



# Mendip Orchard

COMPTON MARTIN

AN EXCLUSIVE DEVELOPMENT OF TEN  
2, 3 & 4 BEDROOM HOMES



On the northern edge of the Mendip Hills, this former orchard now comprises a rare and exclusive collection of 2, 3 and 4 bedroom homes.

Compton Martin is one of the most sought-after villages in Somerset. Surrounded by undulating hills and apple orchards, but still with easy access to Bristol, Bath and Wells.

A contemporary development in a gorgeous village location within the Area of Outstanding National Beauty, where the limestone hills give way to the lakes of the Chew Valley, this is a truly rare opportunity.

Take advantage of the first chance in years to purchase properties of this calibre in the village. An exciting opportunity.

The high level of design and detail, both inside and out, has been carefully

considered by our interior design team. This ensures you can make the most of the space in your new home. You'll be living in a gorgeous historic village location, but without any of the hassle of maintaining a period home.

Each home benefits from private parking and generous gardens.



Computer Generated Image showing Plots 1, 2, 3 and 4 at Mendip Orchard.



# Enjoying the best of country life.

This quintessentially British village, complete with village pond, has everything you would expect from local life. There is a thriving local community that centres around the traditional amenities of the Post Office, village hall and local pub. You'll be able to enjoy Yoga and Pilates classes within walking distance of home.

The Ring O' Bells pub is something of an institution in the village, with a landlord who is very well connected in the music industry. The traditional inglenook fireplace, flagstone floor, leather armchairs and upright piano hosts a range of comedy, music and community events. They have even been known to host the occasional impromptu gig from the likes of Kylie and Gorillaz, amongst others!

Whilst you're tucked away in this beautiful village setting, you can also access nearby Chew Magna for all the prime amenities on its high street. Neighbouring West Harptree is just a stone's throw away, where you will find the GP surgery, dentist and renowned village stores with delicatessen. The cathedral city of Wells has twice weekly farmers' markets, and is just nine miles to the south.

Nearby Blagdon Cricket Club, is the hub of the village. Boasting three senior sides, they also have a thriving youth section and offer a warm welcome for both spectators and players alike.

Compton Martin is perfectly located for excellent primary and secondary schools. Ubley and East Harptree primary schools are both less than two miles away, with Chew Valley School being the local secondary. For private schooling, both Wells Cathedral School and Sidcot are close by, with the options of the likes of Bristol Grammar School and Clifton College in the wider area.



From top left:  
The Ring O' Bells is the unlikely venue for impromptu gigs from music's biggest stars. Nearby Blagdon boasts three senior as well as junior cricket teams. Compton Martin's village duck pond looking towards St Michael's church. Wavering Down with Crook Peak beyond in the Mendip Hills. Popular Village classes include Yoga and Pilates.

## Looking out to the lakes, hills and cities beyond.

South of Bristol and rising above the Somerset Levels, the Mendip Hills AONB is one of England's most special places.

Enjoy exploring the ancient monuments scattered across the hilltops and fields criss-crossed with drystone walls, through to the steep gorges. As you would expect from an Area of Outstanding Natural Beauty, there is plenty of wildlife amongst the grasslands and wooded areas.

Chew Valley and Blagdon Lakes provide the ideal spots to enjoy fishing of an international standard, whilst the bird life is thriving with many rare species coming and going throughout the year. You also have the chance to explore the lakes by sailing.

The regional hubs of Bristol and Bath are both easily commutable, whether for work or pleasure. Bristol is just 10 miles north, with Bath 14 miles to the east. Shopping, restaurants and theatres are in an abundance at each, along with the regional city of Wells closer to home.

The train links from Bristol Temple Meads and Bath Spa will take you to London Paddington in just over 90 minutes. They are also well served by cross country links for travel further afield. Take the connection from nearby Nailsea and Backwell station and you will be at Bristol Temple Meads in just over 10 minutes.

This is rural living but with the city on your doorstep, the best of both worlds.



Courtesy of Cheddar Gorge & Caves



From top left:  
Harvey Nichols at Quakers Friars,  
Bristol. Somerset's famous  
Cheddar Gorge. River Avon and  
historic city of Bath. Blagdon Lake  
acts as a fishing lake and nature  
reserve. Wells Cathedral is set in  
the medieval heart of England's  
smallest city.

MENDIP ORCHARD



Mendip Orchard, The Street,  
Compton Martin, Bristol BS40 6JF

DIRECTIONS FROM CENTRAL BRISTOL

Take the Bishopsworth Road through Bishopsworth, then follow the B3114 signposted to Dundry, Chew Magna and Chew Stoke. At the junction of the A368 take a right into Compton Martin village with Mendip Orchard situated on the right, 200 metres after The Ring O' Bells.

DIRECTIONS FROM CENTRAL BATH

Take the A36 signposted to Corston, followed by the A39 through Marksbury, followed by the A368 into Compton Martin village. Mendip Orchard is situated on the right, 200 metres after The Ring O' Bells.

DIRECTIONS FROM CENTRAL WELLS

Take the A39, Old Bristol Road, through Milton, followed by B3134 Gibbets Brow. On Harptree Hill, at the junction with the A368, turn left into Compton Martin village. Mendip Orchard is situated on the right, 200 metres after The Ring O' Bells.





**1** A four bedroom detached home.

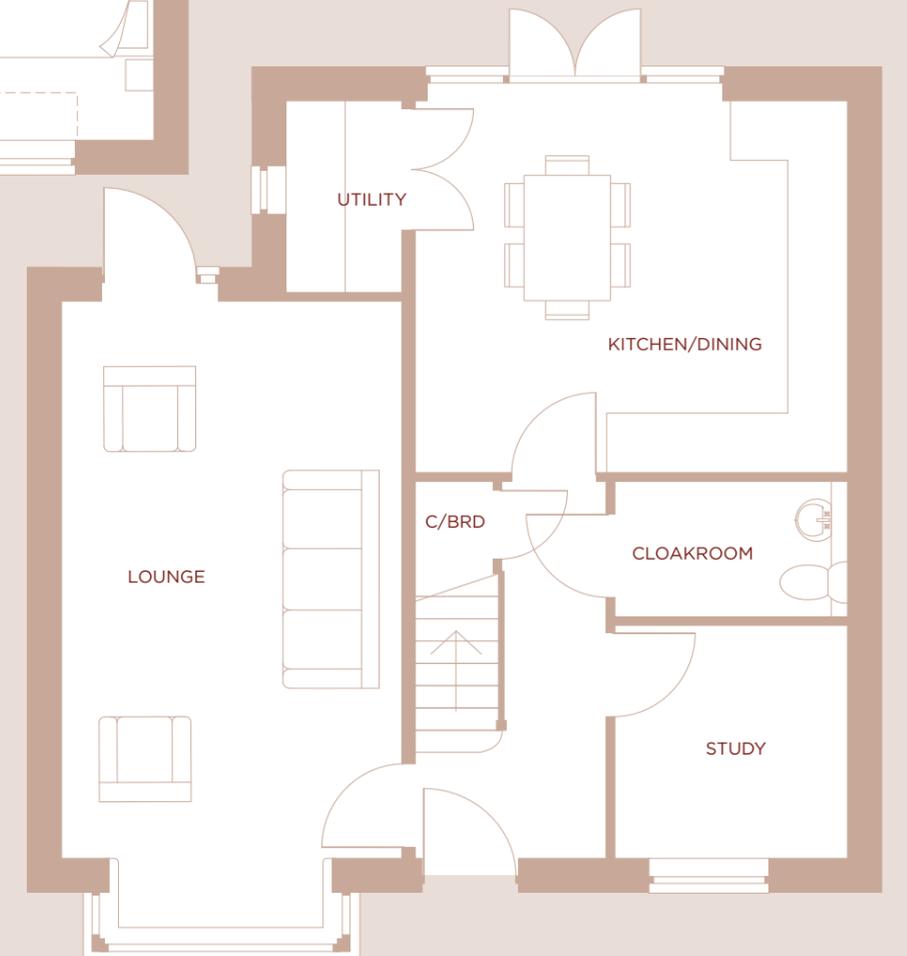


**FIRST FLOOR**

<b>MASTER BEDROOM</b>	3519mm x 3433mm	11'5" x 11'3"
<b>BEDROOM 2</b>	3490mm x 2910mm	11'5" x 9'5"
<b>BEDROOM 3</b>	3367mm x 2747mm	11'0" x 9'0"
<b>BEDROOM 4</b>	2796mm x 2174mm	9'2" x 7'1"

**GROUND FLOOR**

<b>LOUNGE</b>	5670mm x 3450mm	18'6" x 11'3"
<b>KITCHEN/DINING</b>	4370mm x 3772mm	14'3" x 12'4"
<b>STUDY</b>	2398mm x 2360mm	7'9" x 7'7"

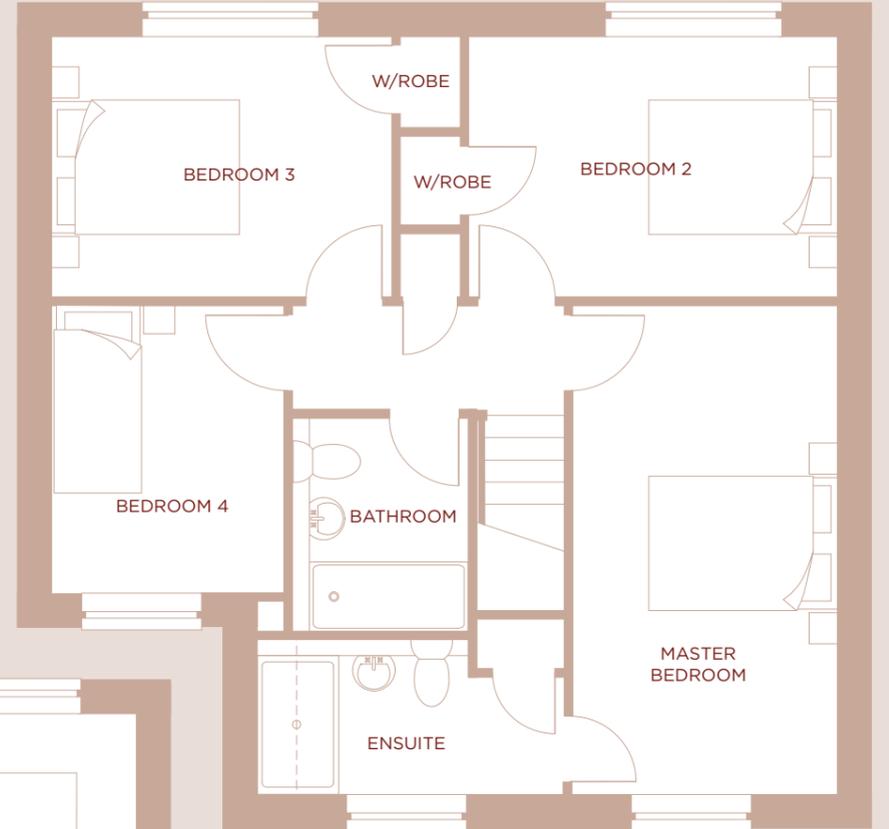




**2** A four bedroom detached home.

**FIRST FLOOR**

<b>MASTER BEDROOM</b>	4964mm x 2693mm	16'3" x 8'8"
<b>BEDROOM 2</b>	3732mm x 2642mm	12'2" x 8'6"
<b>BEDROOM 3</b>	3732mm x 2642mm	12'2" x 8'6"
<b>BEDROOM 4</b>	2940mm x 2352mm	9'6" x 7'7"

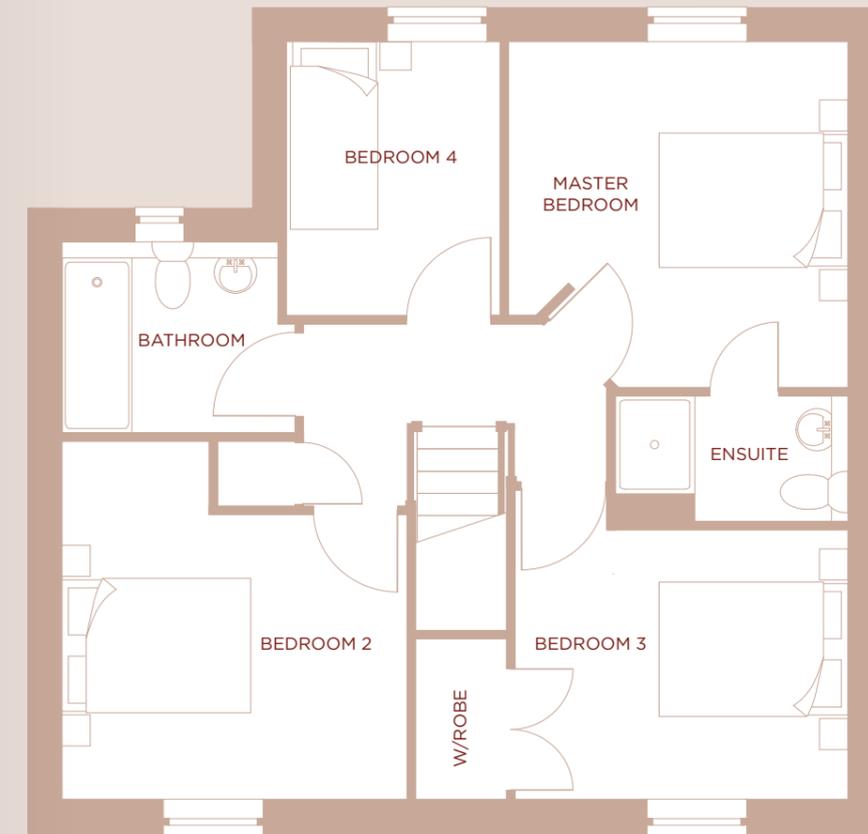


**GROUND FLOOR**

<b>LOUNGE</b>	5695mm x 3156mm	18'7" x 10'4"
<b>KITCHEN/DINING</b>	4303mm x 3716mm	14'1" x 12'2"
<b>STUDY</b>	2828mm x 2693mm	9'3" x 8'8"



**3** A four bedroom detached home.

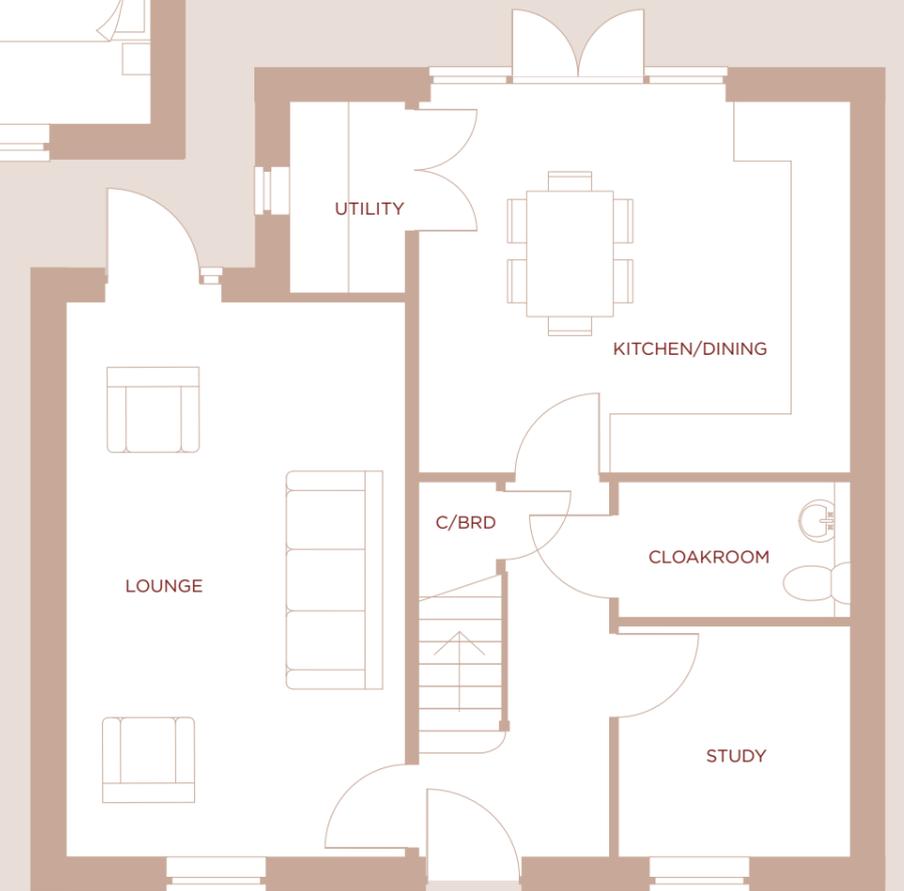


**FIRST FLOOR**

<b>MASTER BEDROOM</b>	3520mm x 3433mm	11'5" x 11'3"
<b>BEDROOM 2</b>	3490mm x 2910mm	11'5" x 9'5"
<b>BEDROOM 3</b>	3367mm x 2750mm	11'0" x 9'0"
<b>BEDROOM 4</b>	2796mm x 2174mm	9'2" x 7'1"

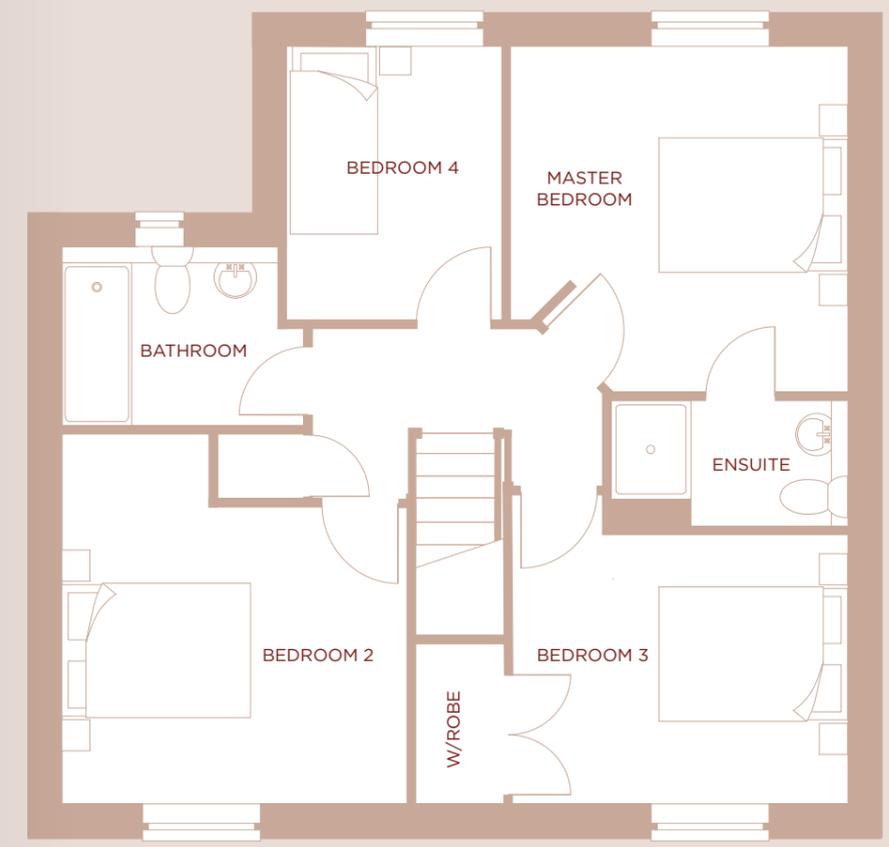
**GROUND FLOOR**

<b>LOUNGE</b>	5670mm x 3450mm	18'6" x 11'3"
<b>KITCHEN/DINING</b>	4370mm x 3788mm	14'3" x 12'4"
<b>STUDY</b>	2382mm x 2360mm	7'8" x 7'7"





4 A four bedroom detached home.



**FIRST FLOOR**

<b>MASTER BEDROOM</b>	3409mm x 3519mm	11'2" x 11'5"
<b>BEDROOM 2</b>	3490mm x 3026mm	11'5" x 9'9"
<b>BEDROOM 3</b>	3407mm x 3152mm	11'2" x 10'3"
<b>BEDROOM 4</b>	2796mm x 2198mm	9'2" x 7'2"

**GROUND FLOOR**

<b>LOUNGE</b>	5670mm x 3450mm	18'6" x 11'3"
<b>KITCHEN/DINING</b>	4370mm x 3792mm	14'3" x 12'4"
<b>STUDY</b>	2702mm x 2400mm	8'9" x 7'9"

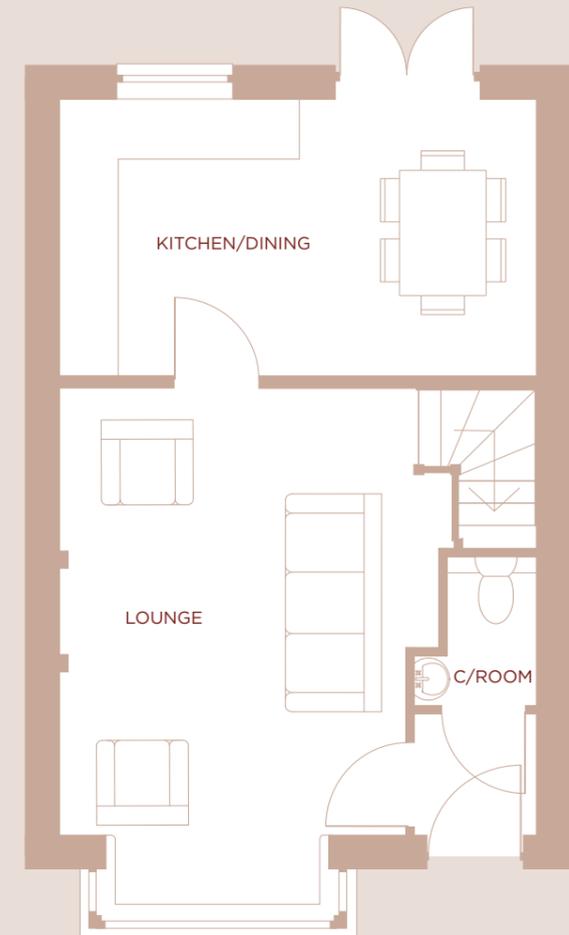




Computer Generated Image showing Plots 7 to 10 at Mendip Orchard.

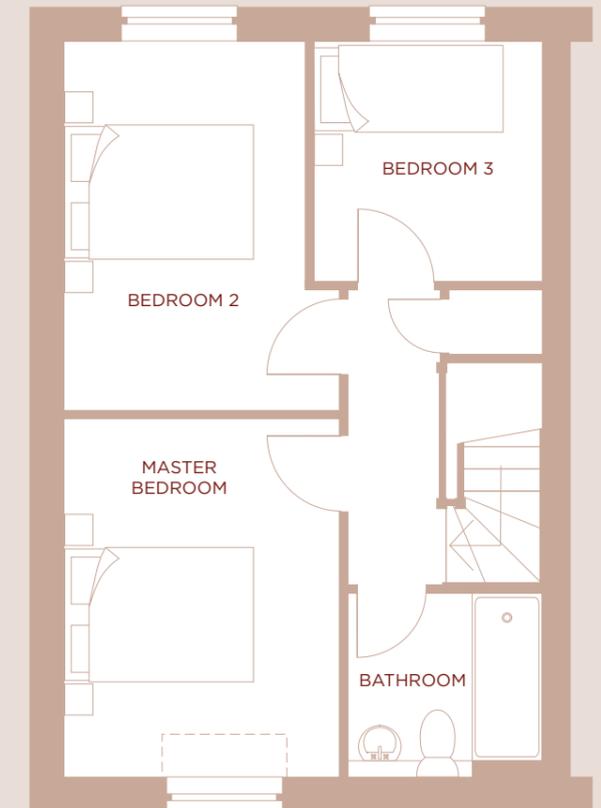


5 A three bedroom end terrace home.



**GROUND FLOOR**

<b>LOUNGE</b>	4549mm x 3841mm	14'9" x 12'6"
<b>KITCHEN/DINING</b>	4833mm x 2822mm	15'9" x 9'3"



**FIRST FLOOR**

<b>MASTER BEDROOM</b>	3650mm x 2791mm	12'0" x 9'2"
<b>BEDROOM 2</b>	3757mm x 2450mm	12'3" x 8'0"
<b>BEDROOM 3</b>	2450mm x 2337mm	8'0" x 7'7"



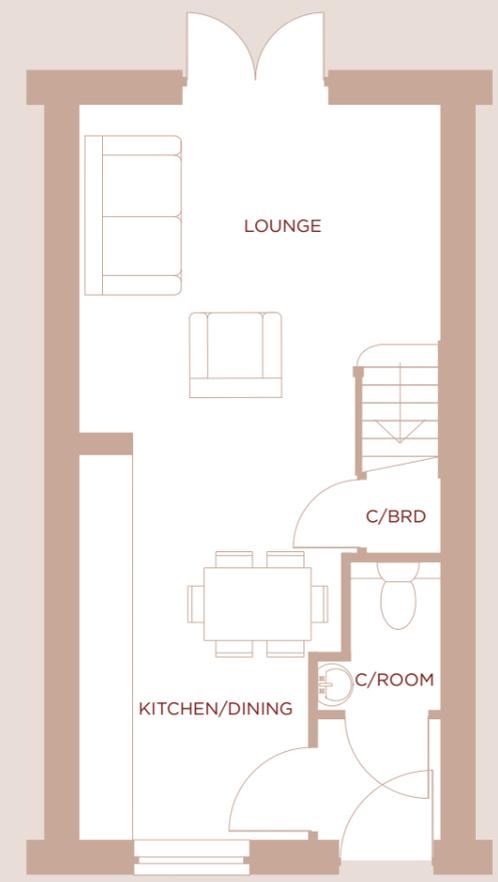
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A two bedroom mid terrace home.

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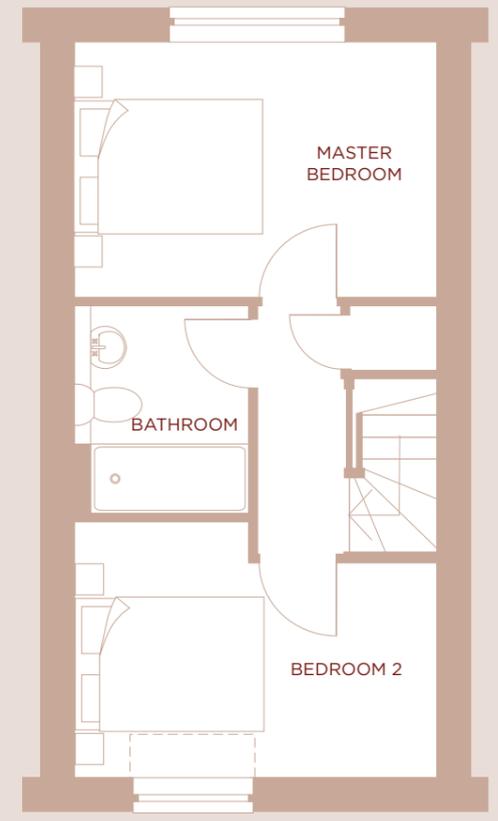
A two bedroom mid terrace home.

CGI for illustrative purposes only.



**GROUND FLOOR**

<b>LOUNGE</b>	3342mm x 3718mm	11'0" x 12'2"
<b>KITCHEN/DINING</b>	3928mm x 2727mm	12'9" x 8.9"



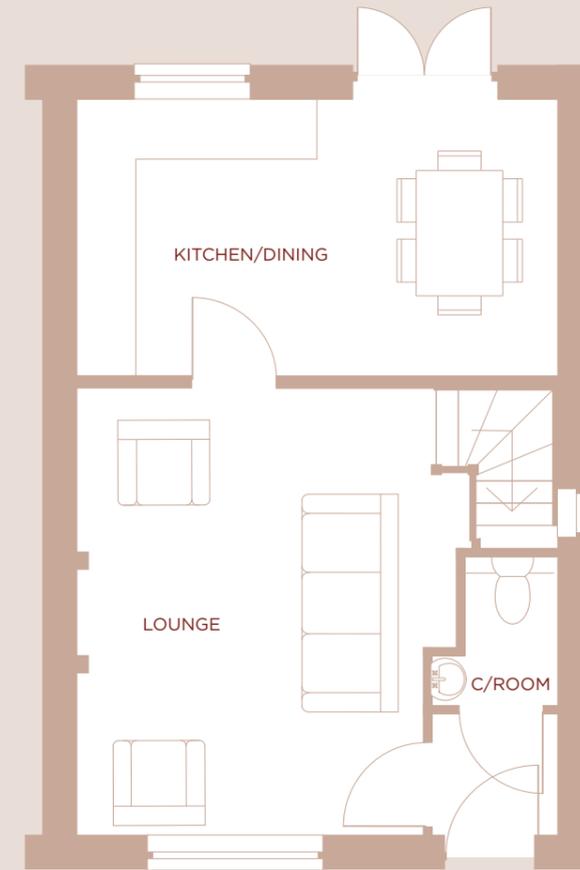
**FIRST FLOOR**

<b>MASTER BEDROOM</b>	3718mm x 2613mm	12'2" x 8'6"
<b>BEDROOM 2</b>	3718mm x 2607mm	12'2" x 8'6"



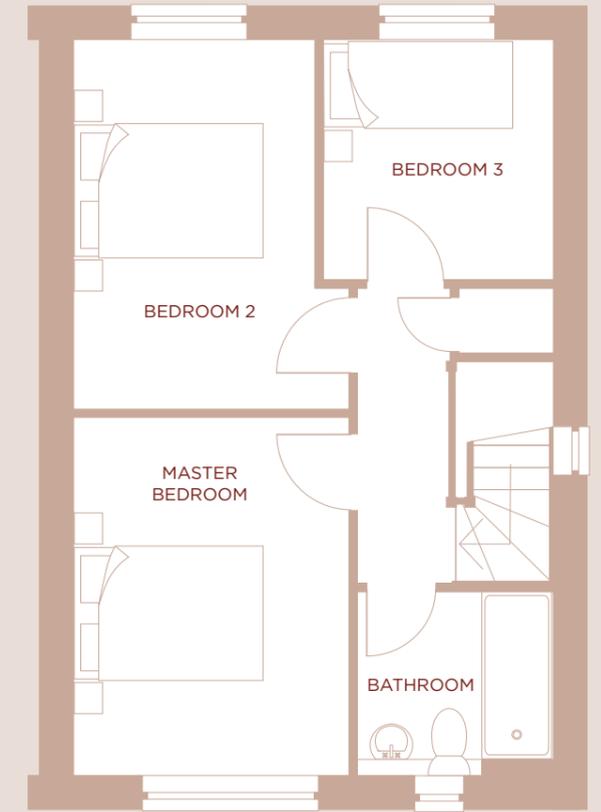
A three bedroom end terrace home.

7



**GROUND FLOOR**

<b>LOUNGE</b>	4549mm x 3842mm	14'9" x 12'6"
<b>KITCHEN/DINING</b>	4833mm x 2822mm	15'9" x 9'3"



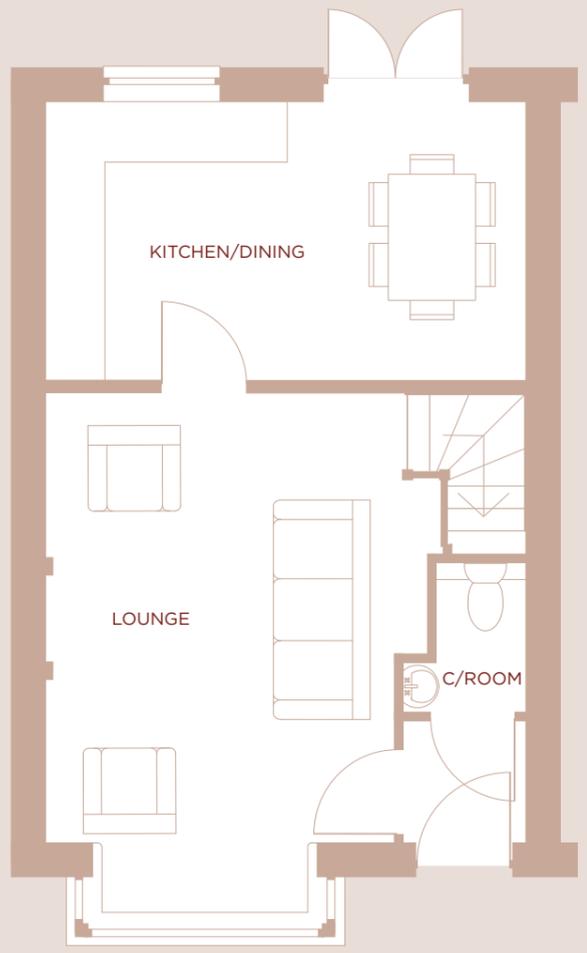
**FIRST FLOOR**

<b>MASTER BEDROOM</b>	3651mm x 2792mm	12'0" x 9'2"
<b>BEDROOM 2</b>	3757mm x 2432mm	12'3" x 8'0"
<b>BEDROOM 3</b>	2450mm x 2337mm	8'0" x 7'7"



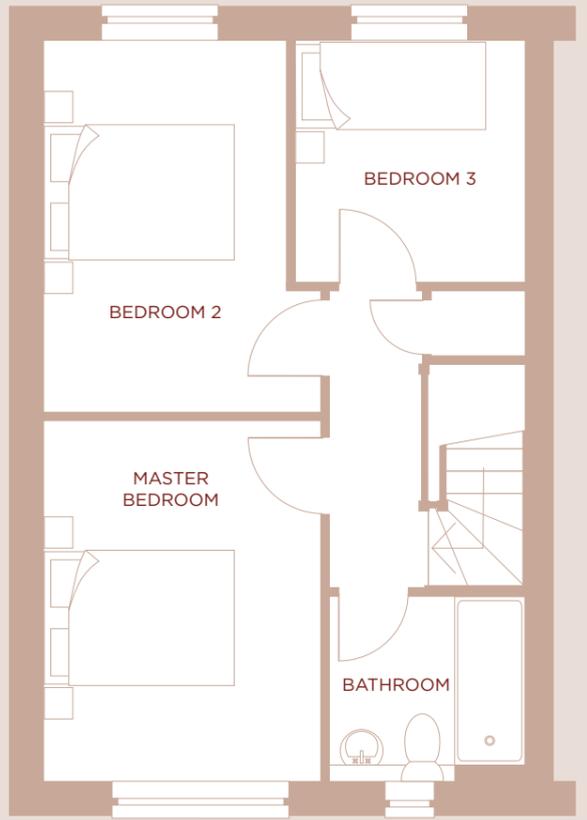


8 A three bedroom end terrace home.



**GROUND FLOOR**

<b>LOUNGE</b>	4549mm x 3841mm	14'9" x 12'6"
<b>KITCHEN/DINING</b>	4833mm x 2822mm	15'9" x 9'3"

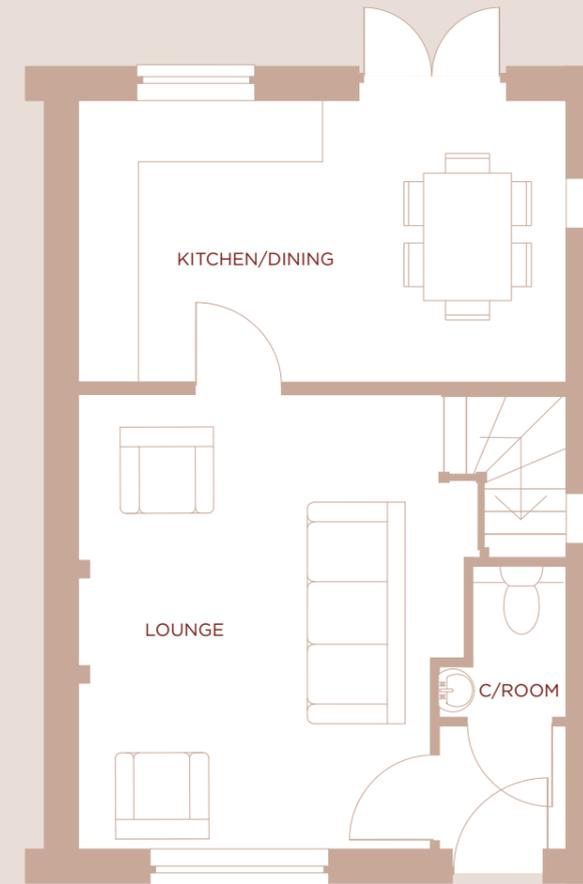


**FIRST FLOOR**

<b>MASTER BEDROOM</b>	3650mm x 2791mm	12'0" x 9'2"
<b>BEDROOM 2</b>	3757mm x 2450mm	12'3" x 8'0"
<b>BEDROOM 3</b>	2450mm x 2337mm	8'0" x 7'7"

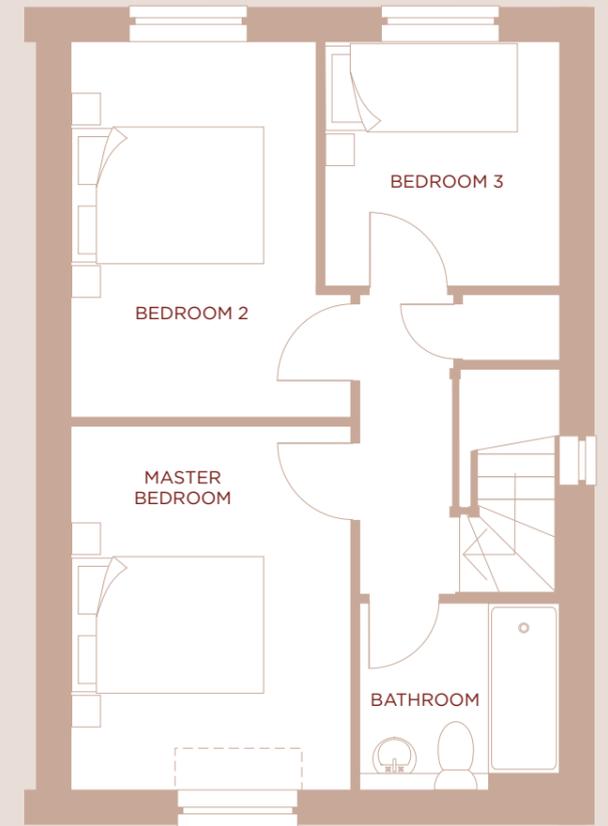


**10** A three bedroom end terrace home.



#### GROUND FLOOR

<b>LOUNGE</b>	4549mm x 3842mm	14'9" x 12'6"
<b>KITCHEN/DINING</b>	4833mm x 2822mm	15'9" x 9'3"



#### FIRST FLOOR

<b>MASTER BEDROOM</b>	3650mm x 2792mm	12'0" x 9'2"
<b>BEDROOM 2</b>	3757mm x 2432mm	12'3" x 8'0"
<b>BEDROOM 3</b>	2450mm x 2337mm	8'0" x 7'7"



# The Specification

## KITCHENS

- Fully fitted modern kitchen (*Door colour choice available subject to build*)
- Quartzform worktops and upstands (*Colour choice available subject to build*)
- Laminate worktop in utility rooms
- Stainless steel sink and mixer tap
- Neff oven
- Neff gas hob
- Neff built in fridge freezer
- Neff cooker hood
- Neff dishwasher
- Soft closing doors and drawers

## BATHROOMS AND ENSUITES

- Hansgrohe mixer taps and shower heads
- Duravit concealed cistern WC and Geberit flush plate in chrome
- Duravit soft close toilet
- Chrome heated towel rails
- Single drawer vanity units in high gloss white for bathrooms and ensuites
- Merlyn glass shower screens to baths and showers
- LED Downlights to ceilings
- Porcelanosa contemporary ceramic floor and wall tiles (*Choice available subject to build*)

## INTERIOR FINISHES

- High quality painted doors
- Brushed stainless steel ironmongery
- Engineered wood flooring generally to hall, cloakroom, living, dining, kitchen & utility areas
- Carpet to bedroom areas, study, stairs & landings and living room if separate
- Walls and wood work finished in matt / eggshell emulsion in light shades

## HEATING

- Gas central heating

## ELECTRICAL

- Fibre to the door
- Pre wiring for television
- Telecoms connection to the living room and master bedroom
- Mains smoke detectors to hallways and heat detectors to kitchen areas

## EXTERNAL

- Parking
- Solar Panels
- Soft Landscaping Front and Rear
- Cold Water Taps

## WARRANTY

- All homes will benefit from a 10 year ICW structural warranty.

Mendip Orchard at Compton Martin is a Freemantle Development.

### FREEMANTLE DEVELOPMENTS

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Freemantle Developments is a privately owned Property Development Company based in Clifton, Bristol. Founded in 2002, Freemantle has established a reputation for innovation in residential property development. This is reflected in a portfolio of truly outstanding developments – 53 to date.

This experience, combined with their dynamic approach, has made Freemantle one of the region's leading property developers.

For more information visit [freemantledevelopments.co.uk](http://freemantledevelopments.co.uk)

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**ARCHITECT** David Cahill Design Consultants

**INTERIOR DESIGN** Joseph King Interiors

**CONTRACTORS** Tallagh Construction limited

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Mendip Orchard is a Freemantle Development

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