

# SOMER MEADOWS

WHITE POST, STRATTON-ON-THE-FOSSE, MIDSOMER NORTON, SOMERSET, BA3 4QA



A DEVELOPMENT OF 2, 3, 4 & 5 BEDROOM HOMES



**BARRATT**  
— HOMES —



# SOMER MEADOWS

## SITE PLAN

- DENFORD**  
2 bedroom home
- ELLERTON**  
3 bedroom home
- MAIDSTONE**  
3 bedroom home
- ENNERDALE**  
3 bedroom home
- BEWDLEY**  
3 bedroom home
- KINGSVILLE**  
4 bedroom home
- KINGSLEY**  
4 bedroom home
- WOODCOTE**  
4 bedroom home
- HESKETH**  
4 bedroom home
- ALFRETON**  
4 bedroom home
- LAMBERTON**  
5 bedroom home
- AFFORDABLE HOUSING**
- V

Visitor Parking
- B

Bin Collection Point
- LEAP

Locally Equipped Area of Play
- C

Cycle Store
- SUSTAINABILITY FEATURES**

Grassland

Wildflower meadow

Path

New tree line

Mature tree line

**THIS DEVELOPMENT ALSO FEATURES;**

Swift boxes

Bat boxes

Hedgehog highways
- The site plan for Somer Meadows illustrates a residential development with various house types color-coded by bedroom count: Denford (dark green), Ellerton (light green), Maidstone (medium green), Ennerdale (light blue), Bewdley (blue), Kingsville (dark blue), Kingsley (green), Woodcote (pink), Hesketh (purple), Alferton (red), and Lambertton (yellow). Affordable housing is shown in grey. The plan includes roads such as Primrose Way, Poppy Lane, Daisy Close, Buttercup Close, Cornflower Close, Orchid Road, Rosebay Avenue, Fosse Way, Bluebell Road, and Crocus Drive. Amenities like a play area, sales area, and an attenuation pond are also depicted. Several areas are labeled 'Homes by David Wilson'. A north arrow is located in the top right corner.
- barratthomes.co.uk
-   
**BARRATT**  
HOMES
- Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Somer Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



# DENFORD

## 2 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



Photovoltaic  
panels



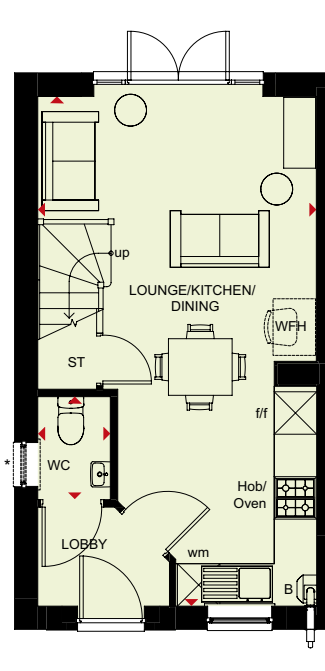
Electric car  
charging  
point



A/B EPC Rating



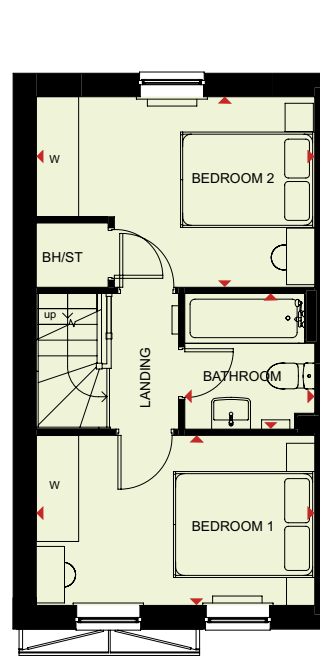
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.



### Ground Floor

Lounge/Dining/ Kitchen	7164 x 3909 mm	23'5" x 12'8"
WC	1479 x 998 mm	4'8" x 3'2"

[Approximate dimensions]



### First Floor

Bedroom 1	3943 x 2398 mm	12'9" x 7'8"
Bedroom 2	3943 x 2688 mm	12'9" x 8'8"
Bathroom	1920 x 1840 mm	6'2" x 6'0"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH/ST	Bulkhead Store	WFH	Working from home space		



# ELLERTON

## 3 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



Photovoltaic  
panels



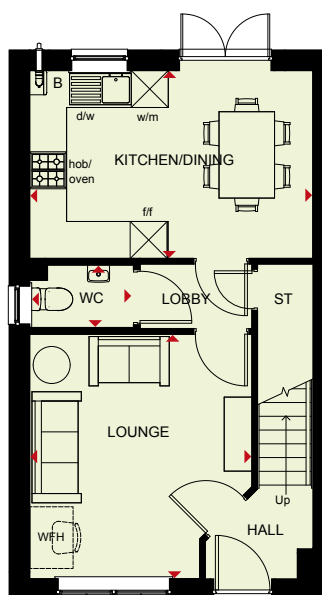
Electric car  
charging  
point



A/B EPC Rating



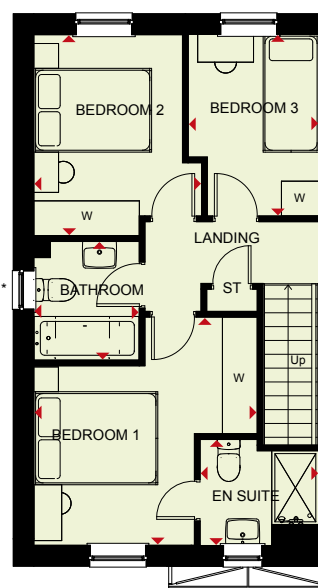
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.



### Ground Floor

Lounge	3903 x 3599 mm	12'8" x 11'8"
Kitchen	4551 x 3047 mm	14'9" x 9'9"
WC	1663 x 1016 mm	5'4" x 3'3"

[Approximate dimensions]



### First Floor

Bedroom 1	3606 x 3773 mm	11'8" x 12'3"
En Suite	1927 x 1706 mm	6'3" x 5'5"
Bedroom 2	3235 x 2694 mm	10'6" x 8'8"
Bedroom 3	2917 x 2127 mm	9'5" x 6'9"
Bathroom	1917 x 1700 mm	6'2" x 5'5"

[Approximate dimensions]

### KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

w Wardrobe space

◀▶ Dimension location





# MAIDSTONE

## 3 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



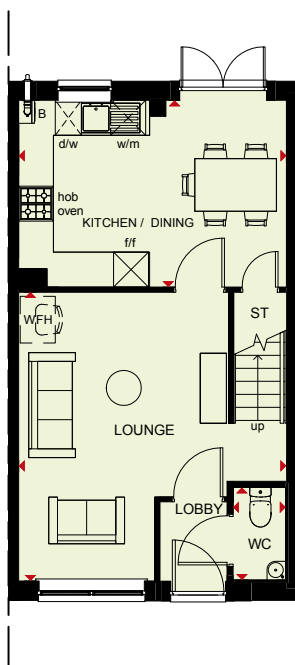
Photovoltaic  
panels



Electric car  
charging  
point



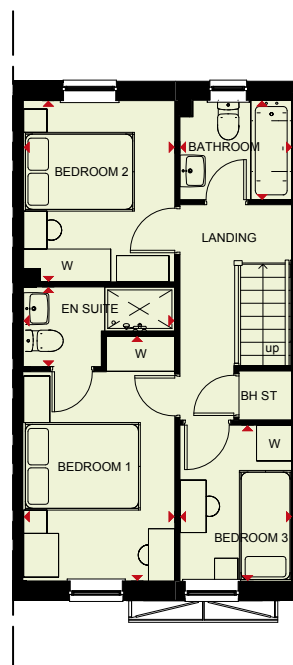
A/B EPC Rating



### Ground Floor

Lounge	4887 x 4602 mm	16'0" x 15'0"
Kitchen	4551 x 3202 mm	14'9" x 10'5"
WC	1586 x 901 mm	5'2" x 2'9"

(Approximate dimensions)



### First Floor

Bedroom 1	4189 x 2596 mm	13'7" x 8'5"
En suite	2596 x 1365 mm	8'5" x 4'4"
Bedroom 2	3098 x 2596 mm	10'1" x 8'5"
Bedroom 3	2661 x 1918 mm	8'7" x 6'2"
Bathroom	1918 x 1702 mm	6'2" x 5'5"

(Approximate dimensions)

**KEY**

B	Boiler
ST	Store
BH/ST	Bulkhead Store

wm	Washing machine space
dw	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location





# ENNERDALE

## 3 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



Photovoltaic  
panels



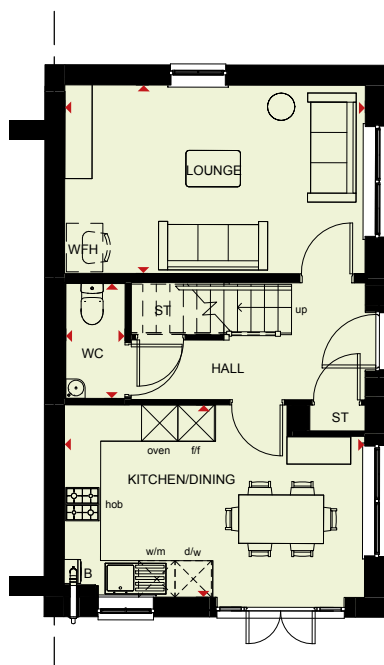
Electric car  
charging  
point



A/B EPC Rating



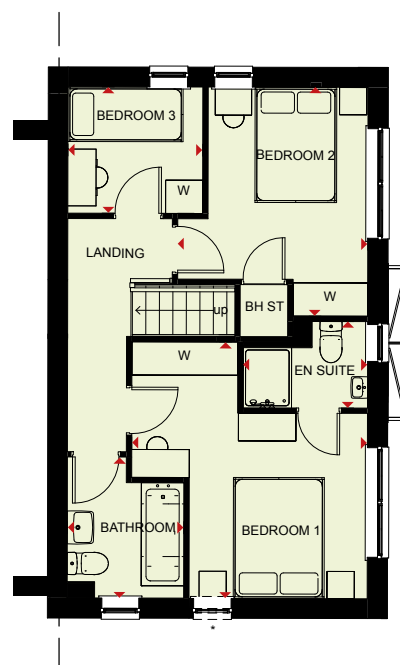
\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

Lounge	4932 x 3107 mm	16'1" x 10'1"
Kitchen/Dining	4919 x 3151 mm	16'1" x 10'3"
WC	1895 x 882 mm	6'2" x 2'8"

(Approximate dimensions)



### First Floor

Bedroom 1	4229 x 3865 mm	13'8" x 12'6"
En Suite	2062 x 1427 mm	6'7" x 4'6"
Bedroom 2	3131 x 2769 mm	10'2" x 9'0"
Bedroom 3	2213 x 2074 mm	7'2" x 6'8"
Bathroom	1953 x 2324 mm	6'4" x 7'6"

(Approximate dimensions)

#### KEY

B	Boiler	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space
w/m	Washing machine space	WFH	Working From Home space

BH/ST	Bulkhead Store
W	Wardrobe space
◀▶	Dimension location





# BEWDLEY

## 3 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



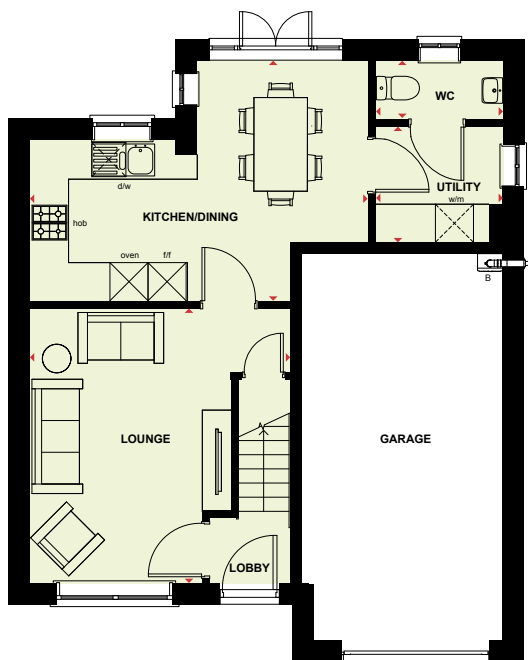
Photovoltaic  
panels



Electric car  
charging  
point



A/B EPC Rating



### Ground Floor

Kitchen	5303 x 3757 mm	17'3" x 12'3"
Utility	1985 x 1858 mm	6'5" x 6'0"
WC	1985 x 891 mm	6'5" x 2'9"
Lounge	4289 x 4093 mm	14'0" x 13'4"

[Approximate dimensions]



### First Floor

Bedroom 1	4328 x 3242 mm	14'1" x 10'6"
En suite	2103 x 1415 mm	6'9" x 4'6"
Bedroom 2	3782 x 3170 mm	12'4" x 10'4"
Bedroom 3	3274 x 3213 mm	10'7" x 10'5"
Bathroom	1951 x 1903 mm	6'4" x 6'2"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	w/m	Washing machine space	W	Wardrobe space
	d/w	Dishwasher space	◀▶	Dimension location





# KINGSVILLE

## 4 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



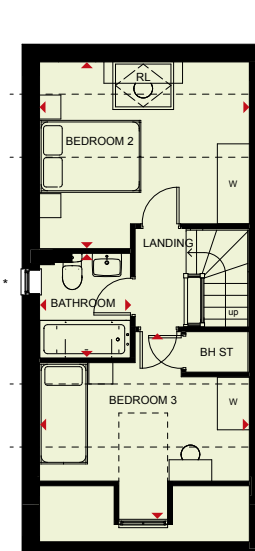
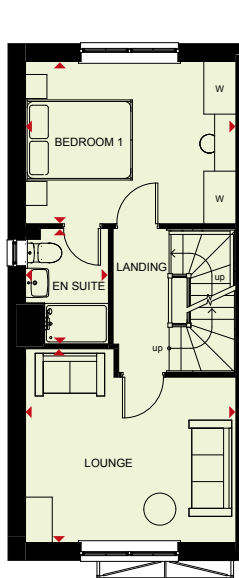
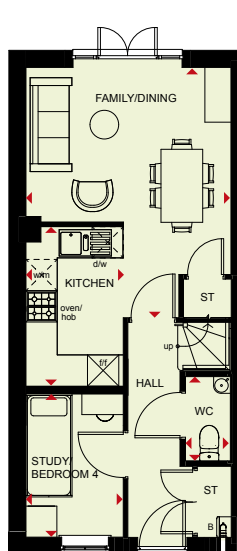
Photovoltaic  
panels



Electric car  
charging  
point



A/B EPC Rating



### Ground Floor

Dining/Family	4757 x 3902 mm	15'6" x 12'8"
Kitchen	3060 x 1866 mm	10'0" x 6'1"
Study/Bedroom 4	2731 x 1869 mm	8'11" x 6'1"
WC	1566 x 900 mm	5'2" x 2'11"

### First Floor

Lounge	3940 x 3623 mm	12'11" x 11'11"
Bedroom 1	3915 x 2997 mm	12'10" x 9'10"
En suite	2163 x 1551 mm	7'1" x 5'1"

\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

### Second Floor

Bedroom 2	3940 x 3493 mm	12'9" x 11'4"
Bedroom 3	3940 x 3354 mm	12'9" x 11'0"
Bathroom	1962 x 1705 mm	6'4" x 5'5"

\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

### KEY

B Boiler

ST Store

w/m Washing machine space

d/w Dishwasher space

f/f Fridge/freezer space

BH ST Bulkhead Store

RF Rooflight

W Wardrobe space

◀ ▶ Dimension location



# KINGSLEY

## 4 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



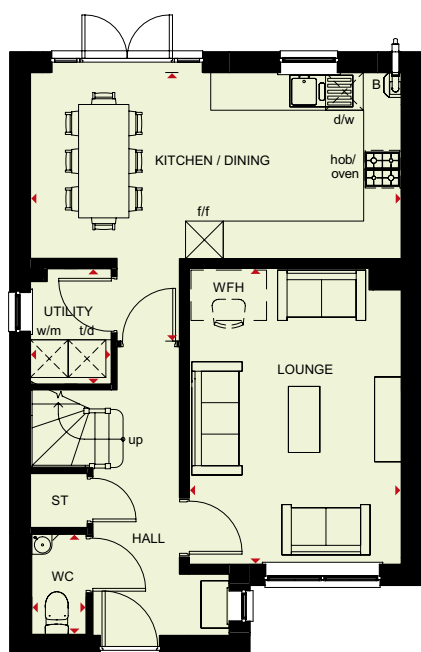
Photovoltaic  
panels



Electric car  
charging  
point

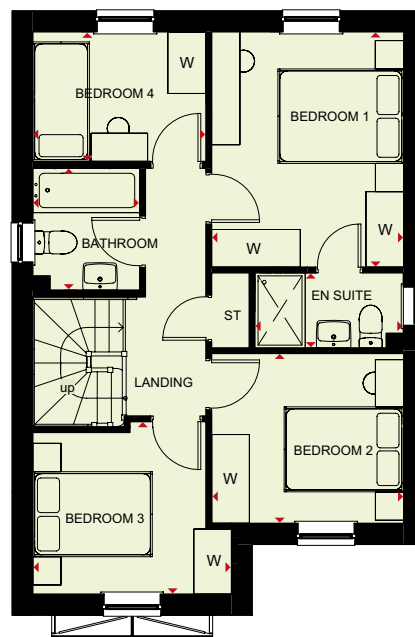


A/B EPC Rating



### Ground Floor

Lounge	4685 x 3361 mm	15'3" x 11'0"
Kitchen/Dining	5854 x 4244 mm	19'2" x 13'9"
Utility	1839 x 1273 mm	6'0" x 4'1"
WC	1579 x 855 mm	5'1" x 2'8"



### First Floor

Bedroom 1	3746 x 3039 mm	12'2" x 9'9"
En suite	2351 x 1194 mm	7'7" x 3'9"
Bedroom 2	3039 x 2675 mm	9'9" x 8'7"
Bedroom 3	3132 x 2733 mm	10'2" x 8'9"
Bedroom 4	2739 x 2070 mm	8'9" x 6'7"
Bathroom	1957 x 1686 mm	6'4" x 5'5"

#### KEY

B	Boiler	td	Tumble dryer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location





# WOODCOTE

## 4 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



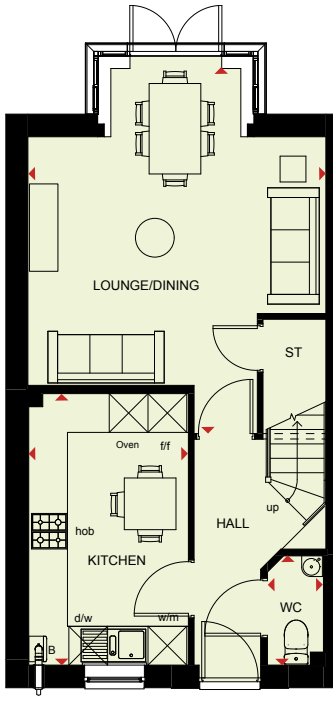
Photovoltaic  
panels



Electric car  
charging  
point

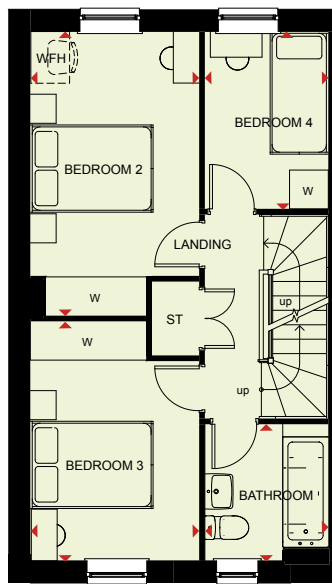


A/B EPC Rating



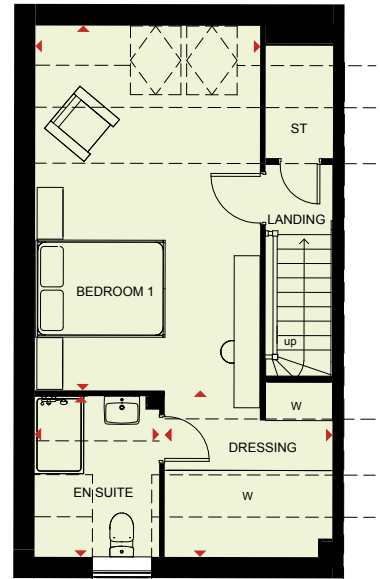
### Ground Floor

Lounge/Dining	5650 x 4599 mm	18'5" x 15'0"
Kitchen	4201 x 2471 mm	13'7" x 8'1"
WC	1673 x 850 mm	5'4" x 2'7"



### First Floor

Bedroom 2	4399 x 2613 mm	14'4" x 8'5"
Bedroom 3	3707 x 2597 mm	12'1" x 8'5"
Bedroom 4	2746 x 1910 mm	9'0" x 6'2"
Bathroom	2115 x 1910 mm	6'9" x 6'2"



### Second Floor

Bedroom 1	5630 x 3488 mm	18'4" x 11'4"
Dressing	2607 x 2537 mm	8'5" x 8'3"
En Suite	2476 x 1917 mm	8'1" x 6'2"

### KEY

B	Boiler	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space
wm	Washing machine space	WFH	Working from home space

W	Wardrobe space
◀▶	Dimension location



# HESKETH

## 4 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



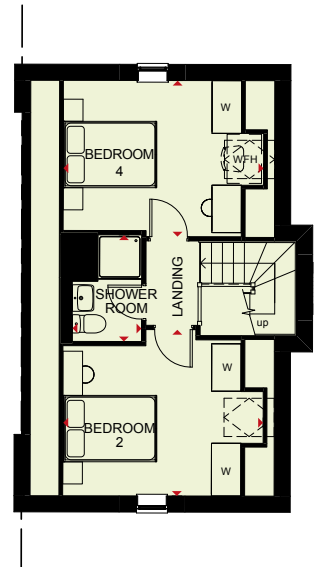
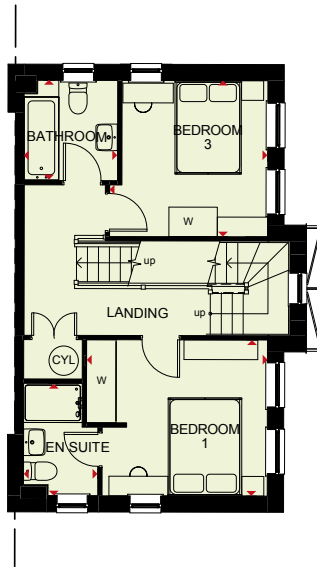
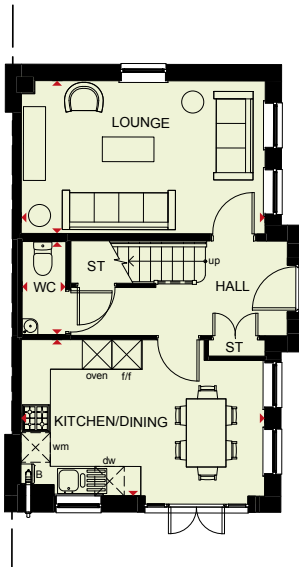
Photovoltaic  
panels



Electric car  
charging  
point



A/B EPC Rating



### Ground Floor

Lounge	4934 x 3116 mm	16'1" x 10'2"
Kitchen/Dining	4921 x 3165 mm	16'1" x 10'3"
WC	1861 x 993 mm	6'1" x 3'2"

[Approximate dimensions]

### First Floor

Bedroom 1	3664 x 3173 mm	12'0" x 10'4"
En Suite	2278 x 1502 mm	7'4" x 4'9"
Bedroom 3	3206 x 3134 mm	10'5" x 10'2"
Bathroom	2013 x 1888 mm	6'6" x 6'1"

[Approximate dimensions]

### Second Floor

Bedroom 2	4076 x 3373 mm	13'3" x 11'0"
Bedroom 4	4076 x 3134 mm	13'3" x 10'2"
Shower Room	2168 x 1410 mm	7'1" x 4'6"

[Approximate dimensions]

**KEY** B Boiler  
ST Store  
wm Washing machine space

dw Dishwasher space  
f/f Fridge/freezer space  
WFH Working from home space

W Wardrobe space  
◀▶ Dimension location





# ALFRETON

## 4 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



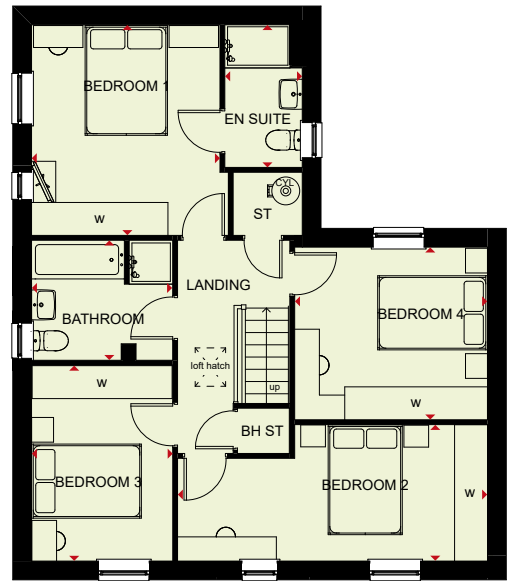
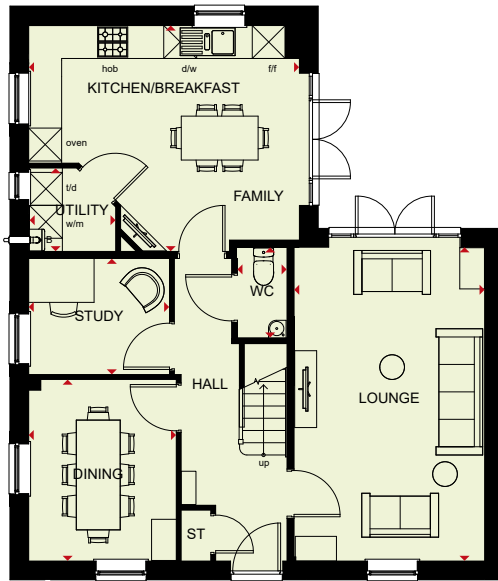
Photovoltaic  
panels



Electric car  
charging  
point



A/B EPC Rating



### Ground Floor

Kitchen	4912 x 4116 mm	16'1" x 13'5"
Utility	1576 x 1520 mm	5'1" x 4'9"
Dining	3299 x 2678 mm	10'8" x 8'7"
Lounge	5768 x 3465 mm	18'9" x 11'3"
Study	2678 x 2116 mm	8'7" x 6'9"
WC	1653 x 923 mm	5'4" x 3'0"

### First Floor

Bedroom 1	3826 x 3423 mm	12'5" x 11'2"
En suite	1612 x 411 mm	5'2" x 1'3"
Bedroom 2	5647 x 2802 mm	18'5" x 9'1"
Bedroom 3	3560 x 2562 mm	11'6" x 8'4"
Bedroom 4	3513 x 3146 mm	11'5" x 10'3"
Bathroom	2562 x 2187 mm	8'4" x 7'1"

### KEY

B Boiler  
ST Store  
BH ST Bulkhead Store

wm Washing machine space  
dw Dishwasher space  
f/f Fridge/freezer space

td Tumble dryer space  
CYL Cylinder  
w Wardrobe space

◀ ▶ Dimension location



# LAMBERTON

## 5 BEDROOM HOME



Argon-filled  
double-glazing



Highly-efficient  
insulation



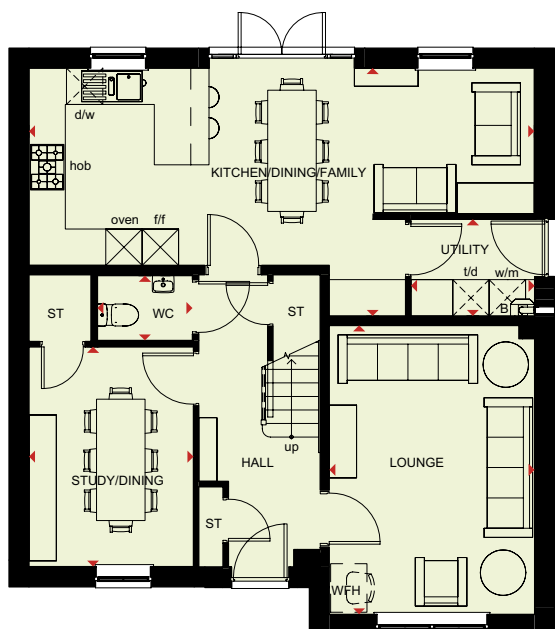
Photovoltaic  
panels



Electric car  
charging  
point



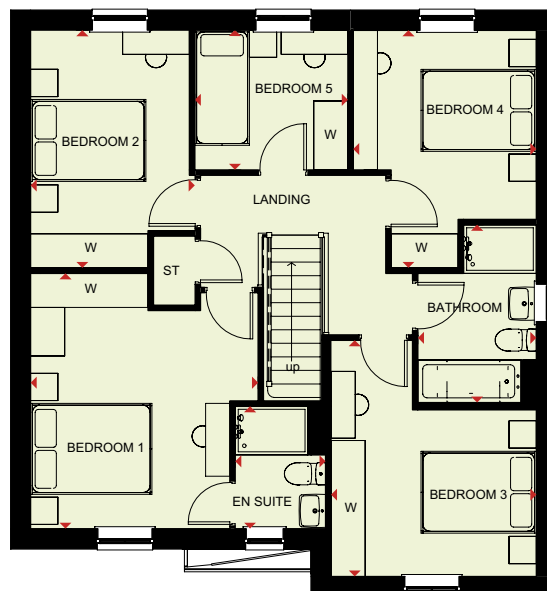
A/B EPC Rating



### Ground Floor

Lounge	4771 x 3357 mm	15'6" x 11'0"
Kitchen/Dining/Family	8294 x 4073 mm	27'2" x 13'3"
Study/Dining	3626 x 2666 mm	11'8" x 8'7"
Utility	2030 x 1611 mm	6'6" x 5'2"
WC	1514 x 1061 mm	4'9" x 3'4"

[Approximate dimensions]



### First Floor

Bedroom 1	4200 x 3780 mm	13'7" x 12'4"
En suite	2018 x 1499 mm	6'6" x 4'9"
Bedroom 2	3907 x 2693 mm	12'8" x 8'8"
Bedroom 3	3884 x 3357 mm	12'7" x 11'0"
Bedroom 4	3907 x 3004 mm	12'8" x 9'8"
Bedroom 5	2523 x 2291 mm	8'2" x 7'5"
Bathroom	2931 x 1895 mm	9'6" x 6'2"

[Approximate dimensions]

### KEY

B	Boiler
ST	Store
wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
td	Tumble dryer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location





# CUSTOMER SERVICE BY BARRATT HOMES

## **BUILDING OUR CUSTOMER SERVICE TO BE THE BEST**

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





**barratthomes.co.uk**

**0330 057 6000**

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**BARRATT**  
HOMES