

ASHFORD  
HOMES  
(SOUTH WESTERN) LIMITED

# CHURCH VIEW

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WANSTROW | SOMERSET

# CHURCH VIEW

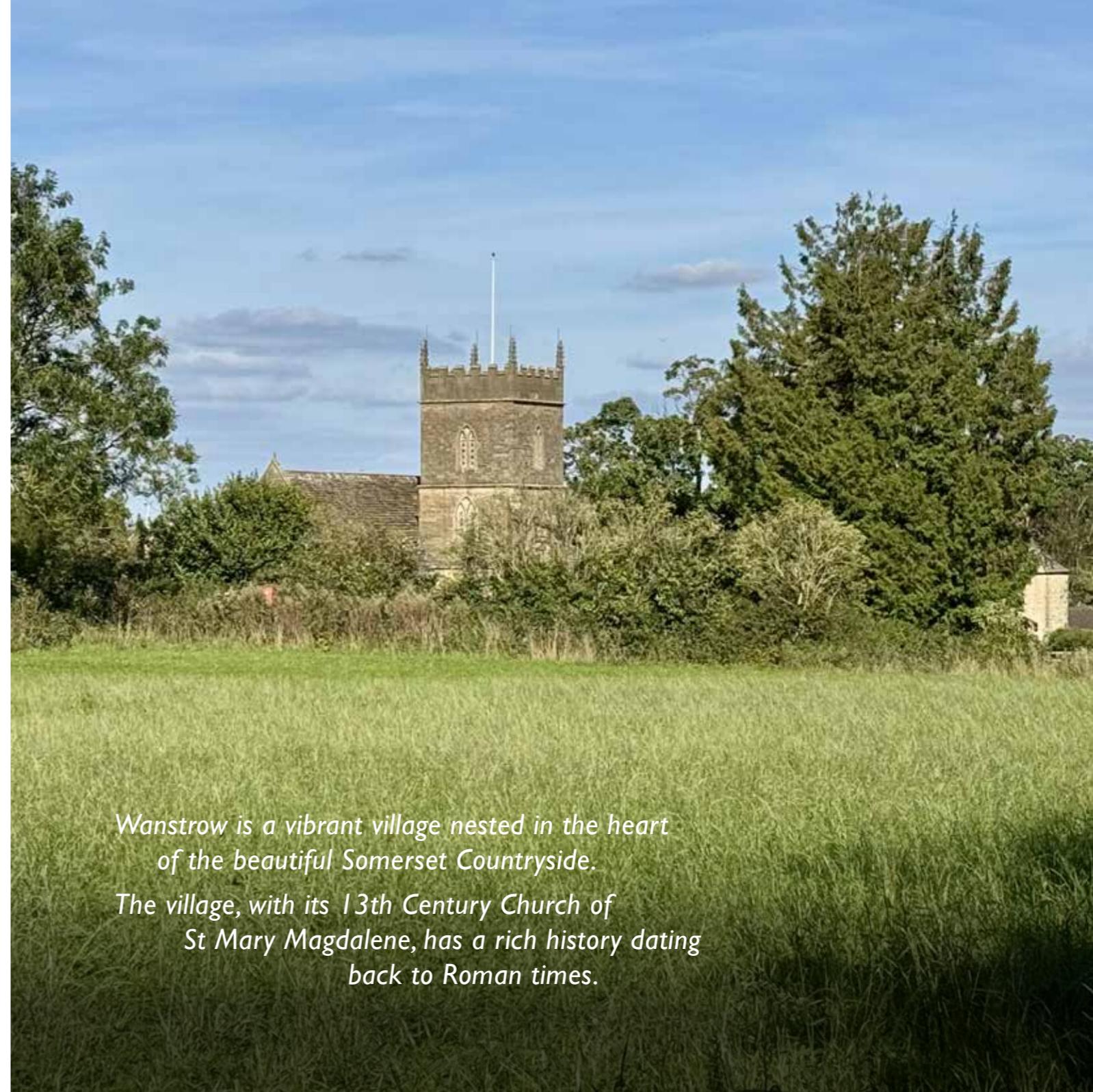
WANSTROW, SHEPTON MALLET, SOMERSET BA4 4SU



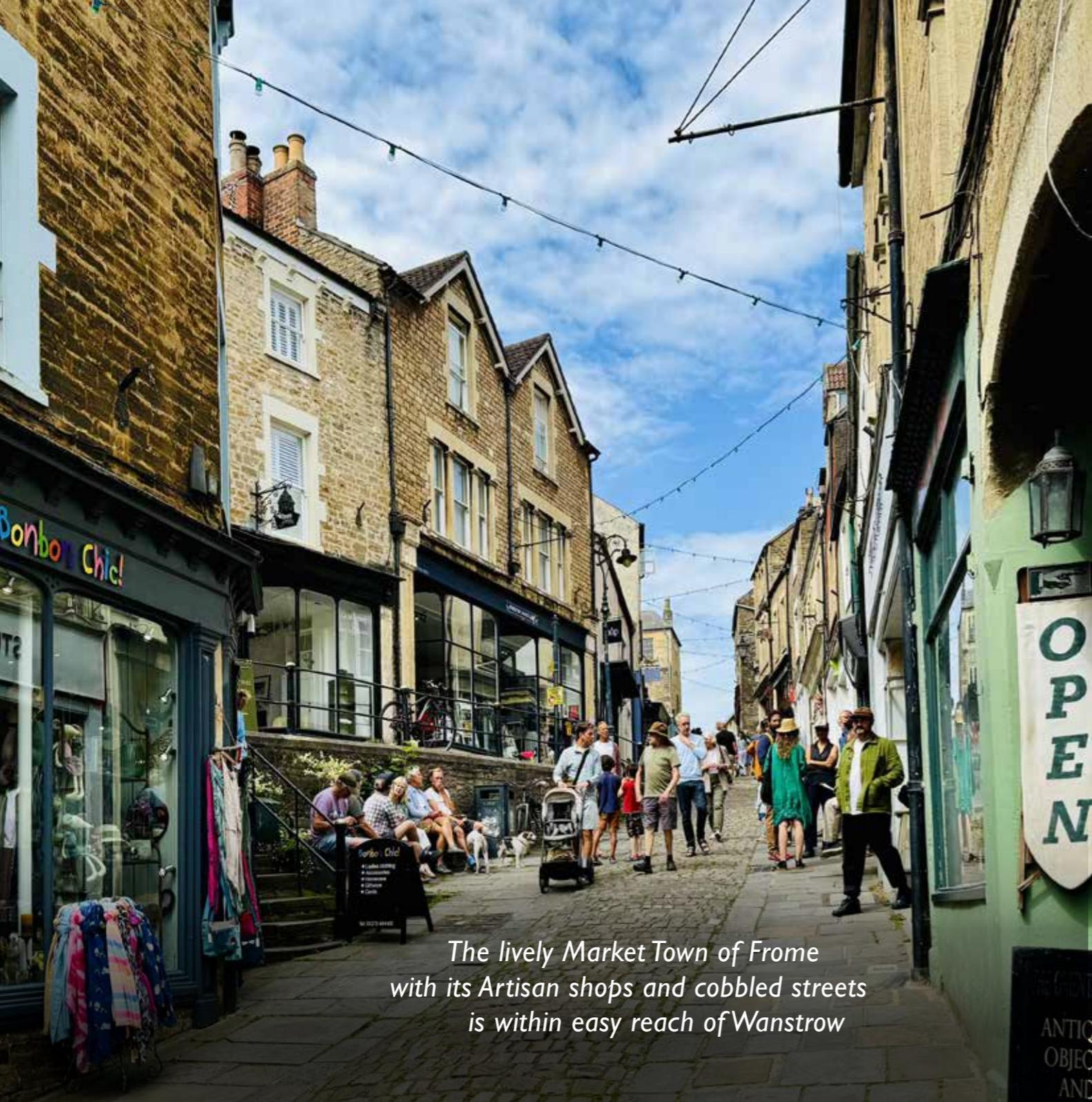
Welcome to Church View, an exclusive collection of four high-specification homes set in the charming village of Wanstrow. Thoughtfully designed and beautifully finished, these bespoke residences combine modern comfort with the timeless appeal of rural life. Set against the scenic backdrop of St Mary's Church, and surrounded by unspoiled countryside, Church View offers a rare opportunity to enjoy refined living in a truly picturesque setting.

Wanstrow is a historic Somerset village nestled among rolling hills and steeped in character. With medieval origins, it features traditional stone cottages and tree-lined lanes, creating a quintessential English village atmosphere.

Despite its peaceful setting, Wanstrow has a vibrant and welcoming community. The local pub, The King William IV, is a beloved gathering place, offering hearty meals, a traditional skittles alley, and a warm, sociable environment. For daily essentials and rural living needs, family-owned independent business Redwood Rare Breeds has a farm shop, café and several rare farm animals that you can visit and feed with the family, while larger supermarkets and retail options are just a short drive away.



*Wanstrow is a vibrant village nestled in the heart of the beautiful Somerset Countryside. The village, with its 13th Century Church of St Mary Magdalene, has a rich history dating back to Roman times.*



*The lively Market Town of Frome with its Artisan shops and cobbled streets is within easy reach of Wanstrow*

The recently rebuilt Village Hall serves as a hub for local activities, with a calendar of events, hosting yoga and Pilates classes, craft fairs, community meetings, and an inviting playground and recreation ground for younger residents. It also operates as a mobile Post Office once a week, offering essential services right in the heart of the village. For automotive needs, Byrne Motors offers car servicing and a selection of used cars for sale.

One of the most compelling reasons to call Wanstrow home is its setting. Encircled by rolling farmland and gently wooded hills, the village sits close to Areas of Outstanding Natural Beauty, with the Mendip Hills and Cranborne Chase offering stunning walks, cycle routes and wildlife spotting opportunities. Just outside the village, a network of footpaths and bridleways leads through open countryside, wooded lanes and historic farmland. Whether you're after a gentle afternoon stroll or a more adventurous hike, the area delivers beauty and tranquillity in equal measure. Cyclists and runners will enjoy scenic lanes and dedicated routes such as the Colliers Way, part of the National Cycle Network. For equestrians, nearby riding schools and livery yards offer access to expansive hacking routes across Somerset's rural landscapes.

Wanstrow is perfectly placed for access to two of Somerset's most vibrant and artistic towns. Just six miles away is the charming town of Bruton, a stylish destination popular with creatives and professionals alike. Home to the internationally renowned Hauser & Wirth art gallery, as well as the beautifully landscaped Newt in Somerset estate and gardens, Bruton combines country charm with cultural flair. The town offers exceptional schooling, dining, and independent retail, making it a jewel of the local area. Equally close lies Frome, a lively market town celebrated for its independent spirit, artisan markets, and thriving arts scene. Cobble streets wind between boutique shops, cafés and galleries, while the iconic Cheese & Grain hosts everything from live music and theatre to vintage fairs. With a wealth of restaurants,

pubs, supermarkets and excellent schools, Frome has everything you could need.

Church View is ideally located for access to a range of high-quality schools, both state and independent. In the nearby towns of Bruton and Frome, families will find a selection of well-rated primary and secondary schools. Independent options include King's Bruton and Bruton School for Girls, both with excellent reputations for academic achievement and pastoral care. All Hallows School, set in nearby Cranmore, provides outstanding education for younger children in a nurturing environment. These schools, along with additional options in Wells, Shepton Mallet and Bath, ensure Church View is perfectly positioned for families seeking a strong educational foundation.

Located just off the A359, Wanstrow offers a rural lifestyle while still being well-connected to nearby towns and cities, making it an ideal location for families and professionals alike. For those commuting further afield, the A361 provides easy access to the A303, a main route that connects the South West to London. Public transportation is also accessible, with the nearby railway stations of Bruton and Frome offering regular services to London Paddington, Bath, Bristol, and other major cities. This makes Wanstrow a suitable location for those who seek a quiet country lifestyle without being too far removed from urban conveniences. Air travel is also accessible, with Bristol Airport reachable in under an hour, and Exeter Airport just over an hour's drive.

At Church View, you are not just buying a home, you are investing in a lifestyle. Each of the four homes has been thoughtfully designed with a high-specification finish, offering stylish interiors, light-filled spaces and energy-efficient features.





*The view from Whitstone Hill  
towards Glastonbury Tor,  
steeped in history and legend*



*Church View  
provides 4 beautifully designed  
four and five bedroom luxury homes*





# THE HOMESTEAD



A substantial and beautifully designed home with extensive outdoor space, complete with a double car port and EV car charging point. The spacious ground floor offers a large living room with an elegant stone fireplace surrounds with hearth and wood-burning stove, a separate family room, a stunning Masterclass luxury kitchen and dining room with premium features; granite worktops, Quooker tap, wine cooler, integrated high-spec appliances and pantry. Additionally, there is a practical boot room/utility, dedicated home office, and W/C.

Upstairs, five double bedrooms provide ample space for family and guests, with the main bedroom featuring a private dressing room and ensuite. The second bedroom also benefits from its own ensuite, and a stylish family bathroom serves the remaining rooms.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

PLOT 1

## FIRST

**Main Bedroom**  
5.94m x 4.88m  
(19'6" x 16'0")

**Bedroom 2**  
4.65m x 3.83m  
(15'3" x 12'7")

**Bedroom 3**  
5.16m x 3.01m  
(16'11" x 9'11")

**Bedroom 4**  
3.69m x 3.96m  
(12'1" x 12'12")

**Bedroom 5**  
2.96m x 2.53m  
(9'9" x 8'4")

## GROUND

**Kitchen / Dining Room**  
5.15m x 7.10m  
(16'11" x 23'4")

**Living Room**  
5.50m x 7.10m  
(18'1" x 23'4")

**Family Room**  
7.50m x 3.80m  
(24'7" x 12'6")

**Home Office**  
3.85m x 2.74m  
(12'8" x 9'0")

Total Net Sales Area  
3,219 sq.ft



FIRST

Main Bedroom  
5.08m x 5.03m  
(16'8" x 16'6")

Bedroom 2  
4.45m x 4.91m  
(14'6" x 16'1")

Bedroom 3  
4.25m x 3.71m  
(13'11" x 12'2")

Bedroom 4  
4.25m x 3.22m  
(13'11" x 10'7")

GROUND

Kitchen / Dining Room  
5.05m x 7.05m  
(16'7" x 23'2")

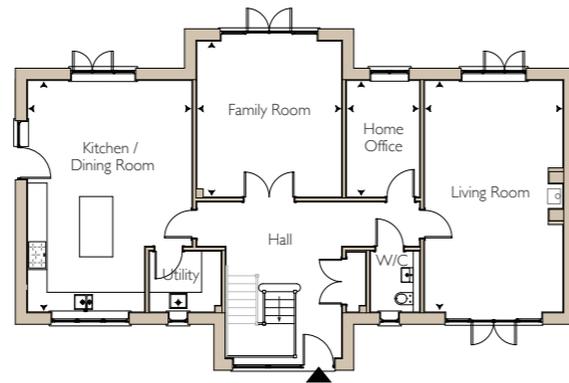
Living Room  
7.05m x 4.25m  
(23'2" x 13'11")

Family Room  
4.45m x 4.75m  
(14'7" x 15'7")

Home Office  
2.25m x 3.55m  
(7'5" x 11'8")

Total Net Sales Area  
2,713 sq.ft

THE MEADOWCROFT



An impressive home with a generous garden, a double car port and EV car charging point. The ground floor offers a beautiful Masterclass luxury kitchen and dining room with exceptional features; integrated high-spec appliances, Quooker tap, wine cooler and granite worktops, with a utility room. There is a spacious living room with stone fireplace surrounds with hearth and wood-burning stove, a separate family room, home office and W/C.

The first floor hosts four generous double bedrooms, including a luxurious principal bedroom with dressing room and ensuite. A second ensuite bedroom adds extra convenience, while a sleek family bathroom completes the accommodation.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.



CGI is of Plot 3. Plot 2 is handed.





# THE CHURCHMEAD



PLOT 3

## FIRST

- Main Bedroom**  
5.08m x 5.03m  
(16'8" x 16'6")
- Bedroom 2**  
4.45m x 4.91m  
(14'6" x 16'1")
- Bedroom 3**  
4.25m x 3.71m  
(13'11" x 12'2")
- Bedroom 4**  
4.25m x 3.22m  
(13'11" x 10'7")

## GROUND

- Kitchen / Dining Room**  
5.05m x 7.05m  
(16'7" x 23'2")
- Living Room**  
7.05m x 4.25m  
(23'2" x 13'11")
- Family Room**  
4.45m x 4.75m  
(14'7" x 15'7")
- Home Office**  
2.25m x 3.55m  
(7'5" x 11'8")

A striking home with a large garden, complete with a double car port and EV charging point. On the ground floor, a stunning Masterclass luxury kitchen and dining area forms the heart of the home, showcasing premium features such as integrated high-spec appliances, a Quooker tap, wine cooler, and granite worktops, complemented by a utility room. The spacious living room offers a stone fireplace surrounds with hearth and wood-burning stove, while additional rooms include a versatile family room, a dedicated home office, and a convenient WIC.

Upstairs, four double bedrooms provide excellent accommodation for family and guests. The main suite boasts a private dressing room and ensuite bathroom, while the second bedroom also enjoys its own ensuite. A sleek family bathroom serves the remaining bedrooms.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

Total Net Sales Area  
2,713 sq.ft



## FIRST

Main Bedroom  
4.78m x 3.46m  
(15'8" x 11'4")

Bedroom 2  
4.70m x 3.76m  
(15'5" x 12'4")

Bedroom 3  
4.67m x 3.42m  
(15'4" x 11'3")

Bedroom 4  
4.67m x 3.42m  
(15'4" x 11'3")

## GROUND

Kitchen / Dining Room  
4.05m x 4.80m  
(13'3" x 15'9")

Living Room  
4.75m x 6.95m  
(15'7" x 22'10")

Home Office  
3.60m x 2.02m  
(11'10" x 6'8")

## THE ORCHARD LEIGH



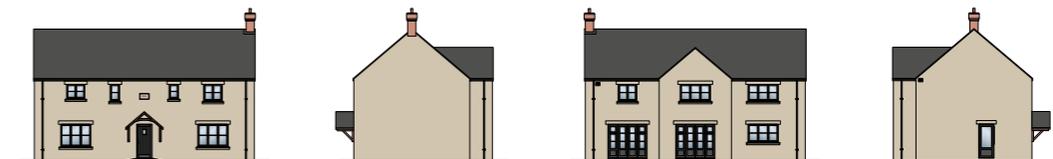
*This delightful home boasts a spacious garden, a double carport, and an EV charging point. On the ground floor, you'll find a generous living room with a striking stone fireplace surrounds with hearth and wood-burning stove, a beautifully designed Masterclass kitchen and dining area complete with granite worktops, a Quooker tap, wine cooler, and premium integrated appliances. The layout also includes a utility room, a dedicated home office, and a W/C.*

*On the first floor, four generously sized double bedrooms provide comfortable accommodation for family and guests. The principal suite boasts a private dressing room and ensuite, while the second bedroom also benefits from its own ensuite. A contemporary family bathroom serves the remaining bedrooms.*



Total Net Sales Area  
2,196 sq.ft

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.



# FEATURES AND OPTIONS

## CONSTRUCTION

- Traditional construction with elevations comprising local natural random stone and architectural features.
- Feature ashlar (Plot 1) and brick chimneys (Plot 2, 3 & 4).
- Natural slate roofs.
- Bespoke timber painted windows & doors.
- 10-year LABC Warranty.
- Masonry built composite clad car ports with ample parking.

## INTERNAL

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual programmable room thermostats. Control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms with control independent of main heating system facilitating independent use in summer.
- Comprehensive electrical installation including energy efficient LED lighting throughout.
- Fitted security system with remote control handsets and proximity tags. Keypad on control panel in cupboard.
- Internal doors – Traditional two panel shaker style in veneered oak with stainless steel furniture.
- Traditional staircase on oak with black metal spindles.
- Stone fire surrounds with hearth and wood burning stove.
- Feature cornice throughout.
- Dulux emulsion to walls with deeper colour feature walls, white ceilings and white satin finish woodwork.
- Fitted wardrobe in main bedroom – Sliding glass fronted doors or hinged doors with shelf and hanging rail.

## HOME NETWORK / AUDIO ENTERTAINMENT INFRASTRUCTURE

- An advanced network/TV infrastructure has been installed which supports the distribution of terrestrial television, data and other digital services to multiple locations.
- TV aerial and distribution amplifier fitted as standard.
- Optional HD distribution to selected positions from comms position.
- An audio entertainment infrastructure has been installed which allows for music to be played via unobtrusive high quality in-ceiling speakers in reception rooms, bedrooms and bathrooms.

Full details available by request.

## KITCHEN

- Masterclass luxury traditional fitted kitchen with a choice of quality finishes and colours subject to specification and stage of construction.
- Quooker tap.
- Fully integrated high spec appliances including wine cooler.
- Granite worktops.

## BATHROOMS

- *Main En-Suite*  
Plot 1: Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Bath with concealed valve, Exafill and hand shower. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.

Plots 2, 3 & 4: Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.

- *Secondary En-Suites*  
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring exposed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.
- *Bathroom*  
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Bath with concealed valve, Exafill and hand shower. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.
- *Tiling*  
Bathrooms to be tiled to approximately 1.2m high throughout with shower areas fully tiled to ceiling. Kitchen and bathroom floors to be tiled.  
Tile choices available (subject to stage of construction) from a selected range.

## EXTERNAL

- Plot drives laid to gravel.
- Development road to be tarmac.
- Front gardens planted and/or turfed to planning approved landscape plan.
- Rear gardens levelled as far as practicable and prepared for customer to finish.
- External socket.
- External lights.
- External tap to front and rear.
- EV car charging point.

## SERVICES

- Mains electric and water services will be connected.
- Air source heat pump providing under floor heating and hot water.
- Telephone/Broadband – FTTP – Fibre To The Premises.
- Foul sewer connected to adopted system. Plots 2 & 3 via a pump.
- Surface water to SuDS system.

## MANAGEMENT COMPANY

- TBC.

## UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen & utility additions.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.
- Bathroom accessories.
- Water softener.



# A PROUD HISTORY

At Ashford Homes, we want you to buy and move into your new home with complete confidence, so you can start enjoying it from the very first day. From the moment your purchase is agreed, our dedicated team works closely with you, taking care of every detail and keeping you fully informed throughout the process.

For over 35 years, Ashford Homes has been crafting beautiful homes across the South West, combining timeless design with modern living. Quality, service, and professionalism are at the heart of everything we do. We take great pride in our reputation for creating innovative, beautifully designed homes that offer generous living spaces, meticulous attention to detail, and superior workmanship.

Each home is individually designed and built to the highest standards by our skilled local team. For your peace of mind, every Ashford Homes property comes with a 10-year structural warranty from LABC, providing comprehensive protection against structural defects for the first decade of ownership.

We are also proud to have been recognised for excellence, having received two prestigious LABC awards in 2024 and 2025, including a National Award for our outstanding development, The Hawthorns in Great Somerford.

“We have just moved into our new home built by Ashford Homes. The house is absolutely superb. We could not have had, or wished for, any better service from the whole Ashford team. From start to finish nothing had been too much trouble, advice given has been quite excellent and given the very tight deadlines we imposed on Ashford Homes all were met or exceeded. Ashford Homes took all the stress out of our home purchase and we cannot recommend them too highly to any perspective buyer.”

Mr H

“An absolutely fabulous developer. I have had nothing but the best communication, expertise and professionalism from the company and my new home is absolutely beautiful. The finish is fabulous, with high quality white goods, attention to detail and beautiful touches. Don't hesitate if you are interested in an Ashford Homes property – you won't regret it. Local developers who care about the local developments.”

Mrs J



Protection for new-build home buyers



“The team at Ashford Homes provide exceptional customer service. They take pride in the quality of the homes they build and communication is quick, friendly and helpful.”

Mr & Mrs C

Having bought a property from Ashford Homes in the past, we had no hesitation in purchasing our next home with Ashfords. Their professionalism and attention to detail is excellent. The whole team have been efficient, helpful and understanding throughout the process. Thank you!”

Mr & Mrs H



**ASHFORD  
HOMES**  
(SOUTH WESTERN) LIMITED

*Crafting beautiful homes*

## Ashford Homes (South Western) Ltd

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[www.ashford-homes.co.uk](http://www.ashford-homes.co.uk)



### Viewing

Strictly by appointment with Ashford Homes (South Western) Ltd or our nominated agents. Please use the contact details above.

### Reservation

A reservation fee will secure your home at Church View.

### Cobb Farr

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