



BLUE CEDAR
HOMES

HOLDEN GARDENS,
WEDMORE

Tranquil

Somerset.

Later life *in*style.™

WELCOME

Holden Gardens.

*Welcome to the green fields of Somerset. In the peaceful village of Wedmore is Holden Gardens, a collection of beautifully designed homes for those who want to live **later lifeinstyle**.™*

Set in one of Somerset's most desirable areas, Holden Gardens is where luxury and style combine to create stunning homes; a place for people to make the most of every day.

Reserved exclusively for those aged 55 and over, this enchanting Blue Cedar Homes development comprises 10 homes. Each freehold property has been carefully designed to take full advantage of its beautiful setting and has its own oversized garage and parking space.

With unique architectural features, each home is charmingly distinctive. Inside, generously sized rooms, and luxury fittings, fixtures and finishes provide

a refined living space. As your lifestyle changes over time, your rooms can adapt with ease to meet your future needs.

Life at Holden Gardens is about doing more of what you truly enjoy. To make this possible, a dedicated visiting Estate Manager takes care of the gardens, property exteriors and overall development. This leaves you free to enjoy your beautiful surroundings without the worry of day-to-day maintenance.

Holden Gardens is situated just eight miles west of vibrant Wells, in the picturesque village of Wedmore. Rich in history and home to a delightful cluster of uniquely designed buildings, the setting is the perfect gateway to explore the beauty of Somerset and beyond.

The development's prime position, in a delightful alcove just off Cheddar Road, provides the ideal small community for people who relish living in a peaceful neighbourhood, in a home they will always enjoy returning to.

Whether you are lunching at one of the village's cosy pubs, exploring the stunning surrounding countryside, or just enjoying the tranquillity of your private back garden, Holden Gardens truly is living **later lifeⁱⁿstyle™**



Holden Gardens proudly offers practicality and luxury in equal measure. With no need to compromise, every home is a forever home.

Delight in the details.

Every Holden Gardens property is designed to be a home for life. Step inside and you will see this commitment in the luxury fixtures and fittings that perfectly finish the living space, and in the flexible layout that can easily adapt to your needs and lifestyle as they evolve.

Each property's exterior has received just as much attention to detail. With local Somerset lias stone used throughout, Holden Gardens pays tribute to the wonderfully characterful buildings that are so prevalent in the surrounding area. Driveways and pathways are surfaced with attractive stone and tegula paving, while the central gardens have been designed by a landscape architect and feature an inviting summerhouse as a centrepiece.

SPECIFICATIONS

Kitchens

- Engineered oak flooring with underfloor heating
- Contemporary style handleless kitchen design
- Silestone Quartz worktops and upstands
- Neff glass and stainless steel appliances including a single oven, touch control induction hob and microwave combination oven
- Neff angled glass extraction hood
- Integrated Neff fridge freezer and dishwasher
- Neff washer/dryer or Bosch washing machine and separate Bosch dryer
- Blanco undermount stainless steel sink with brushed steel monobloc mixer tap with lever handles
- Energy efficient LED recessed downlighters

Bathrooms

- Porcelanosa floor and wall tiling*
- Underfloor heating
- Duravit WC with softclose seat and concealed Grohe cistern
- Duravit vanity unit with wash hand basin (ME by Starck) and Vado taps
- Tissino Lorenzo bath
- Concealed thermostatic shower valve with Hansgrohe Raindance select slide riser
- Low level designer shower tray and Merlyn glass screen
- Dual fuel chrome towel rail with timer
- Fitted mirror where practicable
- Energy efficient LED recessed downlighters

Electrical Systems

- Digital terrestrial/satellite wiring to TV points in living room and bedrooms for the convenient installation of a satellite system
- Telephone outlet sockets in living/dining room and master bedroom (line to be ordered by the homeowner)
- Low energy light fittings throughout
- Ample power sockets throughout
- USB sockets fitted in master bedroom and kitchen/dining room
- Pre-wired for the installation of a stairlift and lift
- Multi-grid appliance switch in kitchen
- Garage with Electric Vehicle Charging infrastructure in place



Heating, Insulation and Energy Efficiency

- UPVC flush casement windows throughout
- High levels of insulation to walls and ceiling
- 'A' rated gas fired condensing boiler serving underfloor heating throughout the ground floor and radiators at first floor
- Contemporary styled radiators with thermostatic radiator valves

Finishing Touches

- Fully fitted wool carpet* to living room and bedrooms with high-quality underlay
- 14mm engineered oak flooring to entrance hall and kitchen
- JB Kind fine oak timber veneered internal doors
- Built in wardrobes to bedrooms
- Remote controlled electric garage door

Security and Peace of Mind

- Alarm system
- Mains operated smoke and carbon monoxide alarms
- External lights to front and rear
- High security timber front door with multi-point locking system

* Choices available subject to stage of construction.

This specification is provided for guidance only and may be subject to change.



Kelly Gardens Showhome

DISCOVER MORE

*Holden Gardens brings the charming coastline and ancient landscape
of Somerset to your doorstep.*

The freedom of the West Country.

Holden Gardens places you in the heart of Somerset. Open up your front door and the best of the West Country is there to be explored.

Starting at Holden Gardens, the village of Wedmore is a delightful place to call home. A classic, close-knit Somerset community with all the essential amenities, including a post office, a hairdressers and a village shop. You cannot help but be charmed by its choice of quaint pubs, beguiling church and independent shops only a short level walk away.

The village of Wedmore is sometimes referred to as the Isle of Wedmore due to its location on higher ground within the Somerset levels, with the rivers Axe and Brue flowing around it.

Wedmore has a number of annual festivals including the Arts Festival, a summer street fair, the 'Wedmore by Lamplight' Christmas fair and the Harvest Home celebration. Wedmore Playing Fields also offer sporting facilities for tennis, football, cricket and bowls.

For those days when you would rather stretch your legs by the sea, there is no place better to start than Clevedon. This picturesque coastal town is steeped with Victorian history and is dominated by a long stretch of pebble beach. Whilst visiting the delights of cafés, restaurants and independent shops in the town, a stroll along the Grade I Listed 19th century pier is a must.

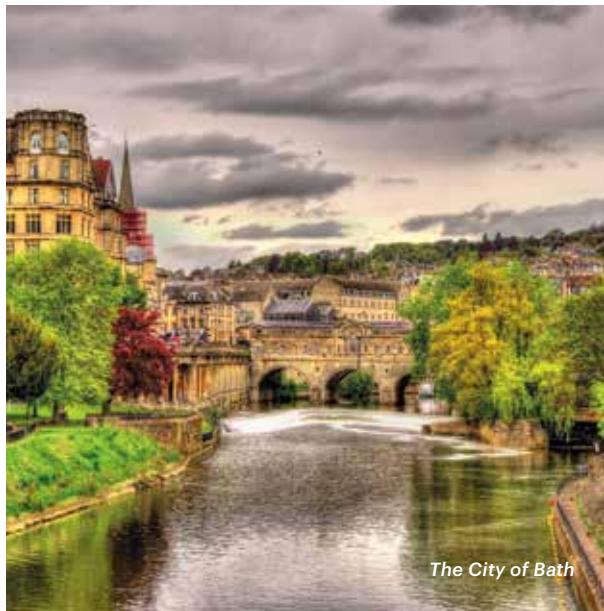
For trips further afield, the M5 is just seven miles from Holden Gardens and connects you to Bristol, Midlands, the South West and London. The elegant, historic city of Bath with its world famous architecture is only 30 miles away. Highbridge & Burnham train station is just nine miles from Wedmore and offers direct services to Bristol, London, Exeter and Penzance. For trips overseas, Bristol Airport is under 14 miles away from Wedmore and boasts an impressive list of destinations. Bus services to Wells and the surrounding area, from Wedmore are plentiful and frequent.

Whether you are an avid rambler or a café connoisseur, a history buff or a back garden bookworm, Holden Gardens will give you something to look forward to every day.





Ashton Windmill, Somerset



The City of Bath



Clevedon

THINGS TO DO



Culture.

Enjoy a Wedmore Opera performance. Visit Cheddar with its fascinating caves, traditional shops and museums, or why not take a trip to the top of Glastonbury Tor.



Walking.

Explore an abundance of country walks on your doorstep including Chew Valley, or enjoy exploring RSPB's Avalon Marshes Nature Reserve.



Theatre and Cinema.

The close by cities of Bristol, Bath and Taunton will provide plenty of dates for the diary to keep up with the best theatre productions and latest box office cinema hits.



Shopping.

Wedmore boasts a great choice of independent shops. For larger grocery supplies there is a Waitrose in nearby Wells. The cities of Bath, Bristol and Wells are great shopping destinations.



Beaches.

Clevedon and the North Somerset coast are in easy reach of the village. Clevedon's pier, beach and choice of eateries and shops, make it a great destination for a lovely day out.



Eating Out.

With a cosy café and pubs like The Swan, Wedmore calls for whiling away long lunches next to a roaring fire.



History.

Visit Ashton Windmill just outside Wedmore, or pop into the historic city of Wells and explore its medieval Cathedral and walled Bishop's Palace, moat and gardens.



Golf.

Isle of Wedmore Golf Club course has panoramic views of the Mendip Hills, Cheddar Valley, Glastonbury Tor and the Somerset Levels.

DISCOVER MORE



Cheddar Gorge, Somerset



RSPB Avalon Marshes Nature Reserve



Cheddar Caves

4

AONB

Somerset's Areas of Outstanding Natural Beauty are the Quantock Hills, Mendip Hills, Blackdown Hills and Cranborne Chase.

400

varieties

of cider apples grown in Somerset.

3

miles

long and almost 400 feet deep, Cheddar Gorge is England's largest gorge.

10

pin bowling

is a modification of Somerset Skittles.

449

feet

above sea level lies Brent Knoll Hill, originally an Iron Age Fort.

DISCOVER MORE



Iron Age Fort of Brent Knoll viewed from a cider apple orchard

THE SITE

In the heart of the West Country, in the classic country village of Wedmore, is Holden Gardens.

Perfectly placed.

Holden Gardens has been designed to make the most of its beautiful setting, right down to the smallest detail. Many of the homes offer views over the surrounding green fields and rolling hills, while private rear gardens ensure that contentment and relaxation are just outside your door.

EXTERIOR FEATURES

- Private rear gardens and patio areas for each property
- Extensive landscaped communal garden with seating and summerhouse
- Driveways and pathways surfaced in featured paving
- Local materials used throughout
- Visiting Estate Manager for all on-site garden maintenance

The development layout, house layouts and CGIs are for guidance purposes only and not to scale. Trees, shrubs and landscaping are indicative only and may alter during construction. All floorplan measurements are excluding wardrobes.



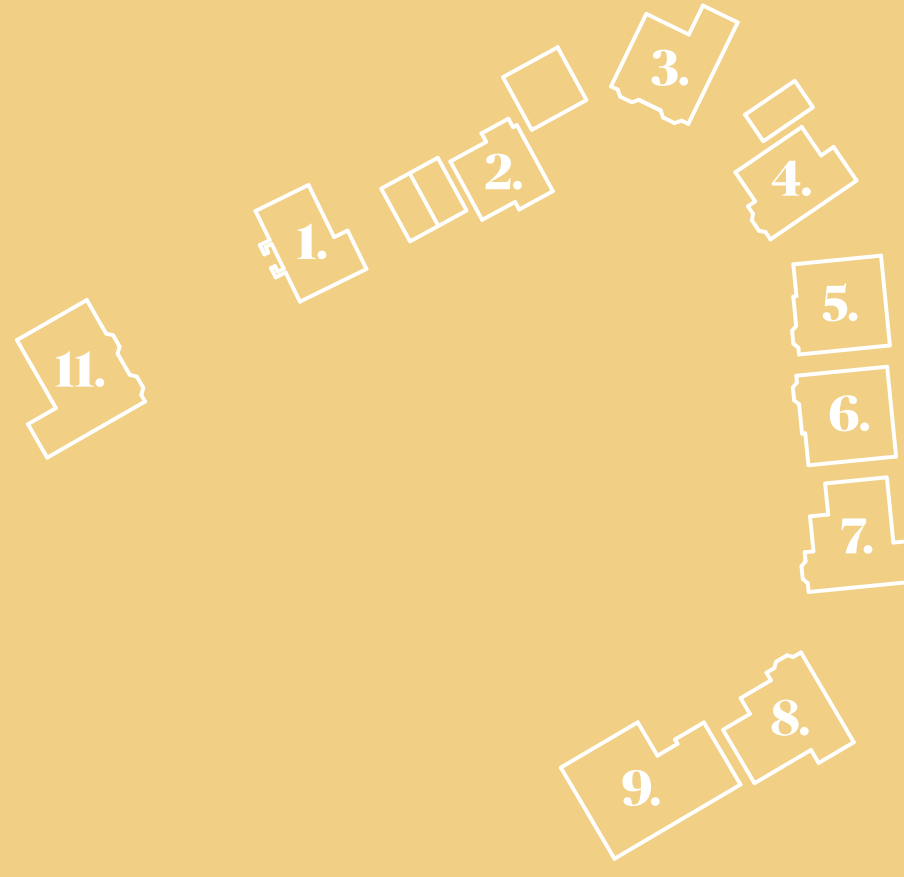
10 Holden Gardens is a completed property which does not form part of the development. Contributions for road maintenance apply for this property.

Our homes.

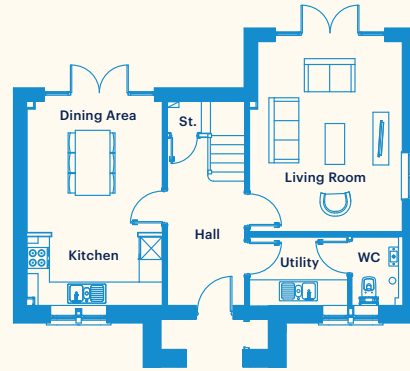
Explore Holden Gardens' 10 luxury freehold homes and discover which one might be perfect for you.

A REMINDER OF THE KEY FEATURES

- High Specification
- Visiting Estate Manager
- No two houses are the same
- Selection of interior and exterior finishes
- All plots include an oversized garage and a parking space
- Landscaping designed by specialist architect
- No resale fees
- Each property is detached and freehold

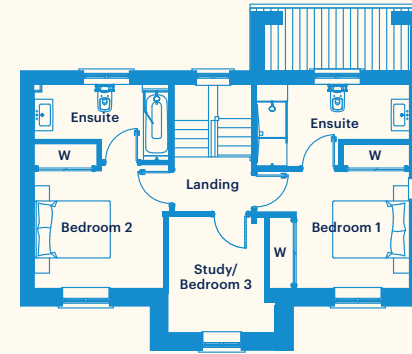






Ground Floor

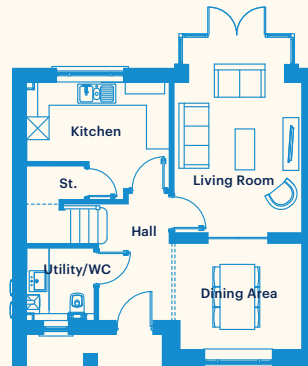
Room	Metric (metres)	Imperial (feet/inches)
Living Room	5.1 x 4.0	16'9" x 13'1"
Kitchen/Dining	5.4 x 3.6	17'9" x 11'10"



First Floor

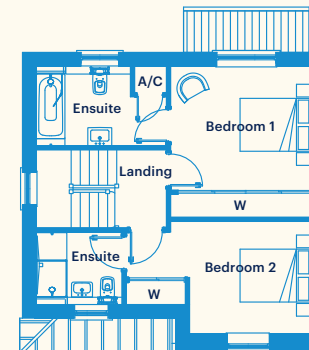
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.1 x 3.0	10'2" x 9'10"
Bedroom 2	3.3 x 3.4	10'10" x 11'2"
Bedroom 3/Study	3.1 x 2.6	10'2" x 8'6"

Plot 1.



Ground Floor

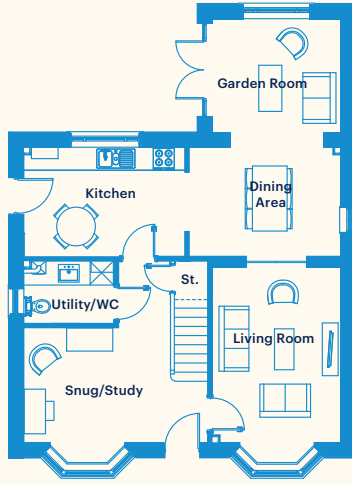
Room	Metric (metres)	Imperial (feet/inches)
Living Room	4.0 x 3.4	13'1" x 11'2"
Kitchen	2.1 x 3.8	6'11" x 12'6"
Dining	2.8 x 3.4	9'2" x 11'2"



First Floor

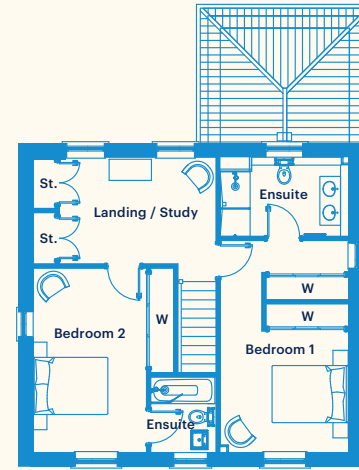
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.3 x 3.7	10'10" x 12'2"
Bedroom 2	3.0 x 3.2	9'10" x 10'6"

Plot 2.



Ground Floor

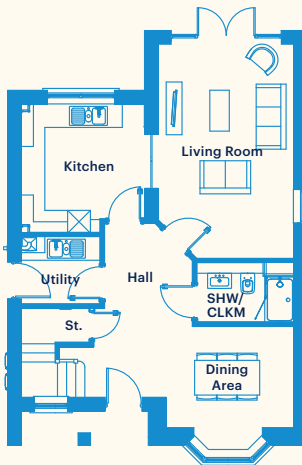
Room	Metric (metres)	Imperial (feet/inches)
Living Room	5.0 x 3.4	16'5" x 11'2"
Kitchen	2.9 x 4.3	9'6" x 14'1"
Dining	2.9 x 4.0	9'6" x 13'1"
Garden Room	3.0 x 3.4	9'10" x 11'2"
Snug/Study	3.0 x 2.4	9'10" x 7'10"



First Floor

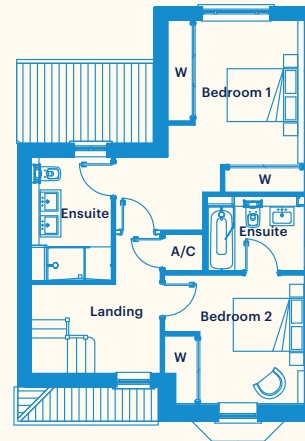
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.2 x 3.4	10'6" x 11'2"
Bedroom 2	4.9 x 3.0	16'1" x 9'10"
Landing/Study	2.8 x 4.1	9'2" x 13'5"

Plot 3.



Ground Floor

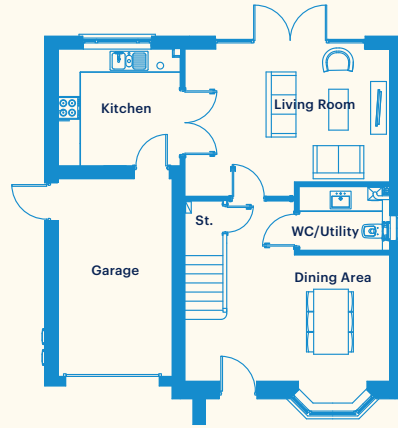
Room	Metric (metres)	Imperial (feet/inches)
Living Room	5.7 x 3.6	18'8" x 11'10"
Kitchen	3.4 x 3.3	11'2" x 10'10"
Dining	2.7 x 2.6	8'10" x 8'6"



First Floor

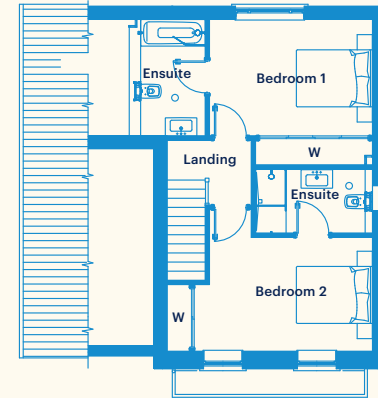
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.8 x 2.9	12'6" x 9'6"
Bedroom 2	3.4 x 2.8	11'2" x 9'2"

Plot 4.



Ground Floor

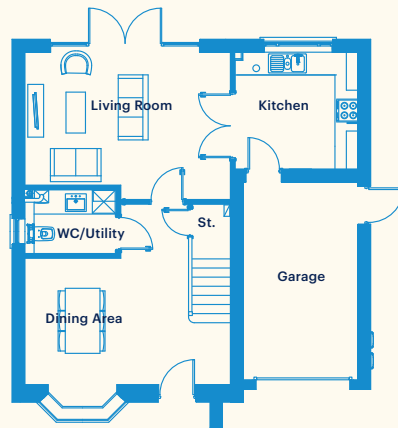
Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.9 x 5.4	12'10" x 17'9"
Kitchen	3.1 x 3.3	10'2" x 10'10"
Dining	3.4 x 2.7	11'2" x 8'10"



First Floor

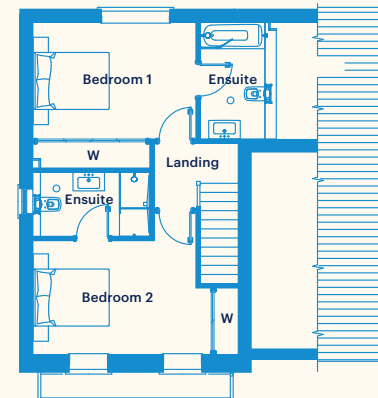
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.1 x 4.3	10'2" x 14'1"
Bedroom 2	3.0 x 4.3	9'10" x 14'1"

Plot 5.



Ground Floor

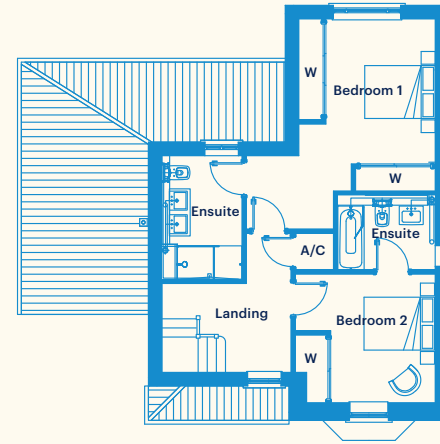
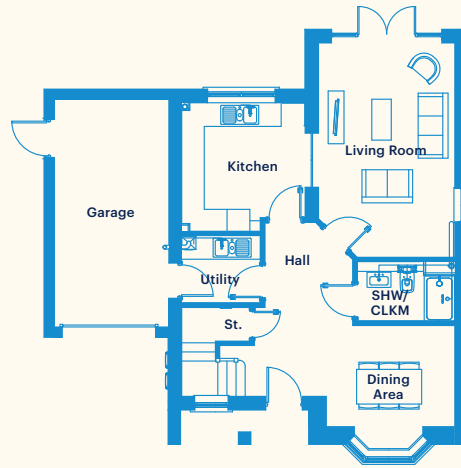
Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.9 x 5.4	12'10" x 17'9"
Kitchen	3.1 x 3.3	10'2" x 10'10"
Dining	3.4 x 2.7	11'2" x 8'10"



First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.1 x 4.3	10'2" x 14'1"
Bedroom 2	3.0 x 4.3	9'10" x 14'1"

Plot 6.



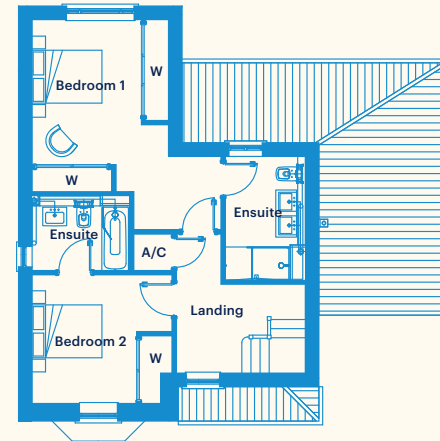
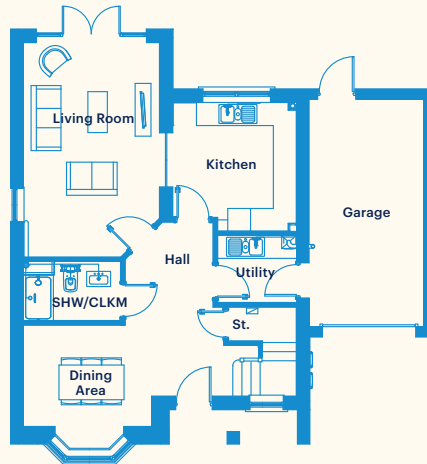
Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Living Room	5.7 x 3.6	18'8" x 11'10"
Kitchen	3.4 x 3.3	11'2" x 10'10"
Dining	2.7 x 2.6	8'10" x 8'6"

First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.8 x 2.9	12'6" x 9'6"
Bedroom 2	3.4 x 2.8	11'2" x 9'2"

Plot 7.



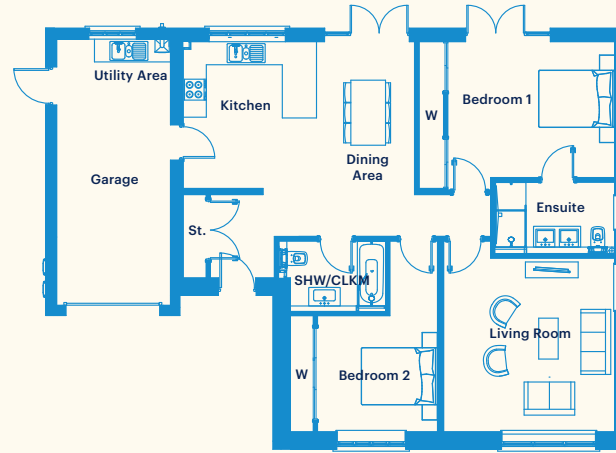
Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Living Room	5.7 x 3.6	18'8" x 11'10"
Kitchen	3.4 x 3.3	11'2" x 10'10"
Dining	2.7 x 2.6	8'10" x 8'6"

First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.8 x 2.9	12'6" x 9'6"
Bedroom 2	3.4 x 2.8	11'2" x 9'2"

Plot 8.

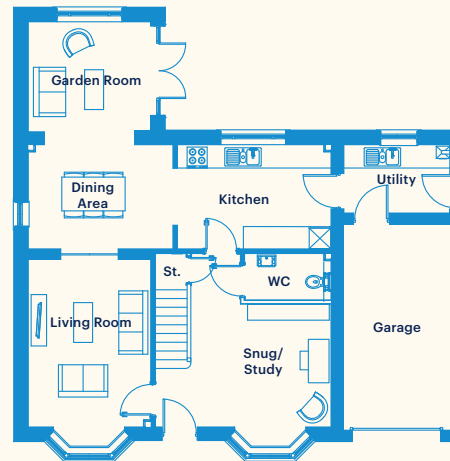


Ground Floor (Bungalow)

Room	Metric (metres)	Imperial (feet/inches)
Living Room	4.6 x 4.5	15'1" x 14'9"
Kitchen/Dining	3.9 x 6.1	12'10" x 20'0"

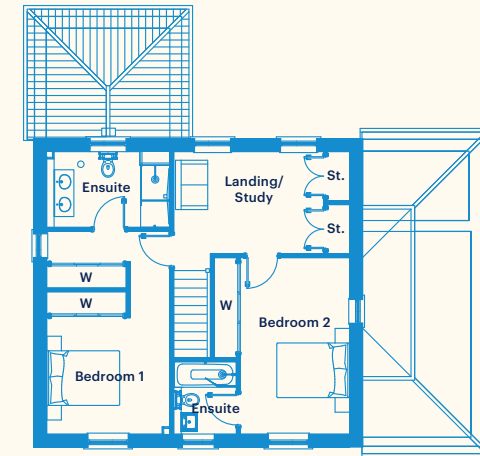
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.6 x 4.4	11'10" x 14'5"
Bedroom 2	3.1 x 3.1	10'2" x 10'2"

Plot 9.



Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Living Room	5.0 x 3.4	16'5" x 11'2"
Kitchen	2.9 x 4.3	9'6" x 14'1"
Dining	2.9 x 4.0	9'6" x 13'1"
Garden Room	3.0 x 3.4	9'10" x 11'2"
Snug/Study	3.4 x 2.4	11'2" x 7'10"



First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.2 x 3.4	10'6" x 11'2"
Bedroom 2	4.9 x 3.0	16'1" x 9'10"
Landing/Study	2.8 x 4.1	9'2" x 13'5"

Plot 11.



Wells Cathedral, Somerset

LOCATION

Explore Holden Gardens.





1. The Swan



2. Medical Centre



3. Village Hall



**4. Bowling, Tennis
& Cricket Club**



**5. St Mary's
Church**



6. Post Office



7. Pumpkin Deli



8. Hairdressers



9. Village Shop



**10. Isle of Wedmore
Golf Club**



**11. Wedmore
Dental Practice**



12. Hectors Farm Shop

Holden Gardens is in the village of Wedmore. The nearest train station is Highbridge & Burnham (just over nine miles away) and offers direct services to London, Bristol and Exeter.

Wedmore offers frequent bus services to Wells and the local area.

Pay us a visit and discover how we are living **later life***in*style.™

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