somerset landscape. Meanwhile, excellent transport links provide easy access to popular nearby towns and major road networks, ensuring you're never far from where you need to be.

This is more than just a place to live—it's a home that offers space to breathe, a community to be part of, and a lifestyle to embrace.

Discover Neroche Meadows, Broadway, where timeless village charm meets modern country living.

*Broadway's origins date back to the 10th century Anglo-Saxon "broad way" through the ancient Neroche forest.*



# Neroche Meadows

BROADWAY VILLAGE

Aerial view of Neroche Meadows and surrounding countryside.



Street view showing numbers 4, 5, 6, 12 and 13 Neroche Meadows.



NEROCHE MEADOWS  
Broadway, Somerset

# Life in Broadway is a harmonious blend of rural charm and vibrant community living.

Nestled in the heart of Somerset, the picturesque village of Broadway offers a perfect blend of rural charm and vibrant country living. Surrounded by unspoiled countryside, it offers a warm, welcoming atmosphere; a perfect place to call home.

Community spirit flourishes in Broadway, where the Village Hall hosts a variety of events from weekly activities to musical performances that bring the village together. Just a short stroll away, the recently renovated Play Park and the local Cricket Club cater to all, offering a thriving hub for sport and recreation. At the heart of the village stands The Bell, a historic 17th century inn that serves locally sourced produce from Somerset, Dorset and Devon. Within walking distance, you will find Neroche Primary School and Church View Medical Centre.

The adjacent village of Horton has its own unique charm, with a village shop and post office, along with popular local eateries The Five Dials country pub and Monks Yard café – great places to unwind.

The attractive market town of Ilminster, just 3 miles away, boasts a delightful weekly market, independent shops, and a thriving community centre. Whether you are after a coffee, a meal, or a place to meet up, the town offers a welcoming atmosphere. For those who appreciate farm-fresh produce, nearby Barleymows Farm Shop and The Trading Post Farm Shop are popular favourites, renowned for their organic vegetables and locally sourced goods.

Ideal for families, the area offers a range of exemplary state and independent schools, including Richard Huish and King's and Queen's Colleges.

The surrounding countryside is a haven for nature, including the Blackdown Hills, home to the historic Iron Age hill fort at Castle Neroche, and the nearby Quantock Hills, offering breathtaking views and endless opportunities for exploring. For dog owners,

Heavenly Views Dog Park provides a private, enclosed space for your four-legged friends to roam freely.

Taunton - Somerset's County town – located approximately 10 miles away, offers a variety of shopping, dining and social opportunities, along with direct train connections to London, Bristol and Bath.

Just a short drive from the A303 and A358, Broadway offers excellent transport links to the South West and beyond, making this charming village an ideal location for those who want both rural tranquillity, and easy access to urban conveniences.

Broadway truly offers the best of both worlds—peaceful rural living in beautiful countryside complemented by vibrant towns. A wonderful place to call home, where community, and natural beauty come together seamlessly.

Photography from top left;  
The sculptures, ancient woodlands and stunning views at Castle Neroche, Crewkerne's picturesque town centre, fresh produce at Barleymows Farm Shop, Broadway is well-placed for the finest schools, view from the nearby Quantock Hills, Neroche Meadows is surrounded by open fields and big skies, the characterful Bell at Broadway village inn, the playpark situated adjacent to Neroche Meadows.

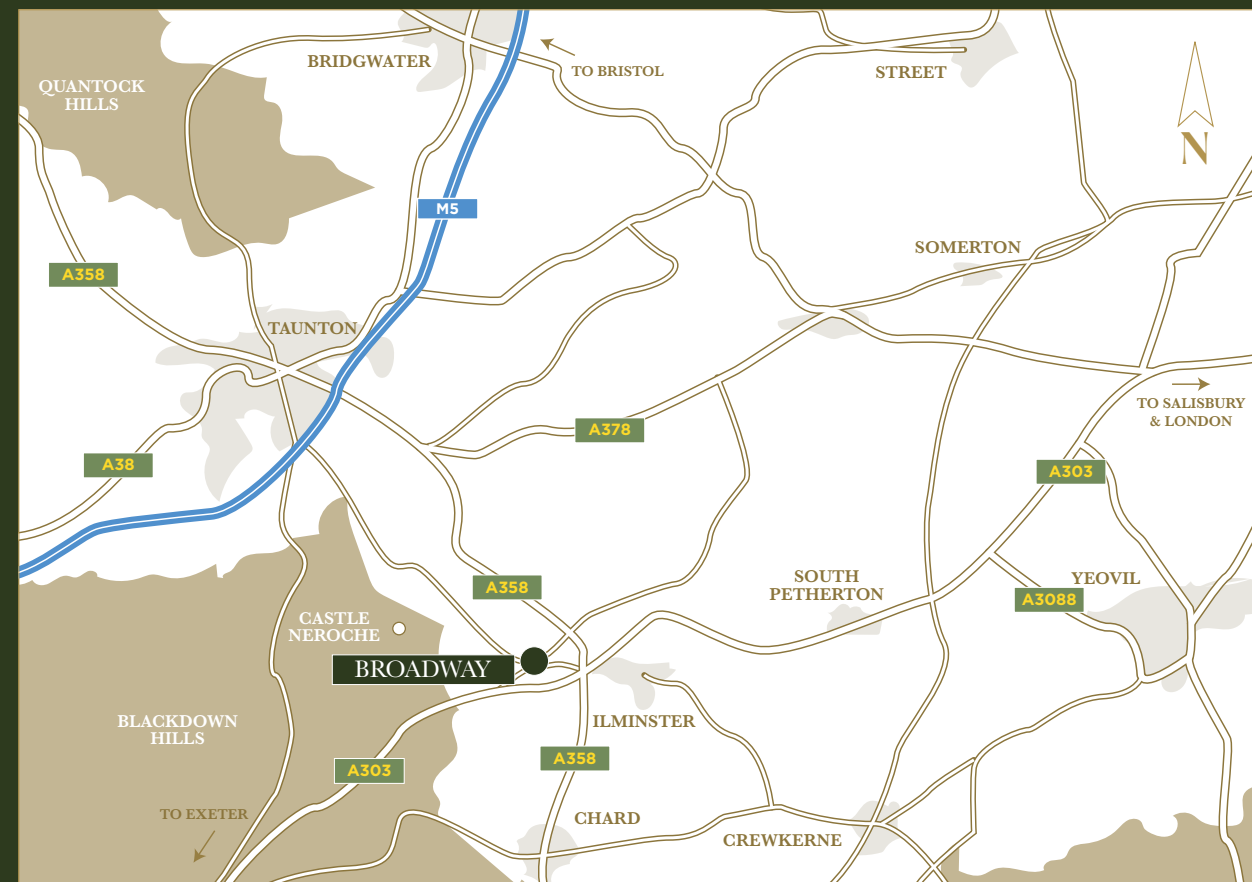
# Neroche Meadows

BROADWAY VILLAGE

**NEROCHE MEADOWS**  
Broadway Rd, Broadway, Ilminster TA19 9RG

what3words [uniform.intend.telephone](https://www.what3words.com/uniform.intend.telephone)

## WIDER AREA



## BROADWAY VILLAGE



## DISTANCES BY CAR FROM BROADWAY

Neroche Primary	0.1 mile
Castle Neroche	2 miles
Ilminster	4 miles
Chard	8 miles
Crewkerne	10 miles
Taunton	11 miles
Langport	15 miles
Yeovil	17 miles
Street	26 miles
Exeter	31 miles
Bristol Airport	42 miles
Bristol	55 miles
M5 J 25 (Taunton)	8.6 miles

SOURCE GOOGLE MAPS



Plots 5, 11, 12 & 13	<b>THE MONTACUTE</b>
Plots 6, 7 & 10	<b>THE HESTERCOMBE</b>
Plot 9	<b>THE COTHAY</b>
Plots 4, 16, 19 & 27	<b>THE HALSWAY</b>
Plots 1, 8 & 28	<b>THE COLERIDGE</b>
Plots 15, 17 & 18	<b>THE BARRINGTON</b>
Plots 2, 3 & 14	<b>FIRST HOMES</b>
Plots 20-26	<b>AFFORDABLE HOMES</b>

Maps not to scale, distances approximate only.

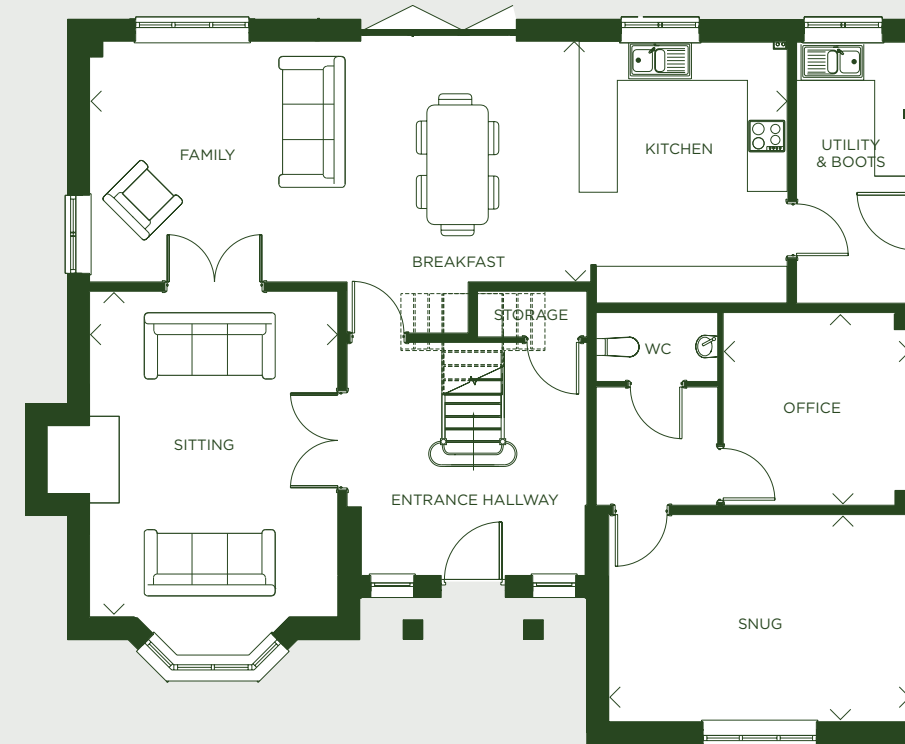
The development layout has been produced using computer generated imagery for illustrative purposes only and is not to scale. It does not accurately show details of property finishes, gradients of land, boundary and surface treatments, street lighting or landscaping. It is our intention to build in accordance with this layout, however there may be some occasions where changes are required as the development progresses. Consult with the sales representative for the latest details, prior to committing to a purchase.

INTRODUCING  
**THE MONTACUTE**



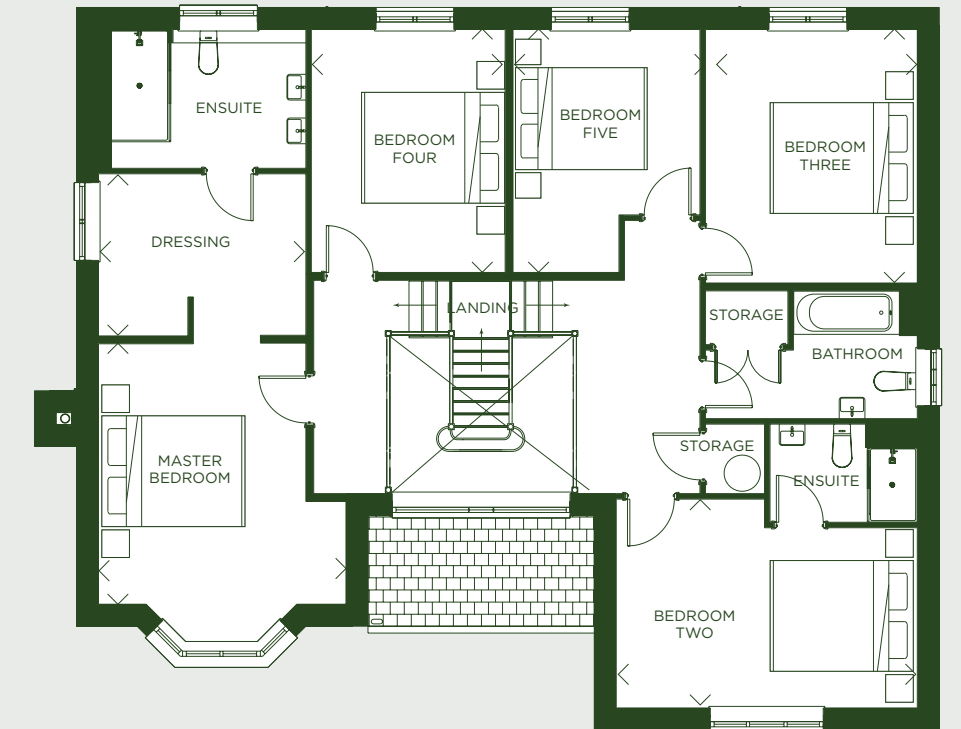
A beautifully appointed  
five bedroom detached home.

**PLOTS 5, 11, 12 & 13**



**GROUND FLOOR**

<b>FAMILY/BREAKFAST/KITCHEN</b>	7.17m x 6.38m	23'6" x 20'11"
<b>SITTING</b>	7.17m x 6.38m	23'6" x 20'11"
<b>SNUG</b>	7.17m x 6.38m	23'6" x 20'11"
<b>OFFICE</b>	7.17m x 6.38m	23'6" x 20'11"



**FIRST FLOOR**

<b>MASTER BEDROOM</b>	7.17m x 6.38m	23'6" x 20'11"
<b>BEDROOM 2</b>	7.17m x 6.38m	23'6" x 20'11"
<b>BEDROOM 3</b>	7.17m x 6.38m	23'6" x 20'11"
<b>BEDROOM 4</b>	7.17m x 6.38m	23'6" x 20'11"
<b>BEDROOM 5</b>	7.17m x 6.38m	23'6" x 20'11"

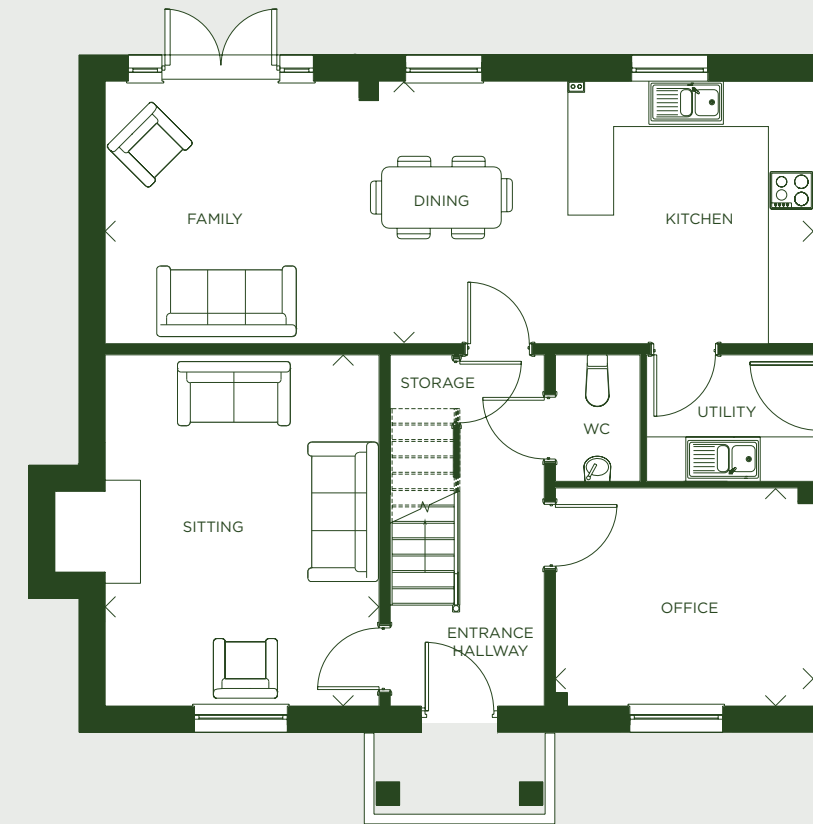
The Montacute 2681 total sqft/249 total sqm

INTRODUCING  
**THE HESTERCOMBE**



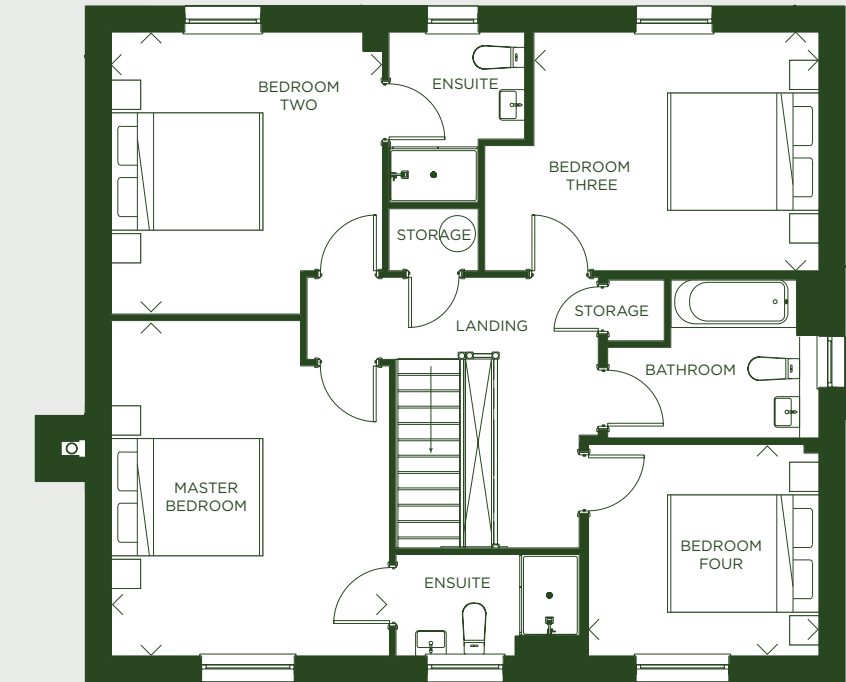
A beautifully appointed  
four bedroom detached home.

**PLOTS 6, 7 & 10**



**GROUND FLOOR**

<b>FAMILY/DINING/KITCHEN</b>	7.17m x 6.38m	23'6" x 20'11"
<b>SITTING</b>	7.17m x 6.38m	23'6" x 20'11"
<b>OFFICE</b>	7.17m x 6.38m	23'6" x 20'11"



**FIRST FLOOR**

<b>MASTER BEDROOM</b>	7.17m x 6.38m	23'6" x 20'11"
<b>BEDROOM 2</b>	7.17m x 6.38m	23'6" x 20'11"
<b>BEDROOM 3</b>	7.17m x 6.38m	23'6" x 20'11"
<b>BEDROOM 4</b>	7.17m x 6.38m	23'6" x 20'11"

The Hestercombe 1722 total sqft/160 total sqm

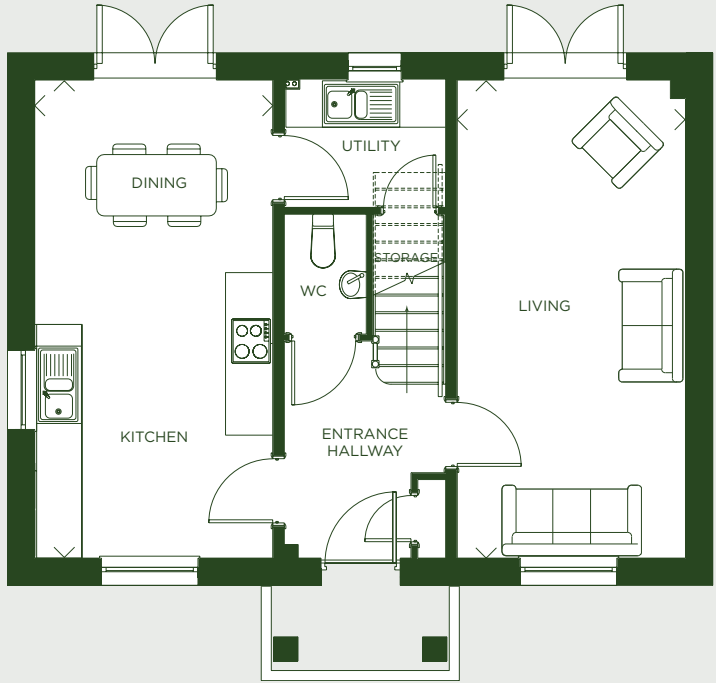
INTRODUCING  
**THE COTHAY**



CGI for illustrative purpose only.

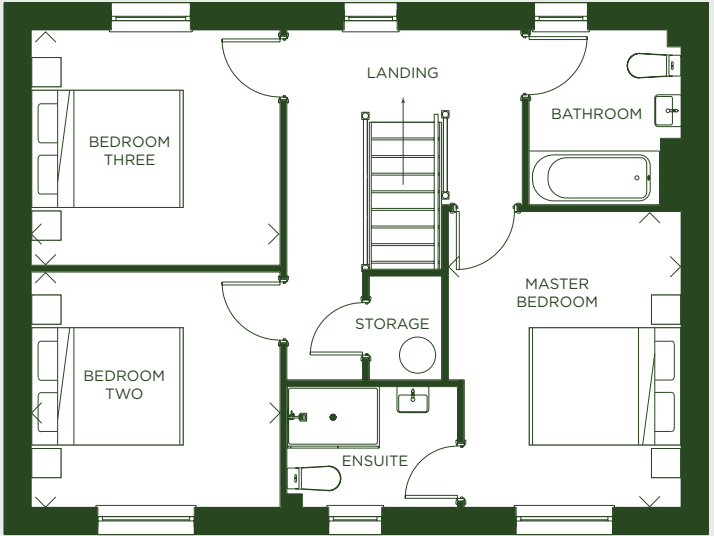
A beautifully appointed  
three bedroom detached home.

**PLOT 9**



**GROUND FLOOR**

DINING/KITCHEN	7.17m x 6.38m	23'6" x 20'11"
LIVING	7.17m x 6.38m	23'6" x 20'11"



**FIRST FLOOR**

MASTER BEDROOM	7.17m x 6.38m	23'6" x 20'11"
BEDROOM 2	7.17m x 6.38m	23'6" x 20'11"
BEDROOM 3	7.17m x 6.38m	23'6" x 20'11"

The Cothay 1131 total sqft/105 total sqm

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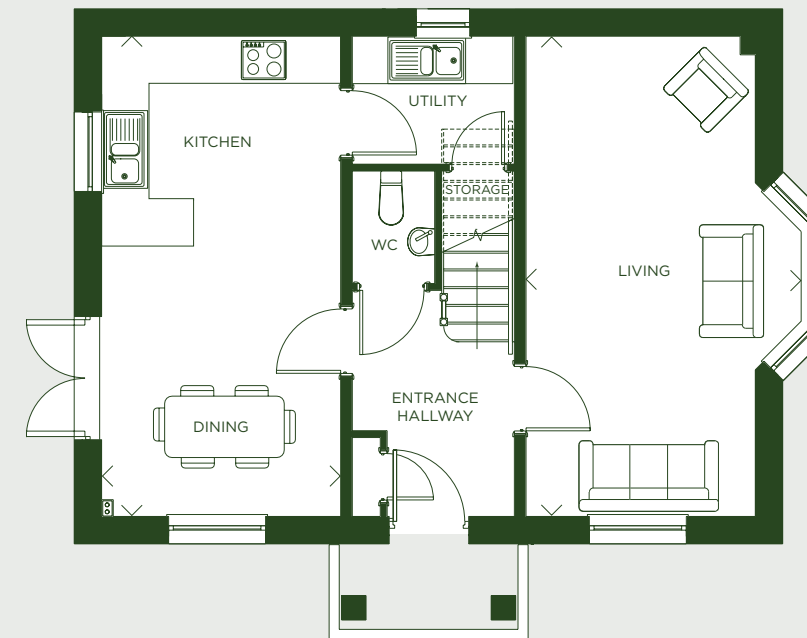
INTRODUCING  
**THE HALSWAY**



CGI for illustrative purpose only.

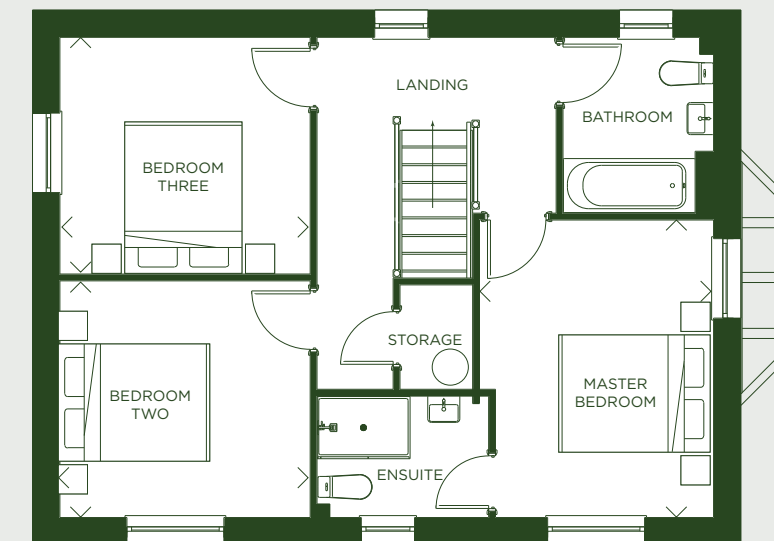
A beautifully appointed  
three bedroom detached home.

**PLOTS 4, 16, 19 & 27**



**GROUND FLOOR**

DINING/KITCHEN	7.17m x 6.38m	23'6" x 20'11"
LIVING	7.17m x 6.38m	23'6" x 20'11"



**FIRST FLOOR**

MASTER BEDROOM	7.17m x 6.38m	23'6" x 20'11"
BEDROOM 2	7.17m x 6.38m	23'6" x 20'11"
BEDROOM 3	7.17m x 6.38m	23'6" x 20'11"

The Halsway 1131 total sqft/105 total sqm

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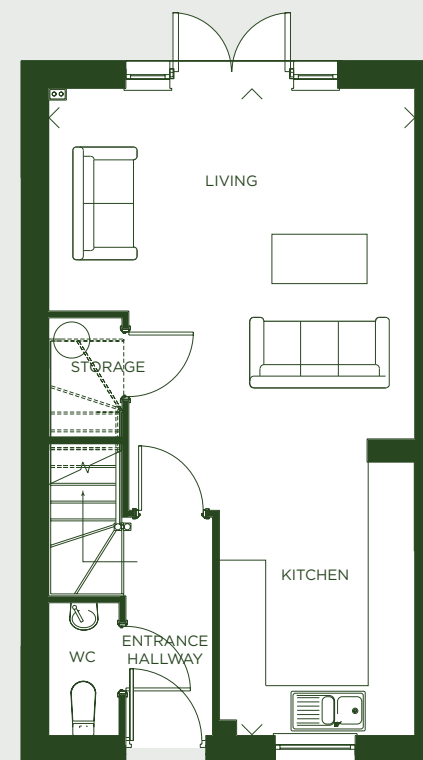
INTRODUCING  
**THE COLERIDGE**



CGI for illustrative purpose only.

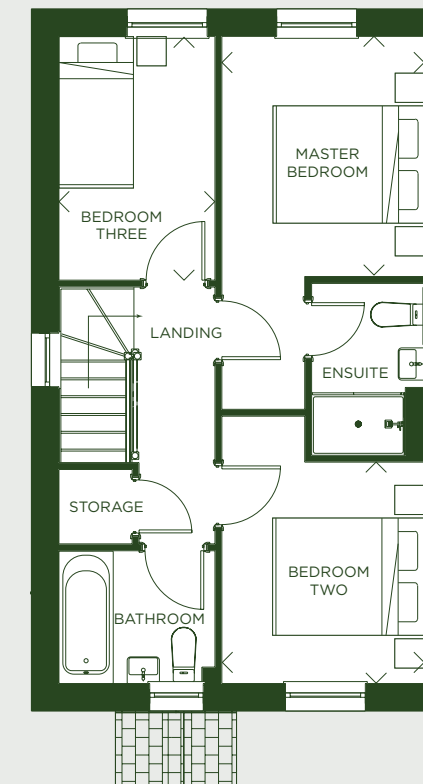
A beautifully appointed  
three bedroom semi-detached home.

**PLOTS 1, 8 & 28**



**GROUND FLOOR**

KITCHEN	7.17m x 6.38m	23'6" x 20'11"
LIVING	7.17m x 6.38m	23'6" x 20'11"



**FIRST FLOOR**

MASTER BEDROOM	7.17m x 6.38m	23'6" x 20'11"
BEDROOM 2	7.17m x 6.38m	23'6" x 20'11"
BEDROOM 3	7.17m x 6.38m	23'6" x 20'11"

The Coleridge 835 total sqft/77.6 total sqm

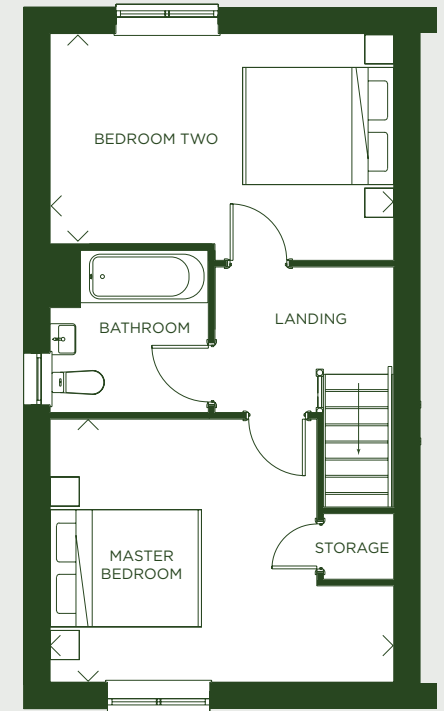
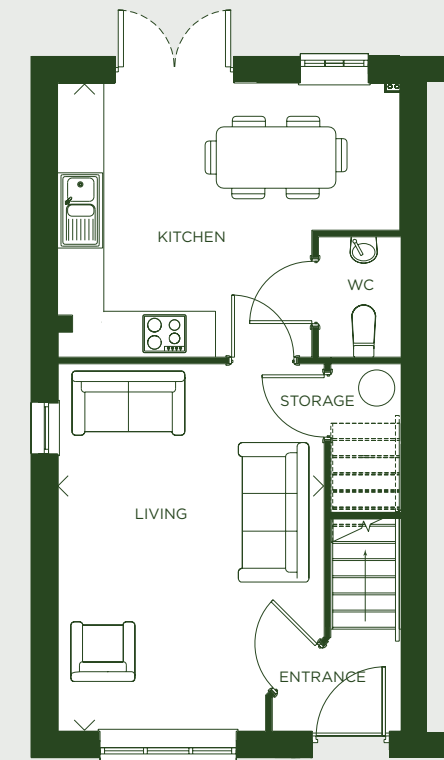
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INTRODUCING  
**THE BARRINGTON**



A beautifully appointed two bedroom semi-detached home.

**PLOTS 15, 17 & 18**



**GROUND FLOOR**

LIVING/KITCHEN	7.17m x 6.38m	23'6" x 20'11"
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**FIRST FLOOR**

MASTER BEDROOM	7.17m x 6.38m	23'6" x 20'11"
BEDROOM 2	7.17m x 6.38m	23'6" x 20'11"

The Barrington 848 total sqft/78 total sqm

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Street view showing numbers 16, 19, 27 and 28 Neroche Meadows.

SPECIFICATION			
	MONTACUTE	HASLWAY, COTHAY & HESTERCOMBE	BARRINGTON & COLERIDGE
<b>SUSTAINABILITY</b>			
Electric vehicle charging point	•	•	•
Air source heat pump	•	•	•
Excellent insulation levels throughout to meet modern energy standards, predicted EPC rating B	•	•	•
<b>KITCHEN AND UTILITY</b>			
Choice* of premium shaker-style cabinets with soft close hinges	•	•	•
Choice* of Quartz worktops and up-stands to kitchen	•	•	
Ceramic 1.5 bowl undermounted sink with swan neck mixer tap	•	•	
Choice* of laminate worktop to kitchen			•
Inset stainless steel 1.5 bowl sink with swan neck mixer tap	•		•
Choice* of laminate worktop to utility	•	•	•
AEG Induction Hob with cooker hood over	•	•	•
AEG double oven	•	•	
AEG single oven			•
AEG fridge freezer	•	•	
AEG dishwasher	•	•	
Under pelmet lighting	•		
<b>BATHROOM, EN-SUITES AND CLOAKROOM</b>			
Premium contemporary white sanitaryware	•	•	•
Vado brassware	•	•	•
Choice* of premium ceramic wall tiling from Porcelanosa with brushed chrome trim	•	•	•
Thermostatic dual head rainfall shower to ensuite shower	•	•	
Showers over bath with rimless shower screen	•	•	•
Vanity unit to bathroom and master en-suite	•		
Heated towel radiators	•	•	•
Mirrors with shaver socket	•		

	MONTACUTE	HASLWAY, COTHAY & HESTERCOMBE	BARRINGTON & COLERIDGE
<b>JOINERY AND FLOORING</b>			
White cottage panel internal doors		•	•
Oak finish internal doors	•		
Staircase with white chamfered spindles and Oak handrail	•	•	•
Karndean flooring to kitchen/diner, utility, cloakroom, bathroom and ensuites.	•	•	•
<b>HEATING AND ELECTRICS</b>			
Underfloor heating to ground floor	•	•	
NEST smart heating controls	•	•	•
Multi-fuel burner with slate hearth (to Montacute and Hestercombe only)	•	•	
Capable of ultrafast fibre broadband	•	•	•
<b>OUTDOOR</b>			
Patio and turf to rear garden†	•	•	•
Landscaped front garden†	•	•	•
Power and light to garage where applicable†	•	•	•
Outdoor tap	•	•	•
Slate house number plaque	•	•	•
Outside barn style light	•	•	•
<b>WARRANTY</b>			
10-year LABC new home warranty	•	•	•

\*WHERE APPLICABLE TO SPECIFIC PLOT, REFER TO WORKING DRAWINGS FOR LOCATIONS.

At Neroche Meadows, meticulous attention to every detail extends from the design and build, right through to the quality of the internal specification.

**AEG** PORCELANOSA WolfstoneLeigh

\*Choice from selected ranges and dependant on stage of construction.

\*\*Please consult with sales representative to confirm specific plot information.

†Selected plots only

The specification shown is as intended at time of going to print, however changes may be required as the development progresses, consult with the sales representative for the latest and plot specific details, prior to committing to a purchase.

# At Neroche Meadows, sustainability is at the heart of every home.

Built with eco-friendly features and forward-thinking design, each home is crafted to minimise environmental impact without compromising comfort.

All homes benefit from air source heat pumps, ensuring highly efficient heating and reduced energy consumption. Select homes—The Montacute, Hestercombe, Cothay and Halsway—feature underfloor heating, offering an additional layer of warmth and efficiency. Electric vehicle charging points come as standard for all properties, supporting a sustainable lifestyle.

Beyond the homes themselves, Neroche Meadows embraces nature throughout the development. Thoughtful landscaping with extensive new planting enhances the meadows to the south, including 54 new trees. Complemented by the attractively designed attenuation pond, which sustainably manages surface water and supports biodiversity. Existing hedgerows have been carefully retained, helping to preserve the area's varied wildlife.

But it does not stop there, these new homes will be significantly more energy-efficient than older properties, delivering up to 50% savings on utility costs and emitting 67% less carbon\*. With sustainability woven into every aspect, Neroche Meadows sets a new standard for greener, more energy-efficient living in the heart of Somerset, making it a smart choice for your future.

As part of our commitment to the wider community, we are contributing £270,000\*\* to the local community for infrastructure and education, ensuring that Broadway and the surrounding areas thrive for generations to come.



CGI added to photography for illustrative purpose only.

## BUILDING HOMES WITH PURPOSE

Working in partnership, LiveWest and Higdon Homes are proud to bring Neroche Meadows to Broadway – a development designed for modern living, built with care and created to stand the test of time.

At LiveWest, we believe in a home for everyone. At our heart, we are a people business, the largest housing association in the South West. For over 40 years, we have provided quality homes from the shores of Cornwall to the rolling Gloucestershire hills.

Buying a home from us makes a difference, our success as a business allows us to re-invest any profits generated from new homes back into our growing portfolio of affordable homes and the vibrant

communities we build and support, ensuring more people have access to well-designed, sustainable homes.

Our commitment to openness, honesty and fairness underpins everything we do. From your first enquiry to the day you receive your keys – and beyond – we are committed to providing outstanding customer care and aftercare support, helping to make your home-buying journey as smooth and enjoyable as possible.

With a strong reputation for building high-quality homes, Higdon Homes pride themselves on being a professional house-builder with a commitment to craftsmanship and community. A Somerset based business, they build exceptional design-led homes

that celebrate local character and timeless beauty. Every development reflects their dedication to thoughtful architecture and attention to detail, creating homes that are not only beautiful, but built to last.

**LiveWest**  
A home for everyone

*working in partnership with*

**HIGDON  
HOMES**



Protection for new-build home buyers

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Branding and Design by Oakfield. oakfield-dc.com