



# CHEDDAR HILLS

BY HORIZON HOMES

Cheddar, Wedmore Road BS27 3ED



## COUNTRYSIDE LIVING

A STUNNING DEVELOPMENT OF CARBON ZERO  
LOW ENERGY 4 BED HOMES





# CHEDDAR HILLS

WEDMORE ROAD - BS27 3ED

A ground-breaking new community of original, four-bedroom luxury family homes, built where the countryside and the city meet, at Cheddars northern edge.

Striking, high performance, eco-friendly properties that combine distinctive architecture with forward-thinking design and ultra-efficient, net zero technologies. All the homes at Cheddar Hills are SAP rated 'A', in the top 2% for energy efficiency and environmental impact nationally and could save you thousands on your annual energy costs.\*

The Cheddar Hills is the ideal location for those who value countryside, connectivity and community. It's a relaxed, family-friendly area offering plenty of opportunities to enjoy the great outdoors, good schools, all the shopping and entertainment options of Cheddar and Wells just up the road, as well as an easy commute into Bristol city centre or further afield.





## ON YOUR DOORSTEP

Cheddar Hills is a 3 minute drive from Cheddar Reservoir, this body of water is operated by Bristol Water. Dating from the 1930's it has a capacity of 1350 million gallons.

Cheddar Gorge is a nice 6 minute drive away, it is not only one of Britain's most spectacular natural landmarks, but also an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest.

The Gorge boasts awe-inspiring cliffs and extraordinary subterranean stalactite show caves, plus an international centre for caving and rock climbing.

Cheddar Hills is a 15 minute drive from the village of Wookey Hole, this popular tourist site has show caves, places to eat and drink plus a crazy golf course.



## SHOPPING AND RETAIL THERAPY

For day-to-day essentials, there are plenty of local options, you'll find everything you need close to home, not to mention all of Bristol's fantastic shopping areas, like Cabot Circus and The Galleries, within easy reach.

Cribbs Causeway is home to over 150 big name stores, as well a host of leisure and entertainment options. The Mall is open late every weekday evening until 8pm, with over 7,000 free parking spaces. Or if you prefer



## LOCAL EDUCATION

Great choice for students of all ages begin with Kings Academy School which is only a 5 minute walk from Cheddar Hills and Cheddar First School is also a 5 minute walk which is nearby Cheddar Hills.

Kings Academy is an Academy primary and secondary school with a thriving local catchment. Fairland Middle School is also nearby which is a 10 minute walk away.

Bristol is home to both University of Bristol and the University of the West of England. There's also a strong network of sixth form and further education colleges. Bristol is 25 minute drive from Cheddar.

Wells is also another option which is 15 minute drive from cheddar.



## TRANSPORT LINKS

Living in Cheddar means access to outstanding transport links to places such as Bristol, Weston-Super-Mare and Wells. To Bristol its a 25 minute drive along the A38 outside of rush hour, while Weston-Super-Mare is a 15 minute along the A371.









## SALIX 4BED

**1125 SQFT** Plots: 01, 04, 05

A strikingly designed, semi detached, luxury family home with contemporary kitchen, open plan family/dining space, separate living room, home office, utility, double garage and large rear garden.

- Four bedrooms, master bedroom with an ensuite shower room.
- Flexible, open plan family/dining space opening onto the garden.
- Dramatic, double-height, glazed entrance atrium.
- UnderFloor Heating, solar panels, Air Source Heat Pumps, Car chargers, SMEG appliances, Porcelanosa Bathrooms and tiles and ground floor has Amtico flooring through out.



## ROSA 4BED

**1345 SQFT** Plots: 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

A distinctive, 3 storey, designer family home with stylish, contemporary kitchen, open plan family/dining space, separate living room, home office, utility, garage and rear garden.

- Four bedrooms, master bedroom with ensuite shower room.
- Open plan family/dining space opening onto the garden.
- Striking, contemporary kitchen with modern, handlesless units.
- UnderFloor Heating, solar panels, Air Source Heat Pumps, Car chargers, SMEG appliances, Porcelanosa Bathrooms and tiles and ground floor has Amtico flooring through out.



## SORBUS 4BED

**1100 SQFT** Plots: 20, 21

A stunning, intelligently designed, four bedroom family home with modern open plan kitchen/dining space, separate living room, home office, utility room, garage and rear garden.

- Four well-proportioned bedrooms, master with ensuite.
- Contemporary, open plan kitchen and dining space.
- Convenient, separate utility room .
- UnderFloor Heating, solar panels, Air Source Heat Pumps, Car chargers, SMEG appliances, Porcelanosa Bathrooms and tiles and ground floor has Amtico flooring through out.



## ACER 4BED

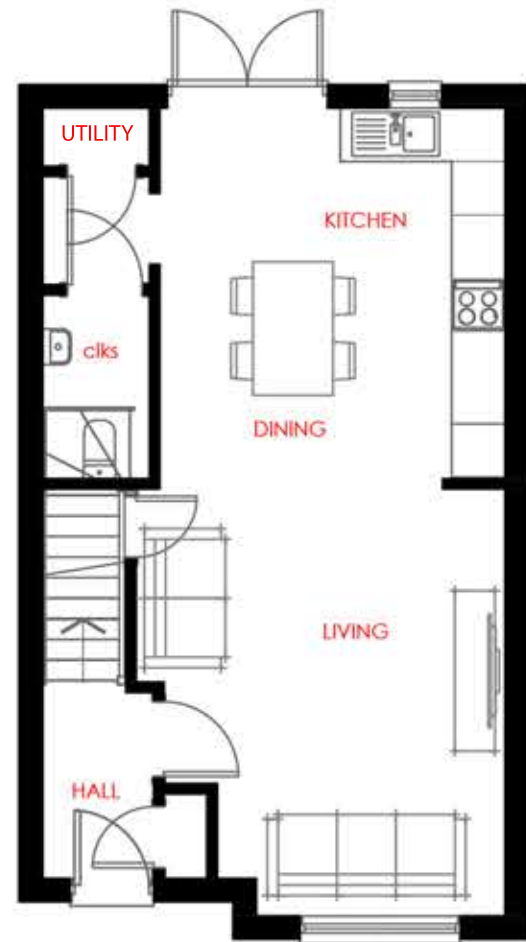
**1125 SQFT** Plots: 02, 03, 06

An exceptional, modern, four-bedroom home with spacious open plan kitchen/dining room, large separate living room, utility room, garage and rear garden.

- Four good-sized bedrooms, master with ensuite.
- Contemporary open plan kitchen and dining space.
- Convenient, separate utility room.
- Connected with superfast fibre-optic broadband.
- UnderFloor Heating, solar panels, Air Source Heat Pumps, Car chargers, SMEG appliances, Porcelanosa Bathrooms and tiles and ground floor has Amtico flooring through out.

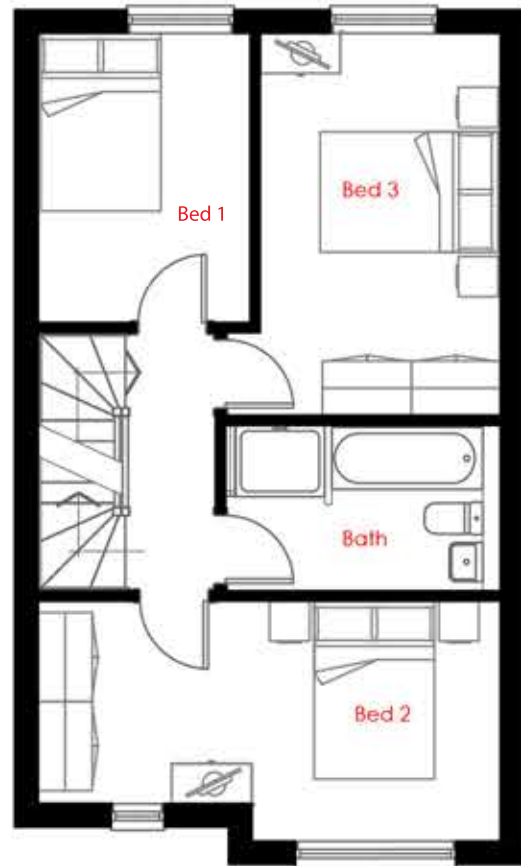
# ROSA

1345 SQFT / 125m<sup>2</sup>



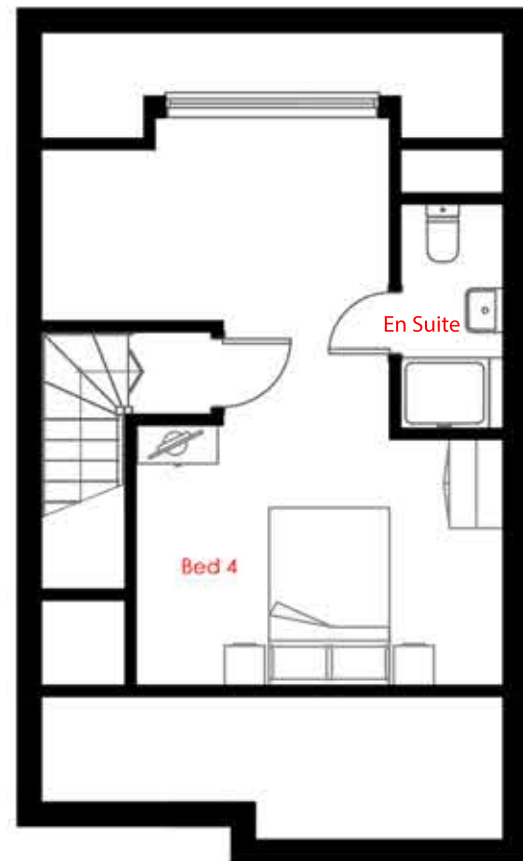
## GROUND FLOOR

<b>KITCHEN/DINING</b> 13'8" x 12'9" 4.2m x 3.9m	<b>HALL</b> 7'0" x 4'4" 2.1m x 1.3m
<b>LIVING</b> 15'9" x 13'7" 4.8m x 4.1m	<b>CLOAKROOM</b> 6'11" x 3'11" 2.1m x 1.2m
<b>UTILITY</b> 3'11" x 2'0" 1.2m x 0.7m	



## FIRST FLOOR

<b>BED 1</b> 10'8" x 9'10" 3.2m x 2.4m	<b>BED 3</b> 14'1" x 8'10" 4.3m x 2.7m
<b>BED 2</b> 17'0" x 8'10" 5.2m x 2.7m	<b>BATH</b> 10'2" x 6'1" 3.1m x 1.9m

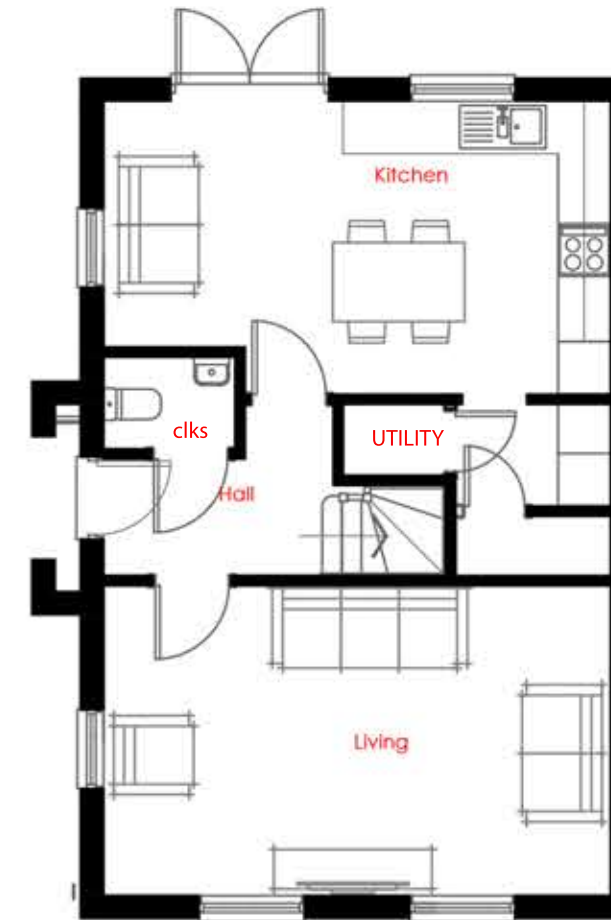


## SECOND FLOOR

<b>BED 4</b> 13'7" x 9'1" 4.1m x 2.8m	<b>En Suite</b> 8'2" x 3'11" 2.5m x 1.2m
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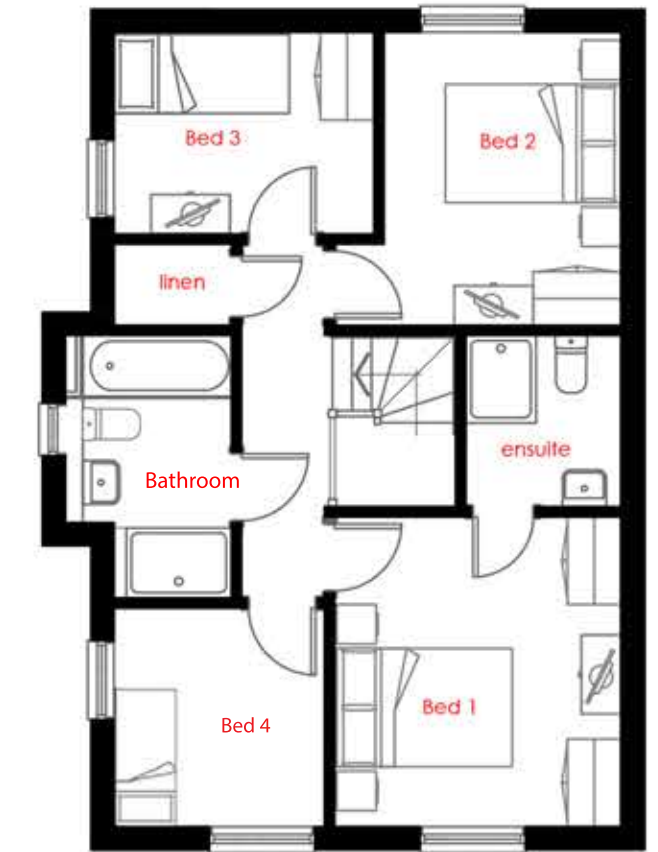
# SALIX

1125 SQFT / 105m<sup>2</sup>



## GROUND FLOOR

<b>KITCHEN/DINING</b> 19'3" x 10'11" 5.9m x 3.3m	<b>Cloakroom</b> 4'11" x 3'3" 1.5m x 1.0m
<b>LIVING</b> 18'11" x 11'7" 5.8m x 3.5m	<b>UTILITY</b> 3'11" x 2'7" 1.2m x 0.8m
<b>HALL</b> 9'0" x 4'4" 2.7m x 1.3m	

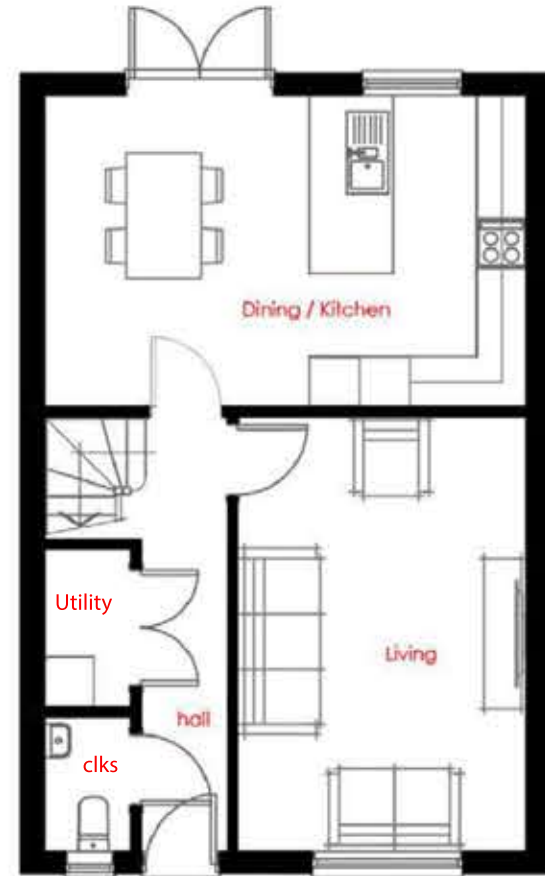


## FIRST FLOOR

<b>BED 1</b> 11'7" x 10'10" 3.5m x 3.3m	<b>En Suite</b> 6'6" x 5'11" 2.0m x 1.8m
<b>BED 2</b> 10'11" x 8'10" 3.3m x 2.7m	<b>BED 3</b> 9'9" x 7'7" 3.0m x 2.3m
<b>BED 4</b> 9'8" x 7'11" 2.9m x 2.4m	<b>BATH</b> 9'9" x 6'3" 3.0m x 1.9m

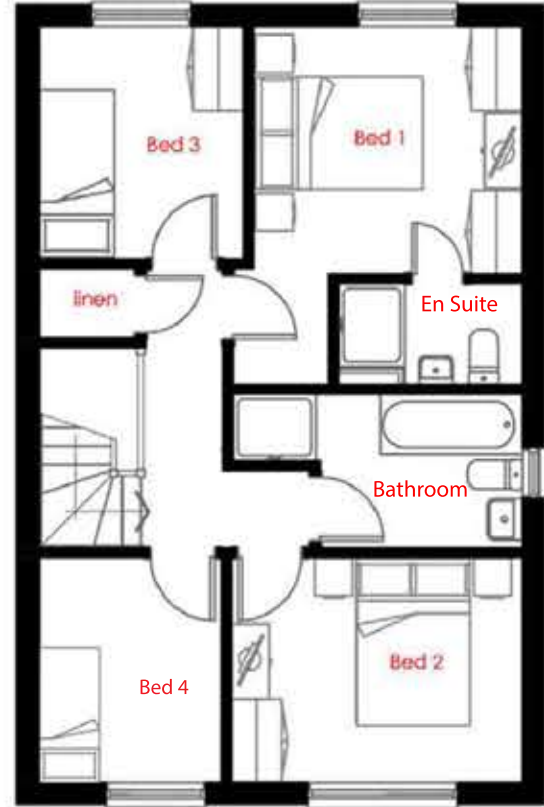
# ACER

1125 SQFT / 105m<sup>2</sup>



GROUND FLOOR

<b>KITCHEN/DINING</b> 18'11" x 14'9" 5.8m x 4.5m	<b>HALL</b> 17'1" x 3'5" 5.2m x 1.0m
<b>LIVING</b> 17'1" x 11'4" 5.2m x 3.5m	<b>UTILITY</b> 6'3" x 3'3" 1.9m x 1.0m
<b>UTILITY</b> 5'3" x 3'3" 1.6m x 1.0m	

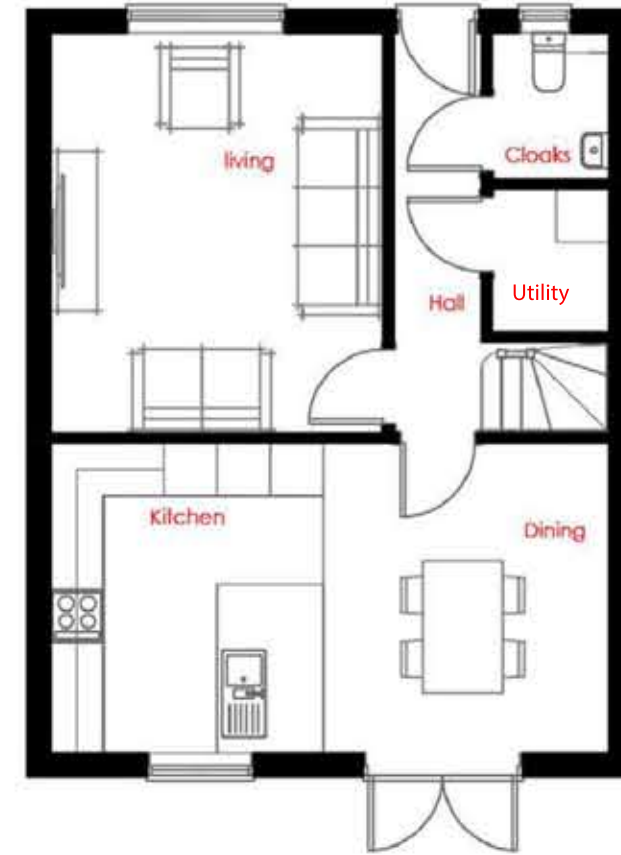


FIRST FLOOR

<b>BED 1</b> 14'1" x 10'7" 4.3m x 3.2m	<b>En Suite</b> 7'3" x 3'11" 2.2m x 1.2m
<b>BED 2</b> 11'5" x 8'10" 3.5m x 2.7m	<b>BED 3</b> 9'2" x 8'0" 2.8m x 2.5m
<b>BED 4</b> 8'10" x 7'2" 2.7m x 2.2m	<b>BATH</b> 9'6" x 5'11" 2.9m x 1.8m

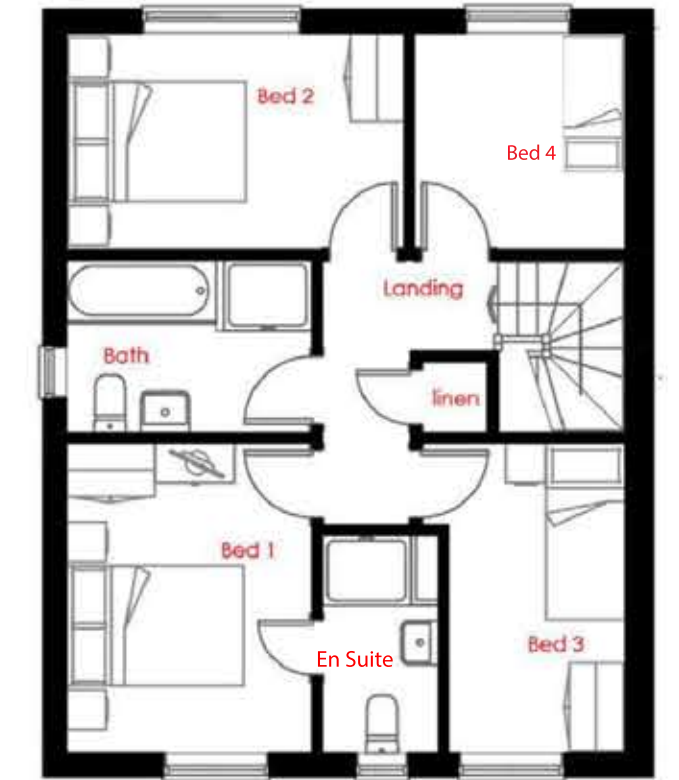
# SORBUS

1100 SQFT / 102m<sup>2</sup>



GROUND FLOOR

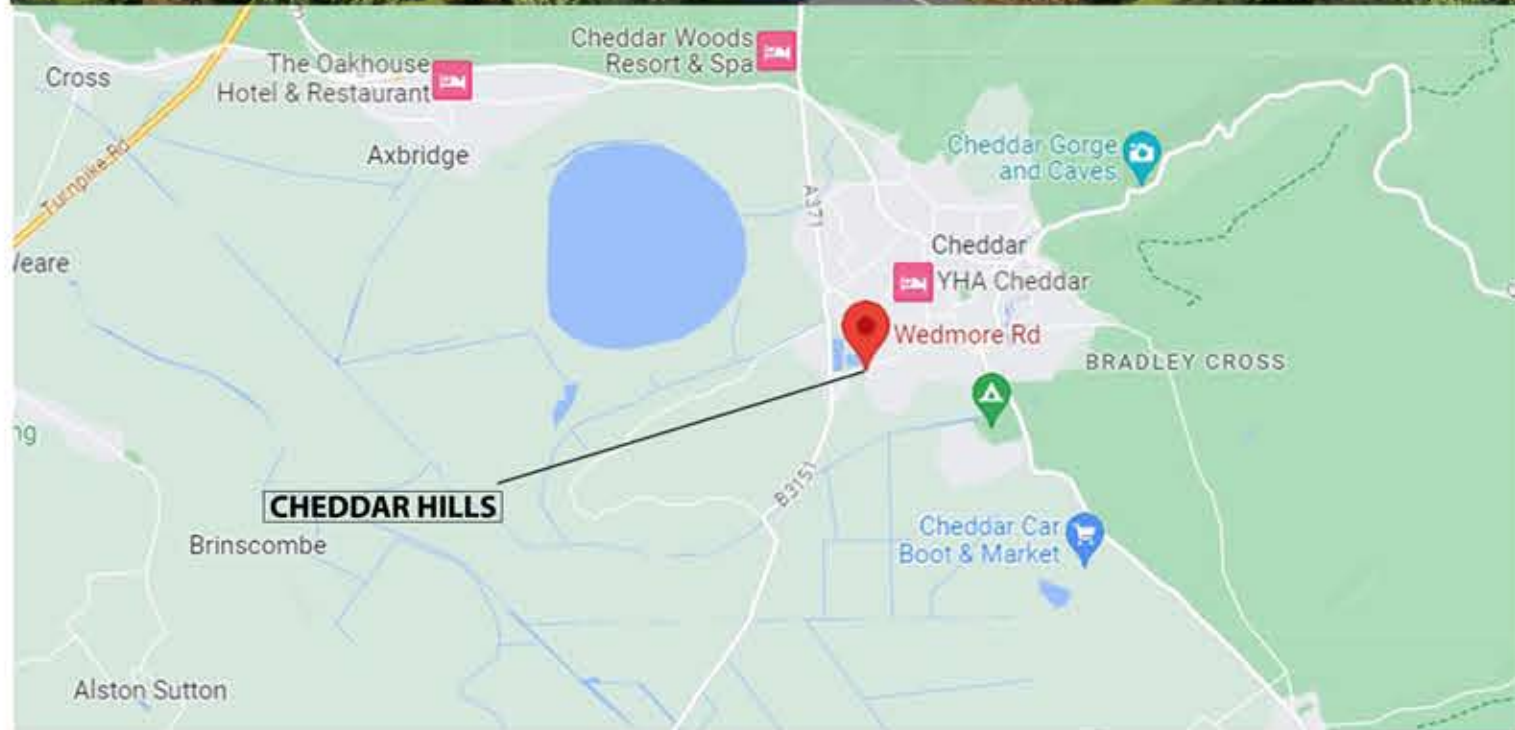
<b>KITCHEN/DINING</b> 20'9" x 11'6" 6.3m x 3.5m	<b>HALL</b> 11'6" x 3'3" 3.5m x 1.0m
<b>LIVING</b> 20'9" x 12'4" 4.5m x 3.8m	<b>CLOAKROOM</b> 5'3" x 4'3" 1.6m x 1.3m
<b>UTILITY</b> 5'3" x 4'3" 1.6m x 1.3m	



FIRST FLOOR

<b>BED 1</b> 11'6" x 9'1" 3.5m x 2.8m	<b>En Suite</b> 8'2" x 4'3" 2.5m x 1.3m
<b>BED 2</b> 12'6" x 8'0" 3.8m x 2.5m	<b>BED 3</b> 11'6" x 6'8" 3.5m x 2.0m
<b>BED 4</b> 8'0" x 7'10" 2.5m x 2.4m	<b>BATH</b> 9'2" x 6'6" 2.8m x 2.0m





## SUSTAINABLE LIVING

### TIMBER FRAME CONSTRUCTION

Perhaps the most widely known and understood is timber frame. In housebuilding, there is a long history of using this approach. However, its adoption varies in the UK. It accounts for around 24% of new build homes across the whole country but in Scotland around 90% of homes are built using timber frame compared with just 10% in England.

There are broadly two types of timber frame – open and closed panel. Open panel systems are structurally engineered panels that form the inside load-bearing leaf of the external wall, comprising studs, rails, sheathing on one face, and a breather membrane. Closed panel systems have the same basic structure but also include insulation, a vapour control barrier on the warm side and linings on the interior face. Closed panels may also include fitted windows and internal service zone battens for ease of construction.

Strong, light and completely renewable, wood is a carbon neutral material that's also a great insulator. Timber frame construction has the lowest CO2 cost of any building material: it takes less energy to produce and build with and it's easily recycled. In fact, every timber frame home saves a potential four tonnes of CO2, approximately equal to that produced by a family car each year.

### Benefits of Timber Frame:

- >Endless Design Possibilities
- >Construction times are reduced using Timber Frame techniques by as much as one third.
- >Reduced Site Labour
- >Impact of inclement weather is reduced as construction need not stop in periods of rain, frost, snow etc.
- >Thermal Efficiency
- >Reduction in site waste >Reduction in risk of delays
- >Fully sustainable building materials
- >Factory controlled Quality Assurance before its sent to site.

All the timber we use in our timber framed developments is sourced from accredited suppliers in accordance with the requirements of the FSC® – meaning as a homeowner you're helping to support sustainable, managed European forests that soak up CO2, helping the fight against global warming.

### SUSTAINABLE CONSTRUCTION

We are committed, throughout our business, to reducing the carbon cost of our work. We aim to recycle a large proportion of all construction-related waste, by segregating waste streams and innovating recovery. We work with local suppliers and tradespeople, using British made products and materials where possible, and encourage all our partners to reduce their use of plastic packaging and recycle their own waste materials.





# LOW CARBON LIVING

Britain's housing stock is unfit for the long term. Recent efforts to lessen environmental damage have lagged far behind climate change dangers. 40% of our overall energy consumption, 27% of CO2 emissions, and roughly 14% of all greenhouse gas emissions occur in our homes. We must deal with the problem right away if we are to achieve important environmental goals.

The opportunity to cut energy use while also enhancing the health and comfort of residents is provided by new dwellings. Additionally, they are more affordable to own as a result of the development of more sustainable technologies.

At Horizon Homes, we build houses that have an impact and are built with sustainability in mind. Our strategy incorporates a variety of potential fixes and differs depending on the development and property.

## SOLAR ENERGY

Even on overcast days, photovoltaic (PV) panels can catch the sun's natural energy and transform it into cost-free, eco-friendly electricity to power your home.

Your carbon footprint will be reduced if you rely less on the grid. A typical PV system might save 1.3 to 1.6 tonnes of carbon annually.

Depending on your energy provider, you may be able to reduce your energy costs and possibly increase your income by selling any unused electricity back to the grid.

## AIR SOURCE HEATING

Air source heat is an ultra-efficient, low impact way to heat your home. Air source heat pumps (ASHPs) work by extracting the warmth from outside air to help heat water for underfloor heating, radiators, and hot water systems.

Heat from the air is absorbed by a liquid refrigerant and passed through a compressor, increasing its temperature before transferring the warmth to the heating and hot water circuits in your home. Heat pumps are carbon neutral, when powered by PV or similar alternative energy sources, delivering up to three times as much thermal energy as the electrical energy used to drive them. They're so efficient they can still extract heat even when air temperatures are as low as -15°C.

## UNDER FLOOR HEATING

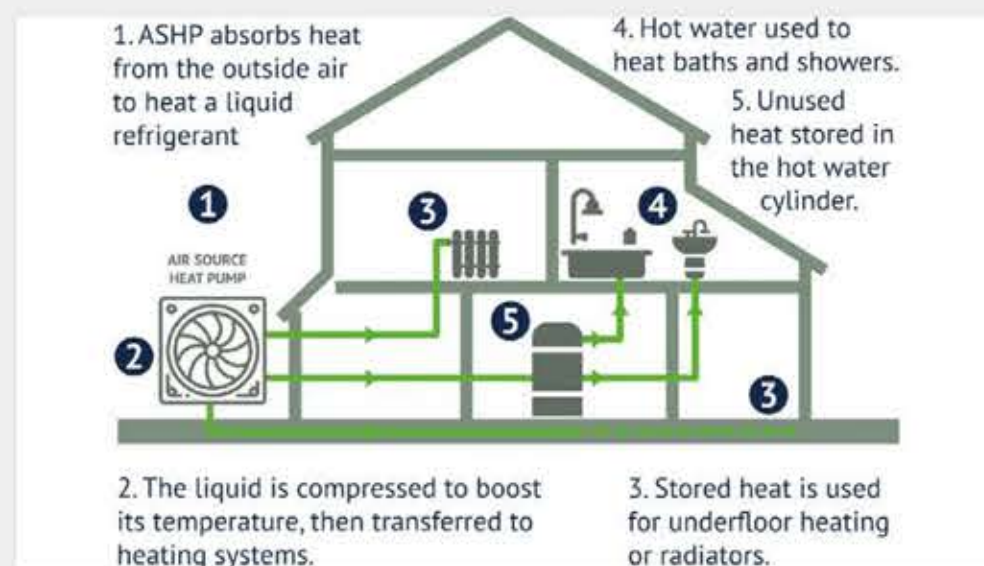
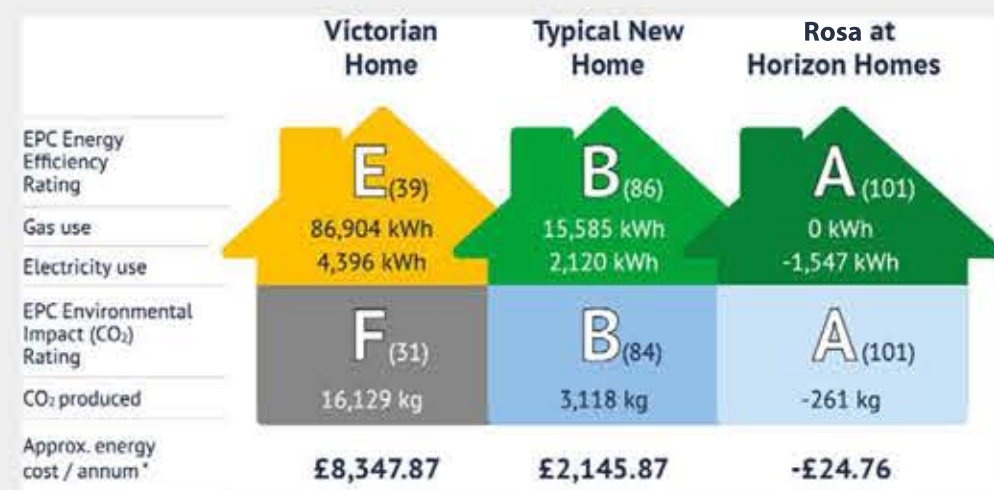
You might not think of under floor heating (UFH) as energy efficient, but because it works across a much larger surface area, UFH operates at a far lower temperature than traditional systems. Radiators are heated to between 65-75 Celsius to warm a room, but UFH can run at about 29 degrees, depending on the floor and finish. In fact, UFH is around 25% more efficient than conventional heating, making it more environmentally friendly too.



## WATER EFFICIENCY

We don't just design our homes to be energy efficient, but to help reduce water use too. Untapped, we each consume around 150 litres of water every day, but by diluting the water stream on taps and showers with aerators, we can reduce the volume of water wasted. Efficient fixtures in your home could help to reduce average household water use by up to 25% a year, that's about 550 showers, saving you up to £80 on your annual water bill.

Rainwater harvesting can make a difference too. Outdoor use accounts for around 7% of water for those with a garden, rising to over 50% on a hot summer day. A rainwater butt reduces your water bills and rainwater is healthier for plants too.



## SUPERIOR INSULATION & AIRTIGHTNESS

In a traditional home up to 70% of heat loss occurs through the roof, walls and floor of the building. That's a lot of wasted energy. Our homes are designed with a more effective thermal envelope, including outstanding insulation and airtightness, to minimise heat loss through the structure of the property, reducing energy bills and carbon emissions. This also makes our homes more durable, minimising dampness caused by moisture-laden air leaking in and condensing.

## SMART HEATING CONTROLS

A smart meter allows you to monitor your energy use to see when you're using the most energy and how much it's costing you. According to the Energy Saving Trust, for many households, installing a smart meter means they see a reduction in their energy bills immediately.

Pairing your smart meter with an app-based control system on your mobile phone provides an integrated, real-time view of your energy use. You can control your thermostat remotely, meaning you only use energy when you need it, even if your usual routine unexpectedly changes. Smart systems also link to the weather, so if it's hotter than usual, it will turn your heating down a few degrees.

## LOW ENERGY LIGHTING & APPLIANCES

Electricity for lights and appliances can account for a significant proportion of your household's total energy demand. We fit all our new homes with energy efficient lighting, like LEDs, which could save you up to £3 a year versus each incandescent bulb, and Energy Label A-rated or higher appliances, to help you reduce day-to-day energy consumption from the day you move in.

## SUPPORTING A CARBON CONSCIOUS LIFESTYLE

Wherever possible, we make it easier for our homeowners to live greener. We build homes in locations that are close to essential amenities, like schools and play areas, parks and open spaces, shops, pubs and restaurants. Our city developments offer easy access to public transport and we provide secure storage for bikes and pre-wire our garages for electric car points and future battery storage. And now that more of us are working from home more often, we integrate Cat-5 cabling and USB charging, with fibre-optic broadband where it's available.



## FINISHING TOUCHES

Every new home at Cheddar Hills combines intelligently planned, contemporary living spaces with stylish interior and exterior specifications.

### KITCHEN & UTILITY

- Contemporary kitchen with modern handleless units.
- Quartz worktops in kitchen and utility (high quality laminate in all house types).
- Smeg ovens & induction hobs (side-by-side ovens in all house types).
- Integrated Smeg dishwasher.
- Integrated Smeg fridge-freezer (double width in all house types).
- Optional Quooker boiling water tap.
- Recessed spotlights and LED lighting under wall units.
- Pendant feature lights on island/bar (4-bed homes).
- Space and plumbing for washer/dryer in utility room.

### BATHROOMS & ENSUITES

- White, contemporary bathroom suites with high quality chrome fittings.
- Basins - with vanity unit in bathrooms and ensuites.
- High quality glass & chrome shower and bath screens.
- Full height ceramic tiling in bath and shower areas; basin splashbacks.
- Thermostatically controlled shower.
- Heated towel rail.
- Shaver socket fitted in bathrooms and ensuites.

### HEATING & ENERGY

- Grant Aerona<sup>3</sup> air source heat pump.
- High output PV solar panels (up to 375W per panel).
- Zoned underfloor heating on ground floor.
- Flat panel radiators on first floor.



- Heatmiser app-based, remote smart heating controls.
- Low energy LED lighting throughout.
- PV compatible energy storage battery (optional extra only).

### TECHNOLOGY

- Superfast fibre-optic broadband.
- Hard-wired Cat-5 data cabling.
- Pre-wiring for TV & satellite in all main rooms.
- USB charging sockets in master bedroom and kitchen.
- Pod Point Solo electric vehicle charging point.

### GENERAL SPECIFICATIONS

- Anthracite grey / white internal finish fully glazed front door.
- Anthracite grey / white internal finish oversized windows & sliding doors.
- Anthracite grey / white internal finish Velux windows.
- Seville Oak interior doors.
- Staircase with oak and glass balustrading.
- Hand-fitted dressing area (where applicable).
- Contemporary brushed chrome door fittings.
- Smooth white finish to interior decoration.

### EXTERIOR FEATURES

- Front and rear lighting.
- Light and power to garage with electric opening door.
- Paved Indian sandstone entrance and patio areas.
- Rainwater recovery water butt.
- Outside tap.

### GUARANTEE

- All homes at Cheddar Hills are independently surveyed during construction by ICW who will provide a 10-year guarantee.

Please note that specifications differ by property and may be subject to change. Ask your Sales Adviser for precise details of finishes and specifications.



## CUSTOMER CARE

We don't just build outstanding new homes, we've built our reputation on exceptional customer service. We're committed to making the experience as straightforward, friendly and hassle-free as possible. We'll make you feel at home long before you move in.

### OUR COMMITMENT TO YOU

The Horizon Homes Customer Care Charter sets out, step-by-step, the path to purchasing your new home. From the moment you make an enquiry, we promise to provide a welcoming, professional and courteous service, and to answer all your questions promptly and accurately.

- 1. RESERVATION:** Once you've transferred the reservation fee, your new home will be reserved for 28 days. The price will be fixed and we'll take the property off the market.
- 2. DEDICATED SALES TEAM:** Our dedicated sales team will be on hand to answer your questions, offer advice and guidance, help you with specification choices and upgrades, and give you regular updates on the build and progress towards completion.
- 3. SPECIFICATION CHOICE AND UPGRADES:** The standard specification of your new home will be detailed in the sales brochure. If you purchase early, there will often be an opportunity to personalise your property with a choice of finishes and a range of specification upgrades.
- 4. ESTIMATED COMPLETION:** You'll be given an estimated completion date when you reserve. It's our best estimate, but it may be subject to change due to factors beyond our control, like the weather. If significant delays are anticipated, we'll let you know as soon as possible, and we'll update the estimate at contract exchange.
- 5. INFORMATION AT EXCHANGE OF CONTRACTS:** Between reservation and exchange, we'll provide a checklist confirming important information about your home. To avoid any misunderstandings, your legal representative should confirm in writing any verbal commitments you are relying on. If everything's as expected, your solicitor will ask you to sign the contract and arrange payment for the balance of your deposit.
- 6. QUALITY CHECKS:** Your home will be checked extensively to ensure our high standards are met, before and after being inspected by Building Control and the warranty provider.
- 7. PRE-OCCUPATION INSPECTION:** Before you complete, we'll arrange a comprehensive tour of your property and a demonstration of all appliances, heating and hot water systems. You'll also get the chance to inspect all cosmetic finishes, like kitchens, work surfaces, sanitaryware, glass and flooring.
- 8. NOTICE TO LEGALLY COMPLETE:** When your new home is ready for occupation, our solicitor will serve the Notice to Complete. You can move in 14 days after the notice is served.
- 9. MOVING IN:** Once our solicitors receive the completion payment, a member of our team will meet you at your new home to take meter readings, hand you the keys and answer any last minute questions.
- 10. YOUR HOMEOWNER'S MANUAL:** We'll give you a comprehensive Homeowner's Manual, detailing your home and offering advice on how best to maintain it. You'll find information about your home's facilities, instruction manuals and warranties, together with a description of the systems and utility services installed at the property.
- 11. 14-DAY INSPECTION REPORT:** A fortnight after legal completion, your 14-day inspection report is an opportunity to tell us about any minor issues you may have noticed around your home.
- 12. CUSTOMER SATISFACTION SURVEY:** Around four weeks after completion, you'll receive an email questionnaire asking about your experience of buying and living in your new Horizon Home. We're grateful for your feedback.
- 13. 24/7 PEACE OF MIND:** We provide all our customers with a 24-hour, out of hours number in case of emergencies.
- 14. WARRANTY PERIOD:** Your new Horizon Home comes with a 10-year structural warranty. Should you need to make a claim, for the first two years you can contact us, thereafter you'll need to get in touch with the warranty provider.
- 15. HEALTH AND SAFETY:** Building sites can be dangerous places. Access to construction areas is prohibited without prior authorisation. You must be accompanied on site visits and wear suitable protection. Compliance with all health and safety policies is the responsibility of the individual.

## YOUR NEXT STEPS

Whether you're a first-time buyer or need some help selling your existing property, we're here to make your move to a new Horizon Home easier and more affordable.

### PART EXCHANGE

If you're ready to move to your new Horizon Home, there's no need to wait until you sell your existing property. As long as your current home meets the conditions for Part Exchange, we'll buy it from you at a fair market price, confirmed by three local agents. You don't have to worry about complicated chains and you won't have to pay agents' fees. When your new home is ready, so are you.

Terms and conditions apply. To find out more contact us.

### SIGNATURE MOVE

Our Signature Move service makes selling your existing property easier. If you reserve a new Horizon Home, we'll arrange for an estate agent to value your property, agree a selling price, organise viewings and manage the whole process on your behalf. Then, when everything's done and dusted, we'll even pay the estate agent's fees.

Terms and conditions apply. To find out more contact us.







We build gorgeous family homes and interesting urban neighbourhoods all over the South West. At the vanguard of innovation and environmentally friendly design, we are currently one of the fastest growing homebuilders in the region.

We create distinctive, character-filled houses. Intelligently and imaginatively designed homes that are as unique as the people who live in them. Properties that reflect their surroundings and geographic location, with eye-catching architectural characteristics and top-notch, modern interior and exterior finishes.

Our homes are designed for today, but fit for the future. We combine forward-thinking design with the latest, low carbon technologies to improve energy efficiency and reduce environmental impact: creating homes as convenient and comfortable to live in as they are economical to own.

Because we're independent, we're able to focus on the details. We offer an exceptional choice of materials, fixtures and finishes, and include as standard what other, larger, home builders offer only at a premium price – making all of our homes more inspiring as well as outstanding value for money

There's more to what we do than building homes. We're here to help make buying and moving to your new home easier, and our Customer Care team are always available to lend a hand. We'd like to get to know you better so we can help you choose home that reflects exactly who you are.

A home you can be proud to own.

To learn more about us visit: [www.horizonhomessw.co.uk](http://www.horizonhomessw.co.uk)



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## SALES ENQUIRIES

For further information about the stunning new homes at Cheddar Hills, please contact our Sales Team.



01934 740 055



[sales@hhswh.co.uk](mailto:sales@hhswh.co.uk)



[www.horizonhomessw.co.uk](http://www.horizonhomessw.co.uk)

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# CHEDDAR HILLS

BY HORIZON HOMES



H O R I Z O N   H O M E S

IMPORTANT NOTICE: 'Small Print Here'