



ORCHARD MEADOWS





CGI for illustrative purposes only



Welcome

Orchard Meadows is a collection of 3, 4 and 5 bedroom luxury homes in Churchill village, North Somerset by Woodstock Homes, a trusted local developer with over 30 years' experience.

Orchard Meadows is a thoughtfully designed collection of 27 homes, offering a choice of 3, 4 and 5 bedroom layouts tailored to modern village living. With a focus on eco-conscious design and quality materials, each home reflects the unique character and setting of Churchill.

On the edge of the Mendip Hills and surrounded by North Somerset countryside, Churchill combines village character, green open space and a relaxed pace of life with excellent connections – a modern country setting for contemporary living.





Thatchers Cider



Strawberry Line



Cheddar Gorge



Rooted in Churchill

But perfectly placed to enjoy countryside, coast and city connections alike.

Orchard Meadows places you at the heart of one of North Somerset’s most desirable villages. Within minutes, you can be exploring the Mendip Hills, cycling the Strawberry Line, or enjoying family days out at the Mendip Activity Centre.

Churchill and nearby Sandford offer everyday village convenience and charm, complete with local shops, cafés, a doctor’s surgery, highly regarded schools, and welcoming pubs—including The Churchill Inn and Thatchers’ Railway Inn. Families are well served by excellent state and independent education, including Churchill Academy & Sixth Form, Sidcot School, and Wells Cathedral School. The cities of Bristol and Bath are within easy reach by car, while Bristol Airport is just 15 minutes away. Whether it’s coastal walks at Sand Bay, hikes around Cheddar Gorge, or evenings enjoying Bristol’s vibrant food and culture, **Orchard Meadows** offers a location designed for every stage of modern living:

Churchill Village & Thatcher’s Cider (walk)	5 mins
Mendip Activity Centre (car)	10 mins
Winscombe & Strawberry Line (car)	10 mins
Sand Bay Beach (car)	25 mins
Weston-super-Mare (car)	30 mins
Cheddar Gorge (car)	20 mins
Bristol Airport (car)	15 mins
Bristol City Centre (car)	40 mins



BRISTOL
CHANNEL

↑
BRISTOL

YATTON
RAILWAY
STATION
≡

YATTON

BRISTOL
AIRPORT

M5

WORLE
RAILWAY
STATION
≡

WESTON
SUPER
MARE
←

CONGRESBURY

WRINGTON

A38

LANGFORD

ORCHARD
MEADOWS

5 6 4
2

1

CHURCHILL

8

BLAGDON
LAKE

SANDFORD

BANWELL

VALLEY
OAKS

A38

BURRINGTON
COOMBE

CHEW →
VALLEY

WINSCOMBE

MENDIP HILLS

3

M5

7

CROOK
PEAK

AXBRIDGE

CHEDDAR

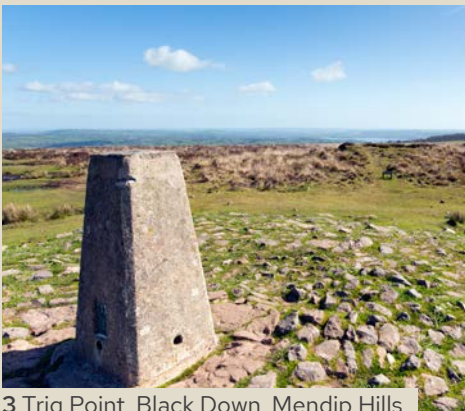
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1 Orchard Meadows



2 Railway Inn, Sandford



3 Trig Point, Black Down, Mendip Hills



4 Sandford Primary School



5 Strawberry Line North/South access



6 Thatchers



7 Winscombe RFC



8 Blagdon Lake



9 Cheddar village



At your leisure

Orchard Meadows combines village convenience, breathtaking countryside and outdoor adventure.

Life in Churchill is shaped by the outdoors. The Strawberry Line offers popular walking and cycling routes linking nearby villages, while the Mendip Hills provide miles of scenic trails through historic woodlands and exhilarating mountain bike routes.

Weekend plans might mean coffee in Winscombe or brunch at The Boathouse, Uphill after a coastal walk. The historic city of Wells is also just a short drive away, offering a vibrant mix of independent shops, eateries, and its famous cathedral. It's the perfect landscape to get together with family, friends (and dogs!) for a Sunday roast at The Swan Inn, Rowberrow after exploring the local trails. With excellent road connections keeping Bristol, Bath, and the wider South West comfortably within reach, **Orchard Meadows** is ideal for those seeking a more connected countryside lifestyle. It is a place where green space, community and modern living come together naturally.

Churchill Village Centre (walk)	8 mins
The Railway Inn, Thatchers Cider (walk)	10 mins
Strawberry Line Access (cycle)	8 mins
Winscombe Village (cycle)	15 mins
Burrington Combe (car)	15 mins
Rowberrow Trails & The Swan Inn (car)	18 mins
Uphill Beach & Nature Reserve (car)	30 mins
Clevedon Seafront (car)	35 mins
Bristol Airport (car)	15 mins

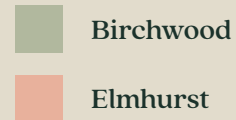


ORCHARD MEADOWS

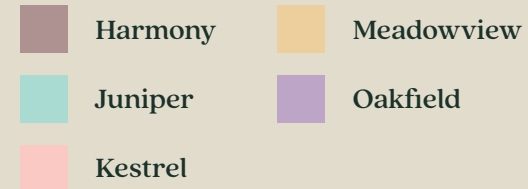
HILLIERS LANE • CHURCHILL
NORTH SOMERSET • BS25 5AW

Site plan

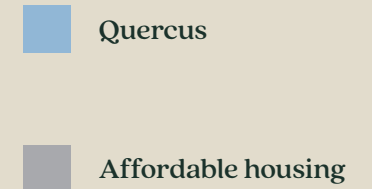
3 Bedroom Homes



4 Bedroom Homes



5 Bedroom Homes



This site plan is indicative only of the development. It is for general guidance and may be subject to change.



WOODSTOCK
HOMES





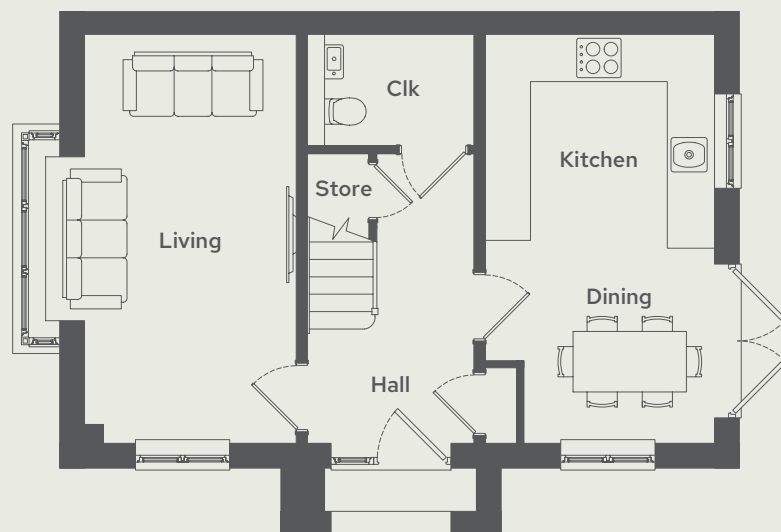


Birchwood

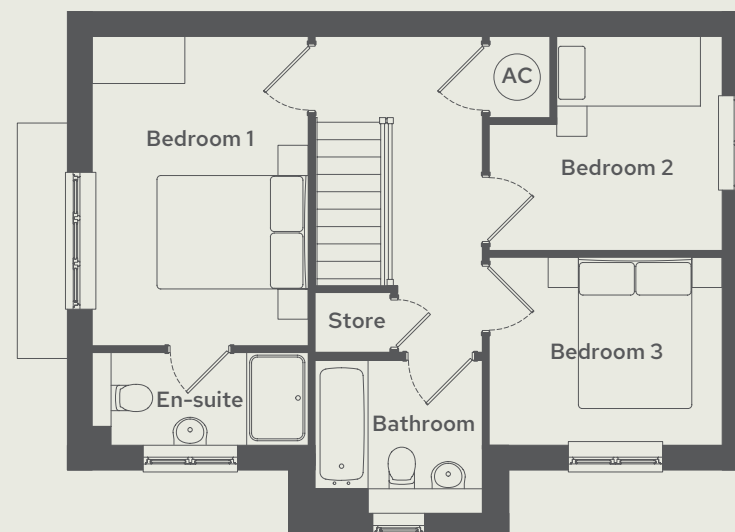
3 Bedroom Detached, 2 Parking Spaces Plots 3, 12 & 25*

*Featured CGI

-  Detached home
-  Kitchen / Dining
-  3 Bedrooms
-  Cycle store
-  Air Source Heat Pump
-  Underfloor heating
-  En-suite
-  Cloakroom
-  Solar panels
-  EV charging
-  Parking
-  991 sq ft



Ground Floor	Millimetres	Feet / inches
Living	5360 x 3338	17'7" x 10'11"
Kitchen / Dining	5360 x 3010	17'7" x 9'11"
Cloakroom	2200 x 1450	7'3" x 4'9"



First Floor	Millimetres	Feet / inches
Bedroom 1	4067 x 2832	13'4" x 9'4"
En-suite	2820 x 1200	9'3" x 3'11"
Bedroom 2	3057 x 2807	10'0" x 9'3"
Bedroom 3	3057 x 2460	10'0" x 8'1"
Bathroom	2210 x 2000	7'3" x 6'7"

DISCLAIMER Additional detailed floor plans/elevations are available on request. As each home is built individually, dimensions may vary by up to +/-50mm and internal finishes may differ slightly. Room sizes are maximums. External treatments, materials, landscaping, and the positioning or colour of windows and garages (where applicable) may also vary. Some properties may be constructed as a mirror image of those shown. CGIs are provided for reference only and are subject to change. For further details please ask our sales team.



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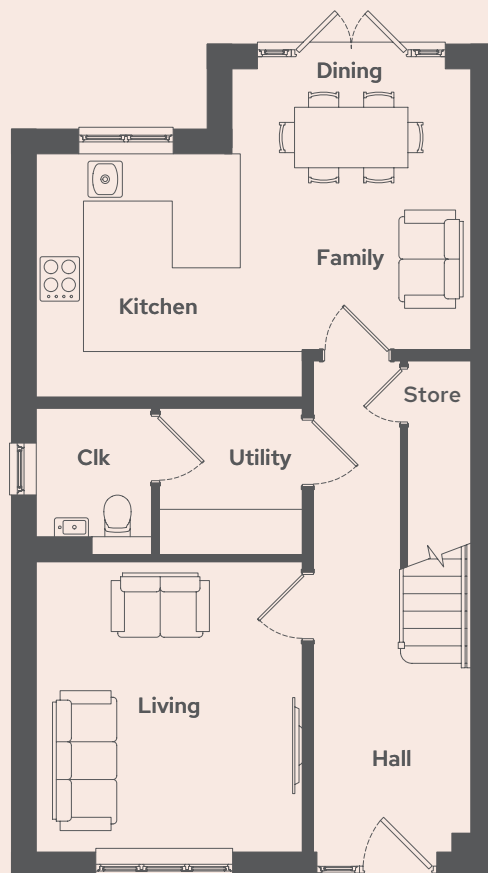


Elmhurst

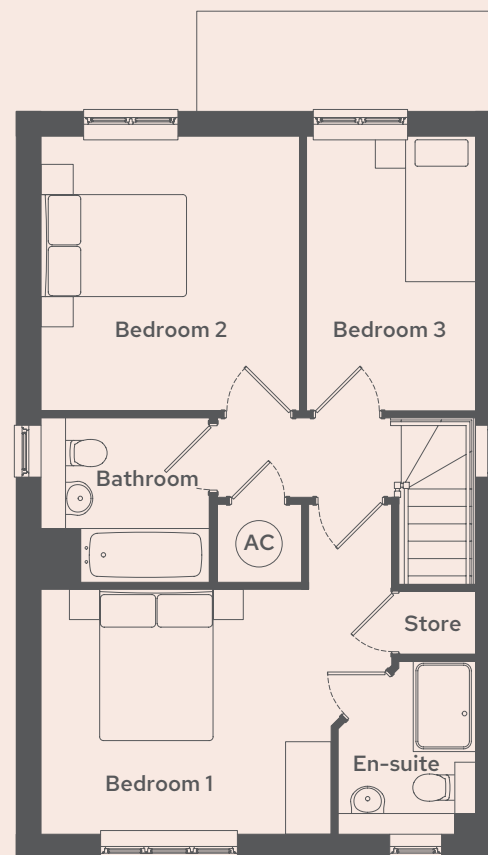
3 Bedroom Detached, 2 Parking Spaces Plots 23* & 24

*Featured CGI

- Detached home
- Kitchen / Dining
- 3 Bedrooms
- Utility
- Air Source Heat Pump
- Underfloor heating
- En-suite
- Cloakroom
- Solar panels
- EV charging
- Parking & cycle store
- 1,164 sq ft



Ground Floor	Millimetres	Feet / inches
Living	3815 x 3492	12'6" x 11'6"
Kitchen / Dining / Family	5697 x 4315	18'8" x 14'2"
Utility	1937 x 1888	6'4" x 6'2"
Cloakroom	3051 x 1175	10'0" x 3'10"



First Floor	Millimetres	Feet / inches
Bedroom 1	4615 x 4340	15'2" x 14'3"
En-suite	2270 x 1794	7'5" x 5'11"
Bedroom 2	3394 x 3610	11'2" x 11'10"
Bedroom 3	3610 x 2210	11'10" x 7'3"
Bathroom	2200 x 2150	7'3" x 7'1"

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CGI for illustrative purposes only



Harmony

4 Bedroom Detached, Garage & Parking Spaces

Plots 13, 20 & 21*

*Featured CGI

 Detached home

 Kitchen / Dining

 4 Bedrooms

 Utility

 Air Source Heat Pump

 Underfloor heating

 En-suite

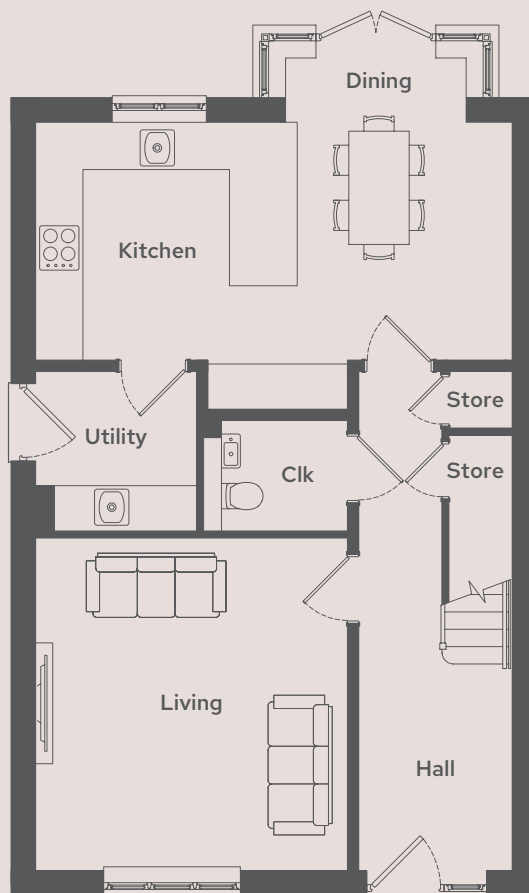
 Cloakroom

 Solar panels

 EV charging

 Garage & Parking

 1,352 sq ft

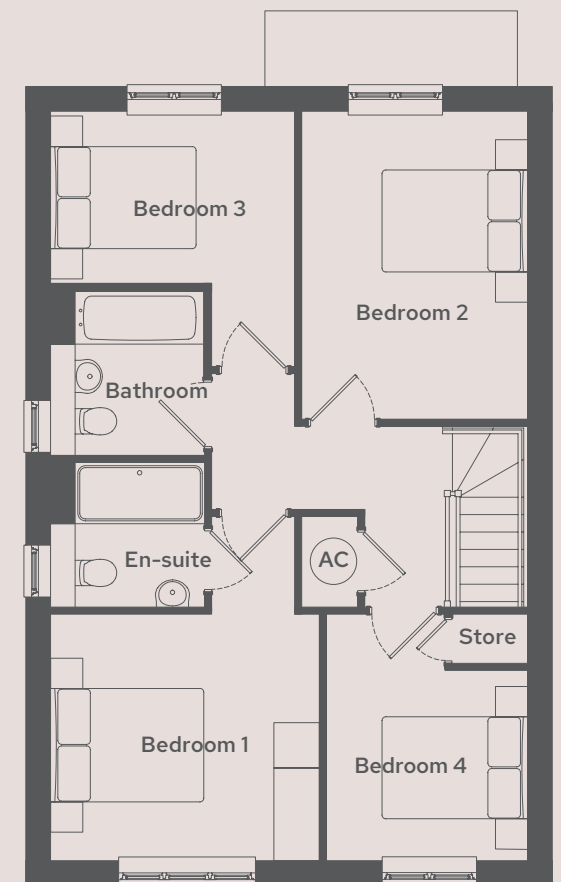


Ground Floor

	Millimetres	Feet / inches
Living	4380 x 4105	14'5" x 13'6"
Kitchen/Dining	6260 x 4675	20'6" x 15'4"
Utility	2112 x 2107	6'11" x 6'11"
Cloakroom	1893 x 1450	6'3" x 4'9"

First Floor

	Millimetres	Feet / inches
Bedroom 1	4527 x 3530	14'10" x 11'7"
En-suite	2012 x 1902	6'7" x 6'3"
Bedroom 2	4047 x 2962	13'3" x 9'9"
Bedroom 3	3350 x 3205	11'0" x 10'6"
Bedroom 4	3235 x 2637	10'7" x 8'8"
Bathroom	2170 x 2000	7'1" x 6'7"



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CGI for illustrative purposes only



Juniper

4 Bedroom Detached, Garage & Parking Spaces

Plots 18,* 19 & 22

*Featured CGI

 Detached home

 Kitchen / Dining

 4 Bedrooms

 Utility

 Air Source Heat Pump

 Underfloor heating

 En-suite

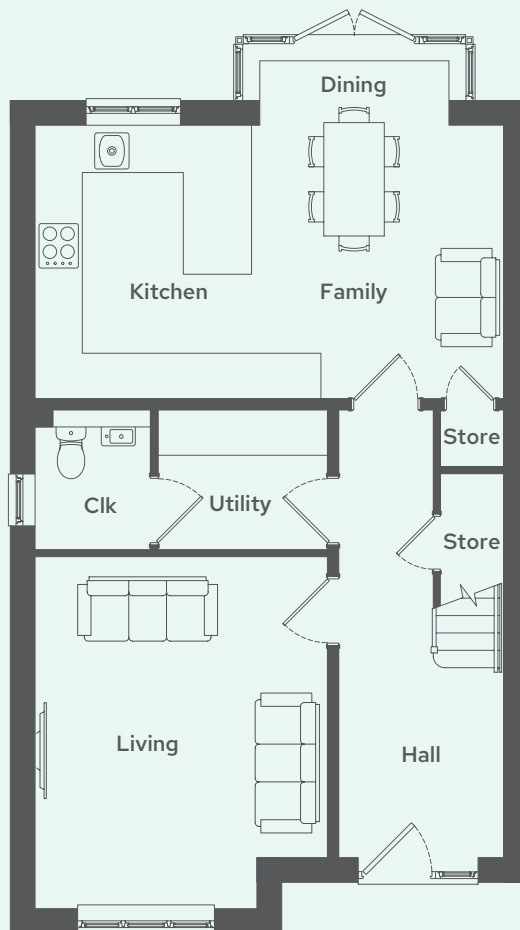
 Cloakroom

 Solar panels

 EV charging

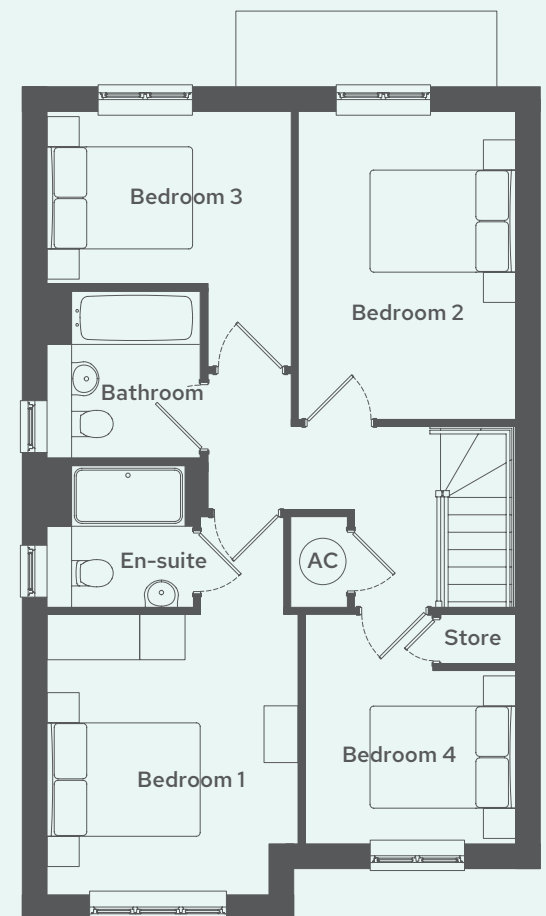
 Garage & Parking

 1,342 sq ft



Ground Floor	Millimetres	Feet / inches
Living	4630 x 3843	15'2" x 12'7"
Kitchen / Dining / Family	6148 x 4490	20'2" x 14'9"
Utility	2238 x 1847	7'4" x 6'1"
Cloakroom	1835 x 1500	6'0" x 4'11"

First Floor	Millimetres	Feet / inches
Bedroom 1	4977 x 3295	16'4" x 10'10"
En-suite	1912 x 1872	6'3" x 6'2"
Bedroom 2	4047 x 2850	13'3" x 9'4"
Bedroom 3	3350 x 3205	11'0" x 10'6"
Bedroom 4	3010 x 2760	9'11" x 9'1"
Bathroom	2200 x 2000	7'3" x 6'7"



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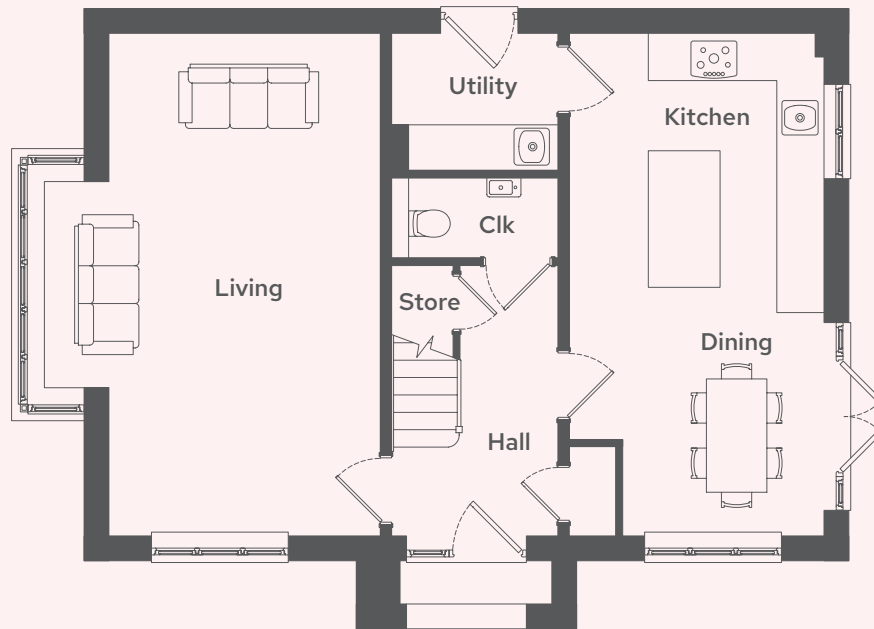


Kestrel

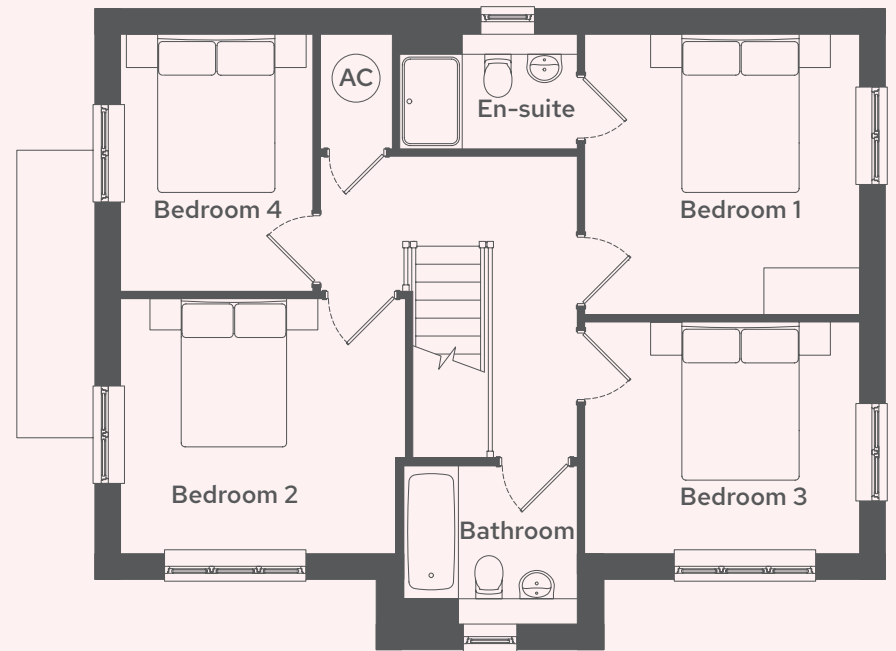
4 Bedroom Detached, Garage & Parking Spaces Plot 1*

*Featured CGI

- Detached home
- Kitchen / Dining
- 4 Bedrooms
- Utility
- Air Source Heat Pump
- Underfloor heating
- En-suite
- Cloakroom
- Solar panels
- EV charging
- Garage & Parking
- 1,386 sq ft



Ground Floor	Millimetres	Feet / inches
Living	6597 x 4465	21'8" x 14'8"
Kitchen / Dining	6597 x 3345	21'8" x 11'
Utility	1785 x 2200	7'3" x 5'10"
Cloakroom	1076 x 2200	5'10" x 7'3"



First Floor	Millimetres	Feet / inches
Bedroom 1	3564 x 3495	11'6" x 11'6"
En-suite	1442 x 2273	4'9" x 7'6"
Bedroom 2	3240 x 3620	10'8" x 11'11"
Bedroom 3	2940 x 3495	9'8" x 11'6"
Bedroom 4	3264 x 2438	10'9" x 8'
Bathroom	2000 x 2210	6'7" x 7'3"

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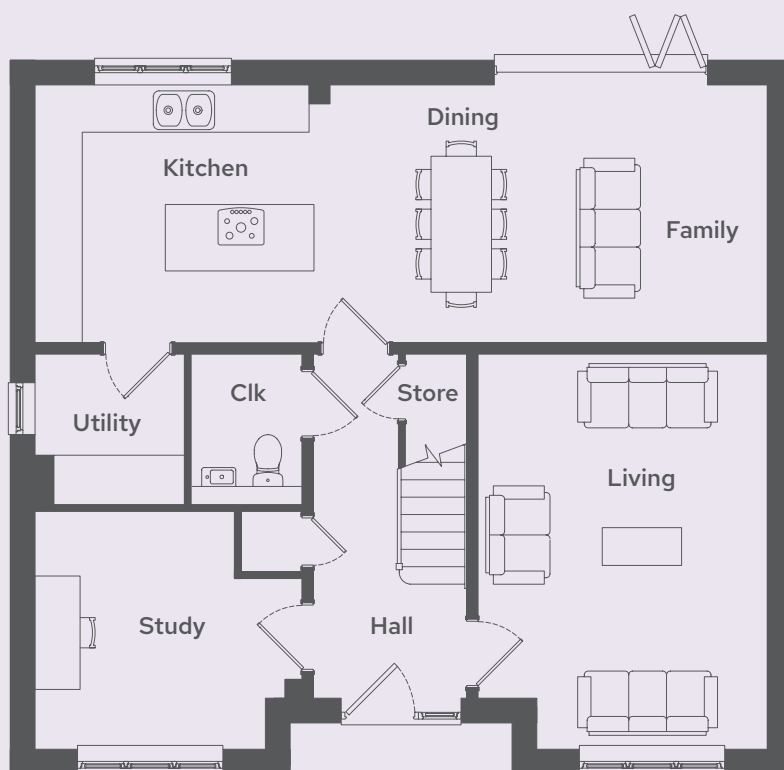


Oakfield

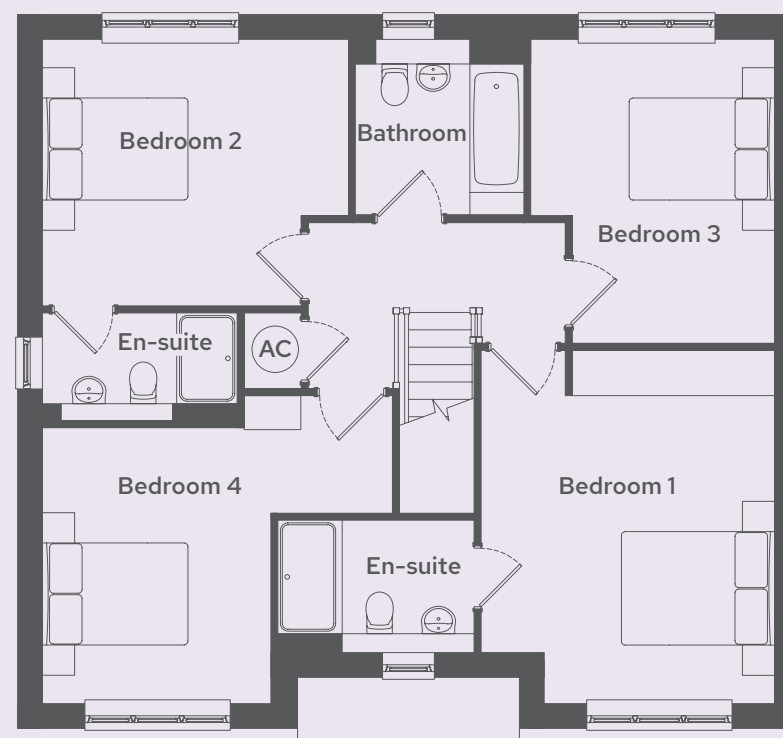
4 Bedroom Detached, Garage & Parking Spaces Plots 15* & 16

*Featured CGI

- Detached home
- Air Source Heat Pump
- Solar panels
- Kitchen / Dining
- Underfloor heating
- EV charging
- 4 Bedrooms
- 2 En-suites
- Garage & Parking
- Utility
- Cloakroom
- 1,759 sq ft



Ground Floor	Millimetres	Feet / inches
Living	5200 x 3800	17'1" x 12'6"
Kitchen / Dining / Family	9635 x 3385	31'8" x 11'1"
Study	3493 x 3120	11'6" x 10'3"
Utility	1987 x 1450	6'6" x 4'9"
Cloakroom	1987 x 1950	6'6" x 6'5"



First Floor	Millimetres	Feet / inches
Bedroom 1	4649 x 4025	15'3" x 13'3"
En-suite	2594 x 1725	8'6" x 5'8"
Bedroom 2	4605 x 3624	15'1" x 11'11"
En-suite	2551 x 1725	8'5" x 5'8"
Bedroom 3	3993 x 3250	13'1" x 10'8"
Bedroom 4	3857 x 3525	12'8" x 11'7"
Bathroom	2294 x 1425	7'6" x 4'8"

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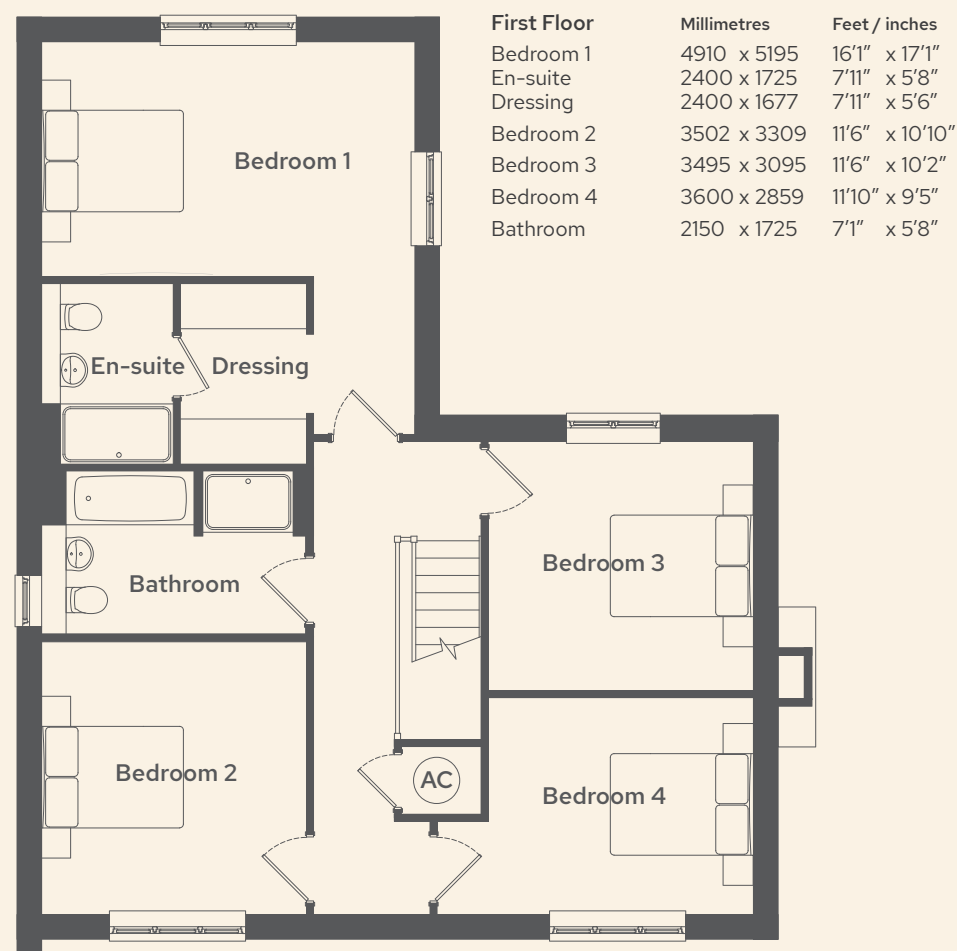
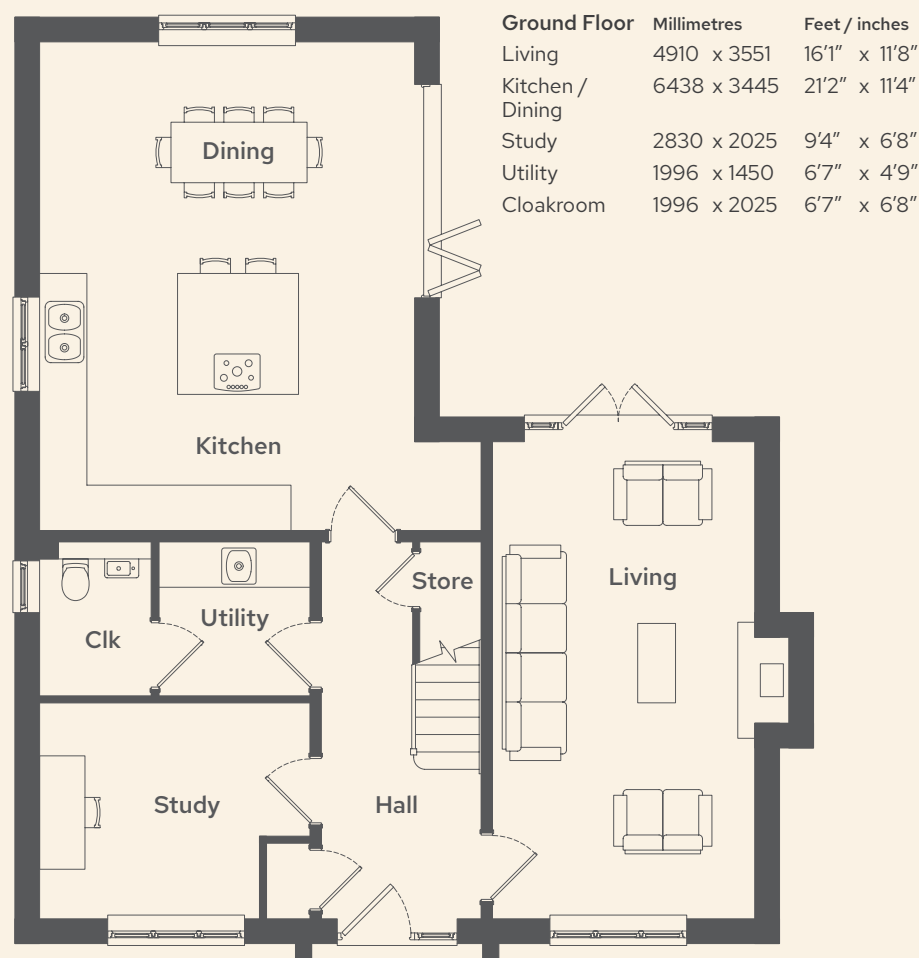


Meadowview

4 Bedroom Detached, Garage & Parking Spaces Plots 26* & 27

*Featured CGI

	Detached home		Air Source Heat Pump		Solar panels
	Kitchen / Dining		Underfloor heating		EV charging
	4 Bedrooms		En-suite		Garage & Parking
	Utility		Cloakroom		1,827 sq ft



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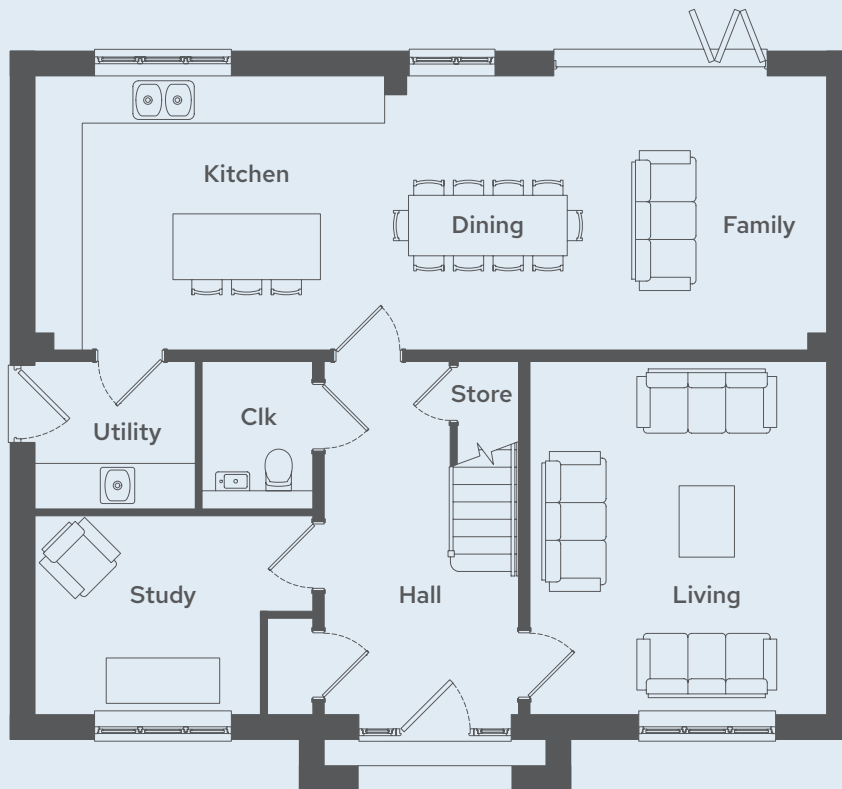


Quercus

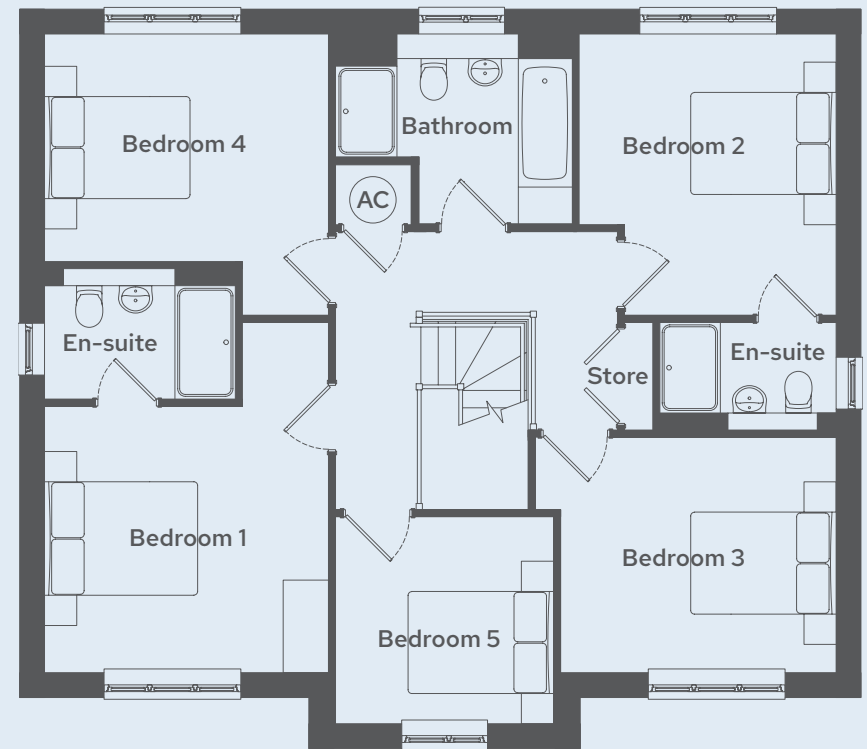
5 Bedroom Detached, Garage & Parking Spaces Plots 14 & 17*

*Featured CGI

- Detached home
- Kitchen / Dining
- 5 Bedrooms
- Utility
- Air Source Heat Pump
- Underfloor heating
- 2 En-suites
- Cloakroom
- Solar panels
- EV charging
- Garage & Parking
- 1,905 sq ft



Ground Floor	Millimetres	Feet / inches
Living	4648 x 3900	15'3" x 12'10"
Kitchen / Dining / Family	10423 x 3600	34'3" x 11'10"
Study	2605 x 2095	8'7" x 6'11"
Utility	2573 x 1450	8'5" x 4'9"
Cloakroom	1938 x 1950	6'4" x 6'5"



First Floor	Millimetres	Feet / inches
Bedroom 1	4611 x 3732	15'2" x 12'3"
En-suite	2500 x 1725	8'3" x 5'8"
Bedroom 2	3694 x 3620	12'2" x 11'11"
En-suite	2500 x 1725	8'3" x 5'8"
Bedroom 3	3375 x 3092	11'1" x 10'2"
Bedroom 4	3106 x 2485	10'2" x 8'2"
Bedroom 5	3732 x 2885	12'3" x 9'6"
Bathroom	2307 x 1425	7'7" x 4'8"

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Specification

KITCHEN

- Premium designed kitchen with integrated features by Sigma 3
- A choice of Quartz worktops (4 bedroom homes)
- A choice of high pressure laminate worktops (3 bedroom homes)
- Bosch four ring induction hob (3 bedroom homes)
- Bosch five ring induction hob (selected 4/5 bedroom homes)
- Canopy cooker hood (selected properties)
- Vented hob (house type dependent)
- Bosch eye level single oven
- Bosch combination microwave oven
- Bosch fully integrated dishwasher
- Bosch integrated 60/40 full height fridge freezer (selected properties)
- Inset single bowl composite sink (3 bedroom homes)
- Belfast sink (4/5 bedroom homes)
- Contemporary monoblock lever tap finished in chrome
- Pan drawers below induction hob
- LED strip lighting to underside of wall units
- Hidden cutlery tray
- Soft closing hinge mechanism

UTILITY

- Plumbing and electrics for a washing machine/tumble dryer
- Fitted units by Sigma 3

HEATING & HOT WATER

- High performance Air Source Heat Pump
- Smart digital thermostat controller

FIXTURES & FITTINGS

- Oak veneer finished doors with matt black ironmongery
- High performance composite front doors
- Oak handrail to stairs
- Hammonds sliding fitted wardrobe to master bedroom with shelf and rail

BATHROOMS & EN-SUITES

- Contemporary Roper Rhodes white bathroom sanitaryware
- Concealed back to wall pans and wall hung basins
- Vanity unit to bathroom
- Chrome brassware
- Thermostatic shower with rainfall head (selected properties) above bath with glass screen (bathroom)
- Thermostatic shower with rainfall head (selected properties) and separate handset (en-suite)
- Full height tiling to bath and shower walls
- Half-height tiling to sanitaryware wall
- A choice of porcelain wall and floor tiles
- Dual fuel heated towel rail to all bathrooms and en-suites
- Illuminated mirror (selected house types)

LIGHTING & ELECTRICS

- LED downlights to kitchens, bathrooms and en-suites
- Fibre optic cable into each property for ultrafast internet connection
- TV points to lounge and master bedroom suitable for terrestrial and satellite
- External lighting to front and rear
- Brushed chrome screwless sockets and switches (kitchen only)
- White screwless sockets and switches

EXTERNALS

- Block paving to drives
- Number plaque to front of property
- Turf and planting to front garden, turf to rear garden
- Outside tap and external power socket to rear garden
- Patio areas to rear garden
- Quality close-board timber boundary fencing
- Ring hardwired doorbell (with plug in chime)
- Power and lighting to garage (plots 1, 2, 13-22, 26 & 27)

ENERGY EFFICIENCY FEATURES

- Predicted 'A'-Rated Energy Performance
- High performance double-glazed windows
- High performance insulation
- Low energy lighting
- Underfloor heating to ground floor. Thermostatically controlled radiator valves to upper floors
- Inline photovoltaic (PV) panels finished in black
- Ohme 7kW car chargers

GENERAL

- Walls and ceilings painted in Dulux white emulsion
- Woodwork painted in Dulux Satinwood
- Cycle stores provided to rear garden (excluding properties with garages)
- 10 year NHBC warranty

OPTIONAL EXTRAS

Enhance and personalise your new home with a carefully selected range of upgrades. Speak with a sales advisor to find out more.

sigma3

ROPER RHODES

NHBC

HAMMONDS

BOSCH

Making a house *your* home

For over 30 years, Woodstock Homes, an award-winning local developer, has been building new homes across the South West of England and South Wales that people love.

Known for thoughtful design and lasting quality, every development is created with its setting and future residents in mind by **Woodstock Homes**. Never “off the shelf” – layouts are designed for modern living, as well as stylish, with materials chosen to enhance the home and perform well over time. We create beautiful, affordable homes in desirable locations, from stylish apartments to luxury family houses. **Woodstock Homes** design and build using traditional finishes thoughtfully, focusing on energy efficiency and sustainability to offer the best in contemporary living.

Innovative Design. Consistent Quality.

Recent developments such as **Repton Gardens** in Brenty, **Clements Farm** in Tytherington, and **Paddock Rise** in Nailsea show the scope of **Woodstock Homes’** vision – from family-friendly neighbourhoods to distinctive conversions and community landmarks. Each project reflects the same core values: homes that fit their surroundings, built with care, and designed for real people and real lives. With **Orchard Meadows**, we bring that experience and creativity to Churchill – creating homes that combine modern living with a strong sense of place.



Repton Gardens, Brenty



Clements Farm, Tytherington



Paddock Rise, Nailsea

// ...The eco aspects of this home are going to save me money and help the environment so that's a win win and was a big reason for me looking at these homes. //

Jo Robbins, Baily Court



// We've recently bought a beautiful house built by Woodstock Homes. We are very happy with the build quality and the aftercare service has been fantastic. //

Joe Flurry, Paddock Rise



Living made better by Woodstock Homes

A thoughtfully designed, well-built home should enhance your life, finances, and community.

Your new home is designed to make everyday life easier, greener, and smarter.

Woodstock Homes 'Living Better' combines eco-conscious features, adaptable open-plan layouts, and high quality finishes – from efficient heating and insulation that cut running costs to modern spaces crafted with superior construction standards, traditional touches, and long-term durability. Sustainable, cost effective, and built to last, every home is backed by dedicated aftercare and the reassurance you expect from **Woodstock Homes**.

Confidence + Peace of Mind

Choosing a new home is a significant decision, and **Woodstock Homes** makes it one you can feel confident about. As a premium-rated developer, every home is backed by a **10-year NHBC warranty** for long-term peace of mind. As members of the **Home Builders Federation (HBF)** and the **Consumer Code for Home Builders**, we uphold industry standards, clear communication, and fair, transparent service.

And while we're building more homes each year, our approach to **customer care** remains personal and attentive. From first design to final handover, we take pride in every detail, ensuring your home feels as special to you as it does to us. Finally, through the Woodstock Charter, we set out the promises we make and the commitment we keep to every new homeowner – ensuring better living, guaranteed.



We offer a range of buying options:



PART EXCHANGE*

Selling your current home doesn't have to be stressful, thanks to a specialist service provided by **Property PX Group**. Their Part Exchange solution simplifies the process by covering estate agent fees, saving you time and money while avoiding lengthy chains and unnecessary stress. Once the offer is accepted, your new Woodstock home is officially reserved.



SMOOTHMOVE*

As new home experts, we're experienced in helping buyers sell their existing property whilst reserving a new Woodstock home. We manage the process and coordinate with all involved at every step, whilst keeping you fully informed. We call it **SMOOTHMOVE**.

*T&Cs apply, please speak to a sales advisor.

Living made greener by Woodstock Homes

A better-built home should be considerate of the planet, without compromising the way you live.

Our homes are designed for a greener, smarter future, where sustainability is built into everyday living. From renewable technologies and energy-efficient construction to thoughtful design that enhances comfort, greener living comes as standard.

Featuring **solar panels**, **EV charging points**, and **Air Source Heat Pumps**, our homes reduce carbon emissions and energy costs from day one. Built to exceed current Building Regulations and achieving an '**A'-Rated Energy Performance**', each home combines high-performance insulation, efficient heating, and renewable technologies for maximum comfort and long-term savings.

On average, new Woodstock homes use **less than half the energy of older properties**, helping homeowners save over £2,000 annually on energy bills.*

*Source: Home Builders Federation, 'Watt a Save', Oct 2022



Building better, living greener.

Sustainability at **Woodstock Homes** is about more than the homes we build – it's about the places we create. From the earliest planning stages, we prioritise biodiversity and the natural environment, delivering the mandatory 10% biodiversity net gain on or near our developments to help nature thrive alongside new communities.

Our commitment also extends beyond construction. Working in partnership with sustainability consultancy **Verdestone**, we continue to improve how we build and operate – pursuing climate-conscious strategies that support long-term goals towards net zero.

Smart, sustainable solutions for homes:



SOLAR POWER BUILT IN

Photovoltaic (PV) solar panels come as standard, generating clean energy and helping reduce household running costs.



EV CHARGING

Electric Vehicle charging points prepare your home for the future of transport from day one, with access to cost-saving tariffs.



EFFICIENT HEATING

Air Source Heat Pumps provide low-carbon, energy-efficient heating for year-round comfort.



FULLY INSULATED

Advanced insulation and glazing help retain heat, reduce energy use, and maintain a comfortable indoor temperature all year.



DESIGNED FOR NATURE

We prioritise biodiversity delivering a minimum 10% biodiversity net gain on or near our developments.



FUTURE-READY HOMES

Built to exceed current Building Regulations and designed to meet evolving sustainability standards.



LOWER ENERGY USE

New homes use significantly less energy than older properties, saving you money.



LED LIGHTING

Energy-efficient LED lighting reduces electricity use while providing bright, long-lasting illumination in our new homes.



CGIs for illustrative purposes only





"Orchard Meadows, Churchill fully reflects our commitment to creating high-quality, energy-efficient luxury new homes in an exceptional village setting. We have shaped this development with a thoughtful design that embraces the local community, its heritage, and the surrounding countryside."

James Hutchinson, Managing Director



Contact

Orchard Meadows, Churchill
is living **made** better by
Woodstock Homes.

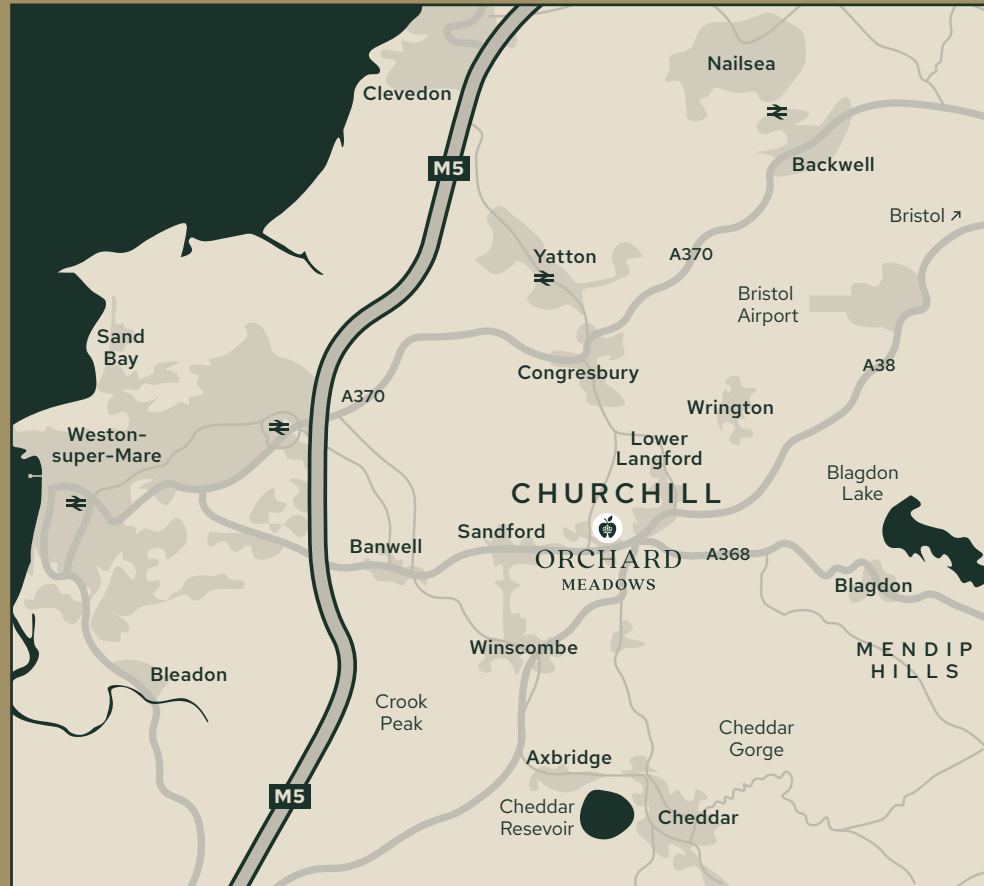
To register your interest,
simply scan the QR code,
visit woodstockhomes.co.uk
or call us on 0845 224 3109.



Once registered, our sales team will keep you updated on show home and development tours, the latest availability and price releases, as well as helpful homebuyer advice.

We look forward to helping you find your new Woodstock home.

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