



THE ORCHARD



ALLISON  
HOMES

# The Orchard

Backing onto beautiful open countryside, The Orchard is a rare development of stunning new homes in Huish Episcopi. The village is on the outskirts of Langport, and close to the Somerset Levels, one of England's most unchanged landscapes.

Located in the heart of Somerset, Huish Episcopi's unusual name is derived from the Old English 'hiwisc' for lands or household and 'episcopi' meaning belonging to the bishop. The Domesday Book called Huish 'Littleney', meaning the small island, and it became part of the newly formed Diocese of Wells in 909 AD. It is after this time that it became known as Huish Episcopi.

With scenic level walks, cycle ways and footpaths beside the beautiful River Parrett, the village provides an idyllic rural lifestyle. St Mary's church was built in the 1100s and has several historic architectural features, most notably a Victorian stained glass window depicting the Nativity by Sir Edward Burne-Jones which attracts visitors from around the world. A more informal landmark, but

no less beloved by locals, is the Rose and Crown pub (affectionally known locally as Eli's after the grandfather of the current owner). The pub was built in the mid 17th century and has been a mainstay of the village ever since, offering up food, drink and local hospitality.

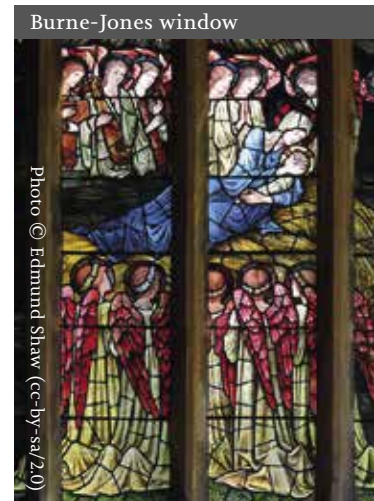
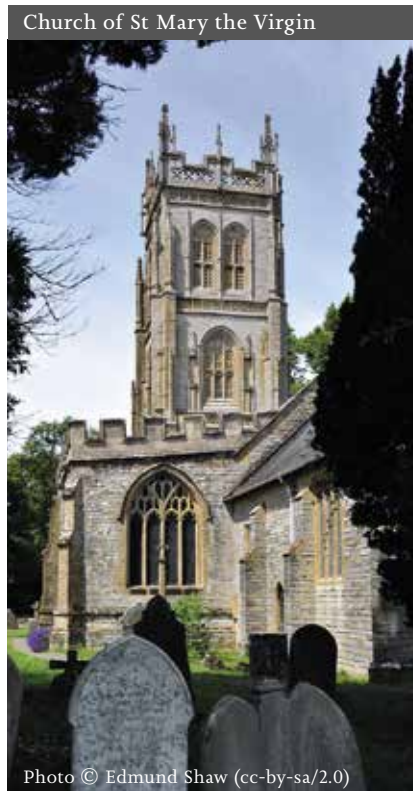
There are a number of active community groups in the village based around activities ranging from gardening and karate to running and a memory café, and everything in-between. Huish Leisure provides swimming facilities and delivers a wide range of sport and exercise opportunities for all age groups, abilities and interests.

Housed in a beautiful Victorian building, Huish Episcopi Primary School was rated 'Good' by Ofsted in 2020. With sizeable grounds including a large playground and attractive field, the school caters for approximately 200 children from in and around the village. For children between the ages of 11 and 18, there is Huish Episcopi Academy and Sixth Form College which is also highly regarded.



Neighbouring Huish Episcopi is Langport, a thriving hub which boasts a range of modern facilities, including supermarkets, a post office, library, pharmacy and medical centre. Independent shops and craft workshops round out the town, along with many good places to eat and drink. There are pleasant walks in and around the town, with attractive picnic areas beside the river and in the Walter Bagehot Town Garden. The oldest part of town is The Hill, which offers unrivalled views of the surrounding countryside, as well as an eclectic mix of old buildings.

Although it is situated in the quiet rolling hills of Somerset, Huish Episcopi is still easy to access from the major road network. Within a 15-mile radius lie the larger towns of Taunton, Yeovil, Bridgwater, and Street, with its popular Clark's Village which includes over 90 high street and designer retailers, as well as coffee shops, bars and restaurants. The M5 motorway and A303 are readily accessible, and with them, vibrant cities such as Bath, Bristol and Exeter, so the advantages of country living can be enjoyed without having to forgo all the attractions of urban life.



## ON YOUR DOORSTEP

Langport	c 0.5 miles/2 minutes
Somerton	c 4 miles/9 minutes
Glastonbury	c 12 miles/26 minutes
Bridgwater	c 14 miles/30 minutes
Taunton	c 15 miles/30 minutes
Burnham-on-Sea	c 23 miles/37 minutes
Weston-super-Mare	c 30 miles/50 minutes
Bristol Airport	c 30 miles/55 minutes
Lyme Regis	c 30 miles/1 hour
Exeter	c 45 miles/ 1 hour 2 minutes
Bath	c 38 miles/ 1 hour 10 minutes








Source: *The AA*





# The Orchard Development Plan

## Site Plan Key

-  **The Brendon 2324**  
3 bedroom home  
HOMES 2 & 10
-  **The Luccombe 2318**  
3 bedroom home  
HOMES 1, 3, 11, 29 & 30
-  **The Winsford 2428**  
4 bedroom home  
HOMES 31 & 36
-  **The Exebridge 2409**  
4 bedroom home  
HOMES 13, 14, 19 & 20
-  **The Burrington 2513**  
5 bedroom home  
HOMES 17, 18 & 24
-  **The Lynton 2404**  
4 bedroom home  
HOMES 12, 21, 22 & 23
-  **The Swallowford 2502**  
5 bedroom home  
HOMES 15, 16 & 25

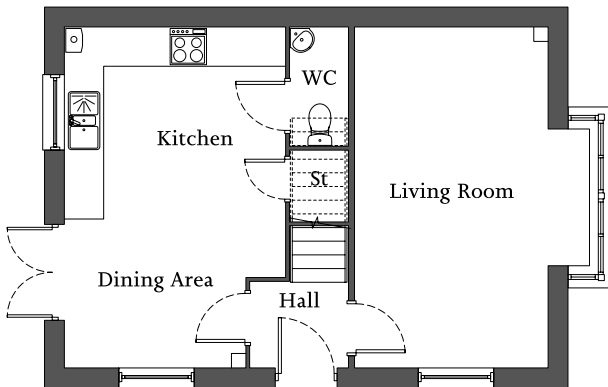
LEAP = Local Equipped Area of Play



Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer-generated illustration of the development is for illustration purposes only.

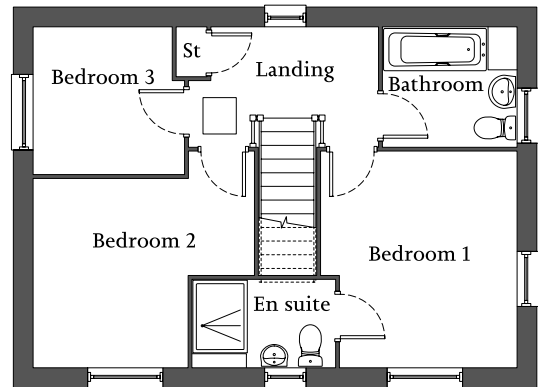


| Living room with bay window | Open-plan kitchen/dining area with French doors |  
| En suite to bedroom 1 | Two further bedrooms and family bathroom | Single garage/allocated parking spaces |



**Ground Floor**

Living Room	5.63m x 3.20m	18'4" x 10'4"
Kitchen/ Dining Area	5.63m x 3.61m	18'4" x 11'8"



**First Floor**

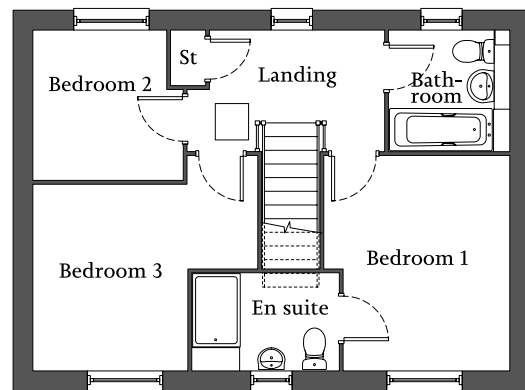
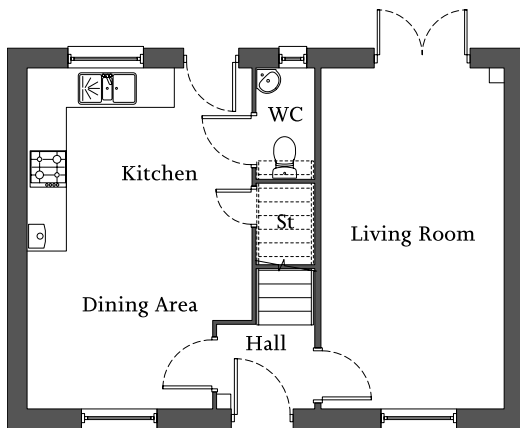
Bedroom 1	3.58m x 3.24m	11'7" x 10'6"
En suite	2.34m x 1.39m	7'6" x 4'5"
Bedroom 2	3.65m x 3.13m	11'9" x 10'2"
Bedroom 3	2.37m x 2.30m	7'7" x 7'5"
Bathroom	2.18m x 1.95m	7'2" x 6'3"

Maximum dimensions are quoted in irregular shaped rooms.





| Living room with French doors to rear | Open-plan kitchen/dining area |  
| En suite to bedroom 1 | Two further bedrooms and family bathroom | Single garage/allocated parking spaces |



**Ground Floor**

Living Room	5.96m x 3.02m	19'5" x 9'9"
Kitchen/ Dining Area	5.96m x 3.67m	19'5" x 12'0"

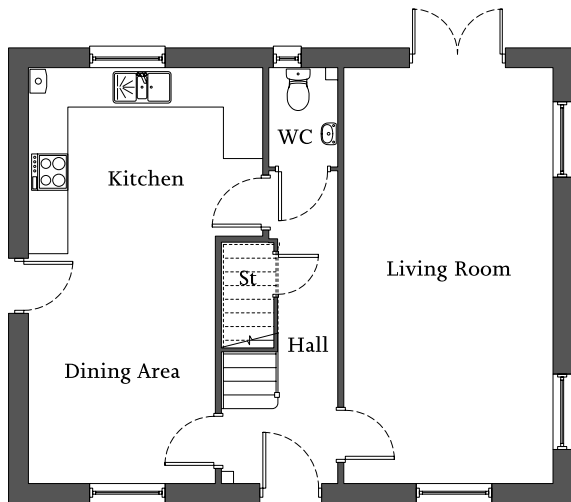
**First Floor**

Bedroom 1	3.56m x 3.07m	11'6" x 10'1"
En suite	2.41m x 1.58m	7'9" x 5'1"
Bedroom 2	2.48m x 2.21m	8'1" x 7'2"
Bedroom 3	3.71m x 3.08m	12'1" x 10'1"
Bathroom	1.97m x 1.71m	6'4" x 5'6"

Maximum dimensions are quoted in irregular shaped rooms.

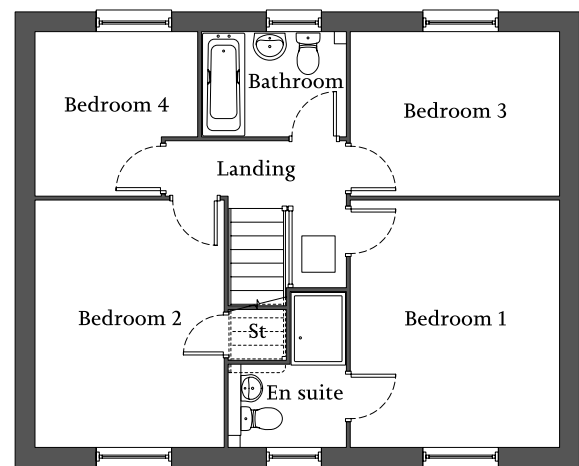


| Living room with French doors to rear | Open-plan kitchen/dining area |  
| En suite to bedroom 1 | Three further bedrooms and family bathroom | Double/single garage |



**Ground Floor**

Living Room	6.87m x 3.45m	22'5" x 11'3"
Kitchen	3.82m x 3.15m	12'5" x 10'3"
Dining Area	3.72m x 3.09m	12'2" x 10'1"



**First Floor**

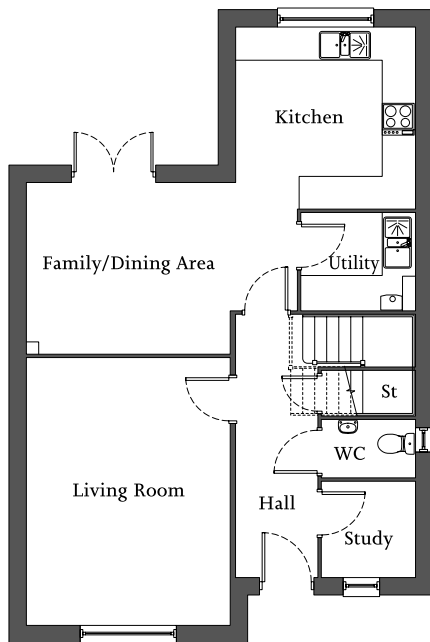
Bedroom 1	4.09m x 3.46m	13'4" x 11'3"
En suite	1.92m x 1.33m	6'2" x 4'3"
Bedroom 2	4.09m x 3.12m	13'4" x 10'2"
Bedroom 3	3.46m x 2.71m	11'3" x 8'8"
Bedroom 4	2.58m x 2.54m	8'4" x 8'3"
Bathroom	2.36m x 1.70m	7'9" x 5'7"

Maximum dimensions are quoted in irregular shaped rooms.



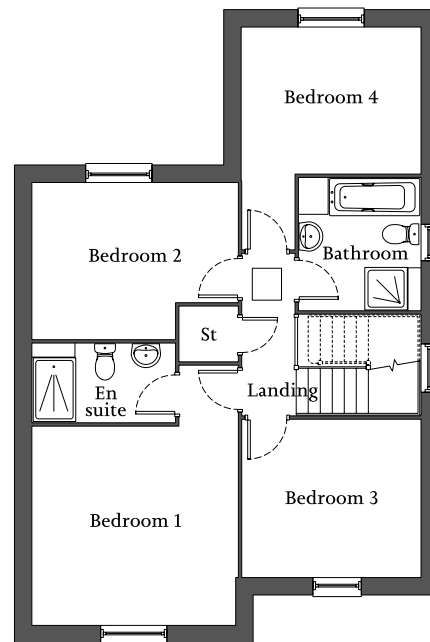


| Front aspect living room | Open-plan kitchen/family/dining area with French doors to rear | Utility | Study |  
| En suite to bedroom 1 | Three further bedrooms and family bathroom | Single garage |



**Ground Floor**

Living Room	5.04m x 3.83m	16'5" x 12'5"
Study	1.81m x 1.73m	5'9" x 5'6"
Kitchen	3.38m x 3.33m	11'1" x 10'9"
Family/ Dining Area	3.78m x 3.23m	12'4" x 10'5"
Utility	2.11m x 1.85m	6'9" x 6'1"



**First Floor**

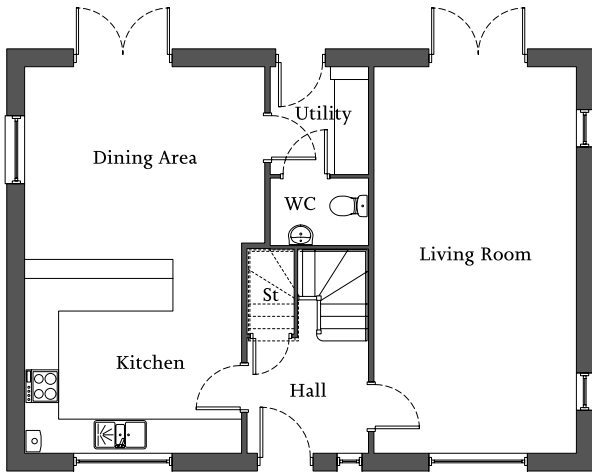
Bedroom 1	3.88m x 3.75m	12'7" x 12'3"
En suite	2.50m x 1.47m	8'2" x 4'8"
Bedroom 2	3.88m x 2.95m	12'7" x 9'6"
Bedroom 3	3.37m x 2.97m	11'1" x 9'7"
Bedroom 4	3.37m x 2.76m	11'1" x 9'1"
Bathroom	2.48m x 2.26m	8'1" x 7'4"

Maximum dimensions are quoted in irregular shaped rooms.



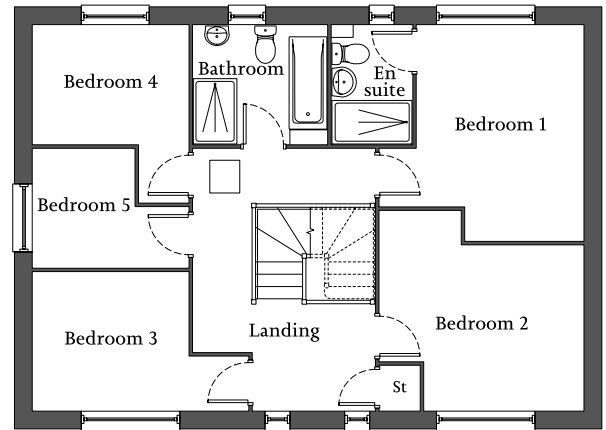


| Living room with French doors | Open-plan kitchen/dining area with French doors | Utility |  
| En suite to bedroom 1 | Four further bedrooms and family bathroom | Double/single garage |



**Ground Floor**

Living Room	7.04m x 3.71m	23'1" x 12'1"
Kitchen/ Dining Area	7.04m x 3.93m	23'1" x 12'8"
Utility	1.75m x 1.71m	5'7" x 5'6"



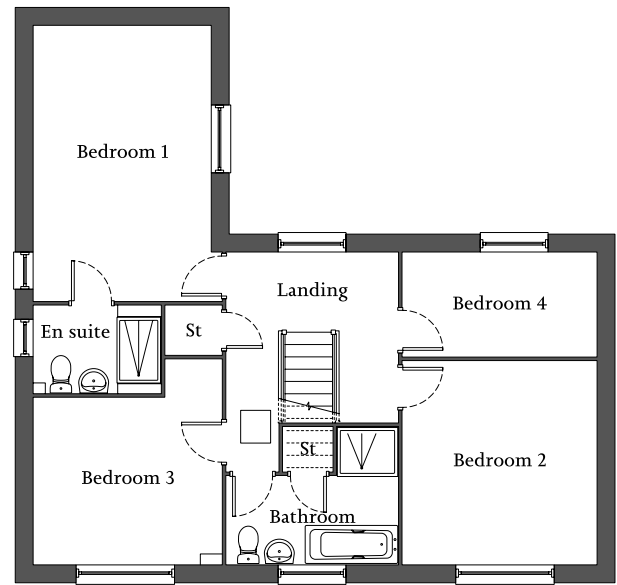
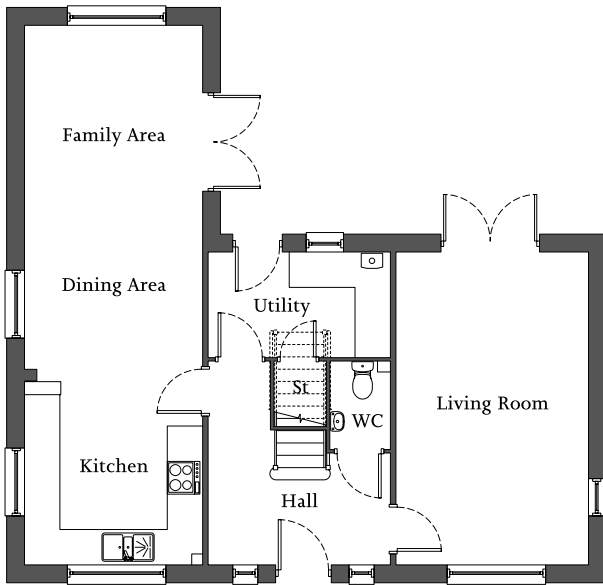
**First Floor**

Bedroom 1	3.97m x 3.08m	13'0" x 10'1"
En suite	2.13m x 1.50m	6'9" x 4'9"
Bedroom 2	3.75m x 3.05m	12'3" x 10'0"
Bedroom 3	2.88m x 2.56m	9'4" x 8'3"
Bedroom 4	2.88m x 2.19m	9'4" x 7'1"
Bedroom 5	2.88m x 2.20m	9'4" x 7'2"
Bathroom	2.45m x 2.19m	8'0" x 7'1"

Maximum dimensions are quoted in irregular shaped rooms.



| Living room with French doors to rear | Open-plan kitchen/dining/family area with French doors | Utility |  
| En suite to bedroom 1 | Three further bedrooms and family bathroom | Double garage |



**Ground Floor**

Living Room	5.69m x 3.53m	18'6" x 11'5"
Kitchen/Family/ Dining Area	9.86m x 3.22m	32'3" x 10'5"
Utility	3.30m x 1.94m	10'8" x 6'3"

**First Floor**

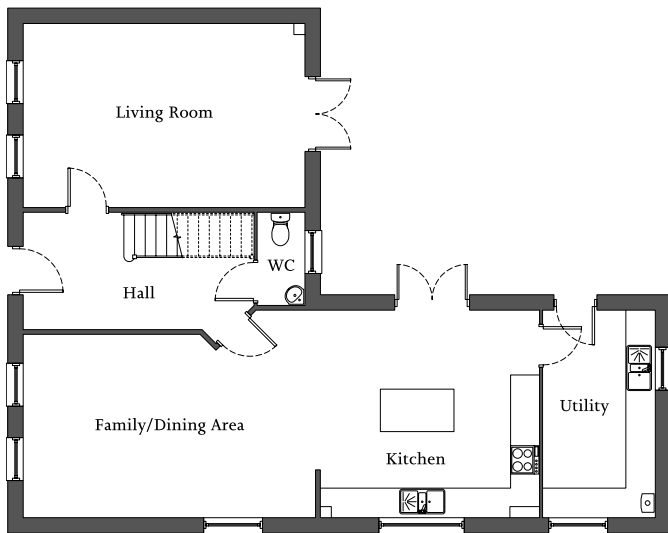
Bedroom 1	4.87m x 3.27m	15'9" x 10'7"
En suite	2.31m x 1.60m	7'5" x 5'2"
Bedroom 2	3.75m x 3.57m	12'3" x 11'7"
Bedroom 3	3.47m x 3.07m	11'3" x 10'1"
Bedroom 4	3.57m x 1.93m	11'7" x 6'3"
Bathroom	3.17m x 1.55m	10'4" x 5'1"

Maximum dimensions are quoted in irregular shaped rooms.



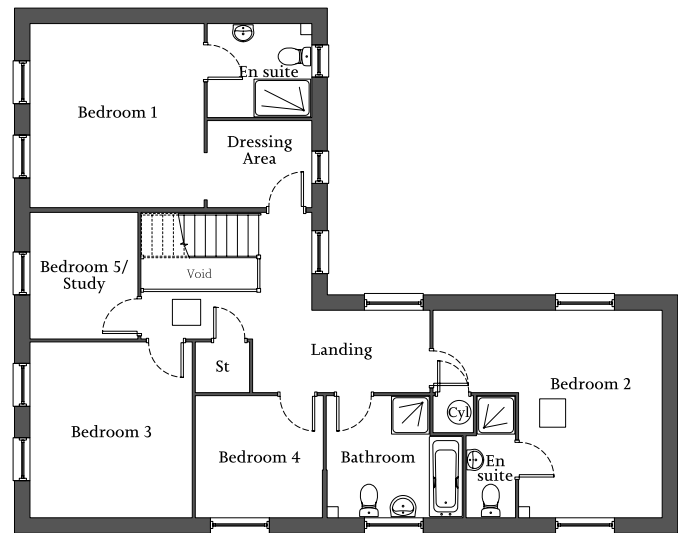


| Living room with French doors to rear | Open-plan kitchen/family/dining area | Separate utility |  
| En suite & dressing area to bedroom 1 | Four further bedrooms and family bathroom | Double garage |



**Ground Floor**

Living Room	5.97m x 3.57m	19'5" x 11'7"
Kitchen	4.50m x 4.34m	14'7" x 14'2"
Family/ Dining Area	5.95m x 4.34m	19'5" x 14'2"
Utility	4.34m x 2.39m	14'2" x 7'8"



**First Floor**

Bedroom 1	3.90m x 3.50m	12'7" x 11'4"
En suite	2.21m x 1.99m	7'2" x 6'5"
Dressing Area	2.21m x 1.84m	7'2" x 6'1"
Bedroom 2	4.65m x 4.39m	15'2" x 14'4"
En suite	1.70m x 1.02m	5'5" x 3'3"
Bedroom 3	3.72m x 3.44m	12'2" x 11'2"
Bedroom 4	2.84m x 2.69m	9'3" x 8'8"
Bedroom 5/Study	2.68m x 2.15m	8'7" x 7'1"
Bathroom	2.84m x 2.54m	9'3" x 8'3"

Maximum dimensions are quoted in irregular shaped rooms.





# The Orchard Sales Specification

	The Brendon	The Luccombe	The Winsford	The Exebridge	The Burrington	The Lynton	The Swallowford
<b>GENERAL</b>							
Traditional construction	•	•	•	•	•	•	•
NHBC 10 year warranty	•	•	•	•	•	•	•
<b>KITCHENS</b>							
Choice of kitchen unit door fronts from selected range*	•	•	•	•	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•	•	•	•	•
Soft close hinges to all cupboard doors	•	•	•	•	•	•	•
Choice of glass splashback from selected range*	•	•	•	•	•	•	•
Low energy lighting	•	•	•	•	•	•	•
Integrated stainless steel finish single oven	•	•	N/A	N/A	N/A	N/A	N/A
Integrated stainless steel finish gas hob	•	•	N/A	N/A	N/A	N/A	N/A
Stainless steel chimney hood	•	•	•	•	•	•	•
Integrated stainless steel finish eye level double oven	N/A	N/A	•	•	•	•	•
Integrated stainless steel finish 5 burner gas hob	N/A	N/A	•	•	•	•	•
Integrated dishwasher	N/A	N/A	•	•	•	•	•
Integrated fridge freezer	N/A	N/A	•	•	•	•	•
Space and plumbing for washing machine	•	•	•	•	•	•	•
Plumbing and removable unit for future installation of dishwasher	•	•	N/A	N/A	N/A	N/A	N/A
1.5 bowl sink with monoblock mixer tap	•	•	•	•	•	•	•
Kitchen upgrade options available*	•	•	•	•	•	•	•
<b>BATHROOM AND EN SUITE (where applicable)</b>							
White sanitaryware	•	•	•	•	•	•	•
Contemporary mixer taps	•	•	•	•	•	•	•
Shaver point to bathroom and en suite (where applicable)	•	•	•	•	•	•	•
Low energy lighting	•	•	•	•	•	•	•
White heated towel rail to bathroom and en suite (where applicable)	•	•	•	•	•	•	•
Shower enclosure with rainfall head and screen to en suite (where applicable)	•	•	•	•	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•	•	•	•	•
Half height tiling behind basin & WC in en suite - choice from standard range	•	•	•	•	•	•	•
Half height tiling behind basin in bathroom - choice from standard range	•	•	•	•	•	•	•
Tiled splashback to basin in cloakroom - choice from standard range	•	•	•	•	•	•	•
Wall tiling upgrade options available (half height / full height)	•	•	•	•	•	•	•

\* Subject to build stage

	The Brendon	The Luccombe	The Winsford	The Exebridge	The Burrington	The Lynton	The Swallowford
<b>HEATING AND INSULATION</b>							
Gas fired radiator central heating system	•	•	•	•	•	•	•
Energy efficient condensing boiler	•	•	•	•	•	•	•
Thermostatic radiator valves to most radiators	•	•	•	•	•	•	•
Smart meters as standard	•	•	•	•	•	•	•
400mm mineral wool insulation to roof space	•	•	•	•	•	•	•
<b>ELECTRICAL INSTALLATION</b>							
TV & telephone points to living room and bedroom 1	•	•	•	•	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•	•	•	•	•
Mains wired carbon monoxide detector fitted	•	•	•	•	•	•	•
Fibre internet for high speed connectivity	•	•	•	•	•	•	•
Electrical installation upgrade options available*	•	•	•	•	•	•	•
<b>DECORATIVE FINISHES</b>							
Single colour (white) matt emulsion wall colour throughout	•	•	•	•	•	•	•
Smooth ceilings throughout	•	•	•	•	•	•	•
Internal joinery painted gloss white	•	•	•	•	•	•	•
<b>JOINERY</b>							
Double glazed uPVC windows throughout, white handles	•	•	•	•	•	•	•
GRP external doors with chrome lever furniture	•	•	•	•	•	•	•
Chrome contemporary lever on rose door furniture	•	•	•	•	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•	•	•	•	•
<b>FLOOR FINISHES</b>							
Range of carpets and flooring available as upgrade option*	•	•	•	•	•	•	•
<b>EXTERIOR</b>							
Front exterior PIR light fitting provided	•	•	•	•	•	•	•
Wiring & bell push to front door	•	•	•	•	•	•	•
Front garden turfing and planting to approved landscape scheme	•	•	•	•	•	•	•
Paths, patios and fencing to approved layout	•	•	•	•	•	•	•
Power & lighting to garage where within curtilage (where applicable)	•	•	•	•	•	•	•
External tap available as upgrade option*	•	•	•	•	•	•	•
Turfing to rear garden upgrade option available	•	•	•	•	•	•	•

The details in this brochure are intended to give a general indication of the development and do not form part of any contract. The developers reserve the right to alter any part of the development, specification or floor layout at any time during the construction of this site. The dimensions given are maximum and approximate, taken from the widest part of each room and scaled down from the architects plans. These dimensions may vary based on the internal finish. Furniture measurements should only be taken from the completed property. These details are believed to be correct however neither the developer or the agent accept any liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that the specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens and bathrooms or the internal wall finish.





## HOW TO FIND US

From the M5 take Junction 25 towards Yeovil on the A358. Follow the A358 for approximately 2 miles then take the left turn towards Langport on the A378. Follow this road for around 9 miles until you reach Langport. After passing through Langport take a left turn at Newtown (signposted Bridgwater). Follow this road and the development can be found on the left.

**The Orchard**  
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