



CHURCH FARM

RODE, SOMERSET



TRADITIONALLY CRAFTED COUNTRYSIDE HOMES

CHURCH FARM, RODE

A delightful new community of elegant 2, 3, 4 and 5-bedroom homes in the beautiful North Somerset village of Rode.

Built using local materials and naturally-quarried Cotswold stone, with spacious, contemporary interiors, Church Farm brings together the finest traditions of West Country craftsmanship with the highest standards of modern architectural design.

Every detail has been considered, from traditional timber-framed windows and individually handcrafted kitchens designed exclusively for the development, to convenient, modern underfloor heating and super-fast fibre optic broadband.

Church Farm combines heritage with imagination to create countryside homes of great character with a simple sense of village charm.



RODE AND THE LOCAL AREA

The historic village of Rode has been a thriving community since the time of The Domesday Book. Today its picture postcard cottages and elegant merchants' homes makes it one of the most sought-after locations in North Somerset. Just five miles from Bradford on Avon and 12 miles south of Bath, Rode is a rural retreat that's never too far from every convenience.

THINGS TO SEE AND DO

With open countryside at your doorstep, it might be tempting to stay close to home, but there's lots more to discover nearby.

The World Heritage City of Bath is internationally famous as a centre of arts and culture, with peerless architecture, the Roman Baths, theatre, museums, festivals and Premiership rugby.

Bradford on Avon is a jewel. The town's mix of glorious medieval and Georgian history tumbles down steep streets to the River Avon. An ideal place to browse away the day.

An Area of Outstanding Natural Beauty, the green hills and spectacular gorges of the Mendips are crossed by countless hidden trails and walkways.

While closer to home, you'll find cinemas in Frome and Trowbridge, Orchardleigh Golf Club, leisure and sports centres and gyms, as well as a great range of local bars, country pubs and tempting restaurants.

SHOPPING AND RETAIL THERAPY

From Church Farm, it's a short walk to the Rode Post Office and Village Store – an old-fashioned village shop serving the local community. Mes Amis Café and delicatessen, the White Row Farm Shop and a Marks and Spencer Simply Food store are all in Beckington, and you're less than ten minutes drive from several major supermarkets.



Frome is full of wonderful independent shops as well as plenty of high street chains. Wednesday and Saturday are regular market days packed with local produce, with the larger Frome Independent Market on the first Sunday of every month.

Bath is a shopaholic's heaven. The Artisan Quarter offers plenty of one-of-a-kind hidden gems, while SouthGate is home to over 50 popular brands. And Bristol offers everything from unexpected pop-ups to the largest malls in the South West.

LOCAL EDUCATION

North Somerset offers excellent education facilities, beginning with a wonderful village primary school right on your doorstep. Rode Methodist VC First School is a quintessential village school, twinned with Norton St Philip First School, extending local facilities. Springmead independent prep school and Beckington Church of England First School are Ofsted rated Outstanding, and there are a number of pre-schools and nurseries close by.

The local area is served by a variety of state and independent secondary schools, academies and sixth form colleges, including Selwood Academy and Frome College in Frome, St Augustine's College and Clarendon Academy in Trowbridge, Maltravers School in Westbury and a host of options in and around Bath.

The universities of Bath, Bristol and the West of England, as well as Bath College and Wiltshire College in Trowbridge, are all nearby.

TRANSPORT LINKS

Excellent road links will take you to Bradford on Avon in under 10 minutes, Bath within 30, and Bristol or Salisbury in less than an hour. The M4 and A303 are approximately 20 miles away; both routes to London taking a little over two hours.

Rode is less than 15 minutes from Frome and Trowbridge stations, with regular services to both Bath and Bristol. Westbury is also 15 minutes away, with direct services reaching London Paddington in just an hour and 20 minutes.

And if you're travelling further afield, Bristol Airport is an hour away, and, via the M4, you'll be at Heathrow in two.

DIFFERENT BY DESIGN

Church Farm is the realisation of a committed team of local craftspeople and experienced construction experts, working together to create an enduring new community of countryside homes.

A LASTING LEGACY

Built in natural Cotswold limestone, designed to weather gently over the years to create warmth and personality, Church Farm fits comfortably into the landscape. Homes are distinctly individual and tailored to their environment, with traditional architectural features, complementing the historic properties of Rode.

BUILT THE TRADITIONAL WAY

Naturally-quarried stone, timber-framed windows, classic slate and clay roofs, handmade kitchens; Church Farm is built from traditional materials in time-honoured fashion to create new homes that will last for generations to come.

RELAXED, CONTEMPORARY INTERIORS

Traditional on the outside, but contemporary within. Spacious rooms will provide a relaxed, natural feel. Timber staircases, hand-crafted kitchens, designed exclusively for the development, and stylish modern bathrooms. Elegant interiors that make every home more inviting to own.

QUALITY GUARANTEED

As well as our own Autograph Homes Customer Charter and commitment for two years, all Church farm properties are inspected and certified by our independent home warranty providers, Premier Guarantee; giving you the complete peace of mind of a 10-year, insurance backed, structural warranty.





Every new home at Church Farm combines intelligently planned living spaces with outstanding interior specifications.

KITCHEN & UTILITY

- Hand-built kitchens.
- Individually designed by our interior designer.
- Quartz worktops (4/5-bedroom homes).
- Neff oven & gas hob.
- Stainless steel extractor.
- Integrated dishwasher.
- Integrated fridge-freezer (American style fridge-freezer in larger properties).
- Chrome downlighting and LED lighting under wall units.

BATHROOMS & EN SUITES

- White, contemporary bathroom suite with chrome fittings.
- Basins with vanity unit.
- Glass & chrome shower and bath screens.
- Ceramic tiling.
- Thermostatically-controlled shower.
- Shaver socket fitted in bathrooms and en suites.

HEATING

- Gas central heating.
- Zoned underfloor heating on ground floor.

TECHNOLOGY

- Fibre-optic broadband.
- Hard-wired Cat-5 data cabling.
- USB charging points.
- Communal Sky+ satellite TV system.*

GENERAL SPECIFICATIONS

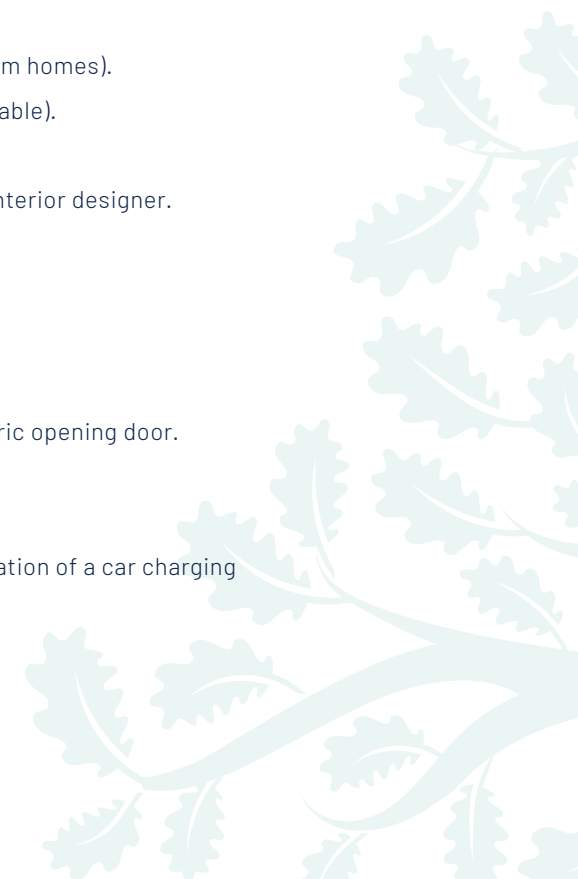
- Timber entrance door.
- Timber-framed windows & patio doors with painted finish.
- Real chimneys with flue and optional woodburner (specific plots only).
- Hand-built oak staircase (4/5-bedroom homes).
- Hand-fitted wardrobes (where applicable).
- Contemporary chrome door fittings.
- Internal decoration selected by our interior designer.

EXTERNAL

- Front lantern with motion sensor.
- Rear lantern.
- Light and power to garage with electric opening door.
- Paved entrance and patio areas.
- Outside tap.
- Pre-installed wiring for future installation of a car charging point.

*Individual subscription required.

Specifications differ by property and may be subject to change. Please speak to your sales advisor for full details.



THE SITE

Church Farm is located at the south eastern edge of the village of Rode, close to St Lawrence's Church, with open views across the North Somerset countryside. The site offers a wide range of superb, individually designed properties to suit different preferences, priorities and budgets.

TWO BEDROOMS

- 1-4 Midsomer Cottages
- Harebell Cottage
- Bryony Cottage
- Foxglove Cottage
- Bluebell Cottage
- Dove Cottage
- Reedling Cottage

THREE BEDROOMS

- 5 Midsomer Cottages
- 1-3 Orchard Row
- 1-3 Harvest Row
- Farm Cottage
- Horseshoe Cottage

FOUR BEDROOMS

- The Granary
- The Rowans
- Blackthorn
- Hawthorns
- Fieldfare
- Swallowfields
- Hillcrest
- Newlands
- Thornhurst
- Tanglewood
- Whitebeam
- Cherry Tree Lodge
- Brookfields

FOUR OR FIVE BEDROOMS

- The Bramblings
- Highfield
- Chalkhill
- Church Farm House

- 7.....Hairbell Cottage
- 8.....Bryony Cottage
- 9.....The Granary
- 10.....The Rowans
- 11.....Blackthorn
- 12.....Hawthorns
- 13.....Fieldfare
- 14.....Swallowfields
- 15.....The Bramblings
- 16.....Hillcrest
- 17.....Highfield
- 18.....Newlands
- 19.....Chalkhill
- 20.....Thornhurst
- 21.....Tanglewood
- 22.....Whitebeam
- 23.....Church Farm House
- 24.....Cherry Tree Lodge
- 25.....Foxglove Cottage
- 26.....Bluebell Cottage
- 27.....Dove Cottage
- 28.....Reedling Cottage
- 29.....Farm Cottage
- 30.....Horseshoe Cottage
- 31.....Brookfields
- 32-34.....1-3 Orchard Row
- 35-39.....1-5 Midsomer Cottages
- 40-42.....1-3 Harvest Row



Please note that all computer-generated images are for general guidance only and may be subject to change.

TWO BEDROOMS

A collection of traditional, two-bedroom, semi-detached and terraced cottages on two floors, with dual-aspect living room, handmade, individually-designed kitchens with french doors opening onto the rear garden, modern bathroom, master bedroom en suite and dedicated parking.

1-4 Midsomer Cottages
Harebell Cottage
Bryony Cottage
Foxglove Cottage
Bluebell Cottage

Dove Cottage
Reedling Cottage

THREE BEDROOMS

Spacious, three-bedroom, semi-detached and courtyard cottages on two floors, featuring contemporary kitchen/ diner with original, hand-built kitchen, well-proportioned separate living room, underfloor heating, modern bathroom, master bedroom en suite and dressing area, rear garden and garage or dedicated parking.

5 Midsomer Cottages
1-3 Orchard Row
1-3 Harvest Row

Farm Cottage
Horseshoe Cottage



FOUR BEDROOMS

Substantial, detached, four-bedroom family homes, designed with imagination and intelligence, each incorporating unique architectural features. Stunning, open plan, kitchen/family room with original, handmade kitchen units, spacious living room, luxury family bathroom, en suite and fitted wardrobes or dressing area in two larger bedrooms, utility, gardens and ample private parking.

The Granary
The Rowans
Blackthorn
Hawthorns
Fieldfare
Swallowfields
Hillcrest

Newlands
Thornhurst
Tanglewood
Whitebeam
Cherry Tree Lodge
Brookfields

FIVE BEDROOMS

The largest properties at Church Farm can be configured as either five or very generous four-bedroom family homes with a range of flexible reception rooms, open plan kitchen/ family room opening to large rear gardens, two bedrooms with en suite and fitted wardrobes or dressing area in two larger bedrooms, luxury family bathroom, utility, garage and additional parking. Please contact the sales agents for further information.

The Bramblings
Highfield

Chalkhill
Church Farm House

HELPING YOU BUY AND MOVE

New homes at Church Farm qualify for a number of financial programmes and special offers that can help make your move easier and more affordable.



HELP TO BUY

Help to Buy is a government scheme that helps first time buyers or existing homeowners with their deposit on a new-build home. The Government lends you up to 20% of the cost of your new home, so you can get a 75% mortgage with as little as a 5% deposit up front, with no interest for the first five years of the loan. The scheme applies to new properties with a value of up to £600,000. Find out more at: www.help2obuy.org.uk.



HOME REACH

Home Reach, from Heylo, gets you on the property ladder earlier. You buy a share of your new home, then pay a low monthly rent on the part you don't buy. You decide how much. To start with, you can purchase up to 75% of your home, paying a monthly rent of 2.75% of the unsold value on the remaining share. You can then purchase more of your property over time, until you own it outright. Find out more at: www.homereach.org.uk.

SIGNATURE MOVE

Our Signature Move service makes selling your existing property easier. If you reserve a new home at Church Farm, 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 complete, we'll even pay the estate agent's fees.

PART EXCHANGE

If you're ready to move, there's no need to wait until you sell your existing property. If 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 all schemes and offers. To find out more contact Autograph Homes or speak to the sales agents.





AUTOGRAPH

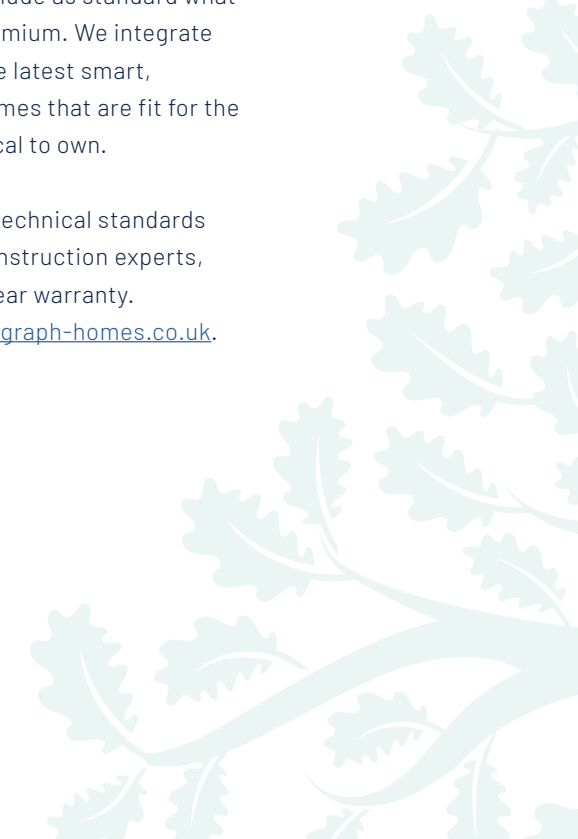
Homes

Autograph Homes is an independently-owned homebuilder with an established regional heritage, creating exciting new developments across the South West.

We build homes that are different by design; homes built with imagination and intelligence, as individual as those who live in them. Each of our developments is uniquely tailored to its environment, and every property is highly specified and thoughtfully designed.

We focus on detail and quality, and include as standard what many housebuilders offer only at a premium. We integrate striking architectural features with the latest smart, sustainable technologies to create homes that are fit for the future as well as being more economical to own.

All our homes are built to the highest technical standards by a team of experienced craft and construction experts, backed by the peace of mind of a 10-year warranty. To learn more about us visit www.autograph-homes.co.uk.



OUR PARTNERS

To design and develop Church Farm, Autograph Homes has created a unique partnership of respected local craft and construction experts.

THE BUSH CONSULTANCY

An award-winning, Bristol-based architectural practice with a reputation for elegant, contextual and imaginative residential design.

HONEYCOMB DESIGNS

A contemporary Bristol interior design consultancy specialising in the creation of luxury residential interiors.

COTSWOLD NATURAL STONE

One the of the South West's premier architectural masonry providers, quarrying natural Cotswold limestone at Oxleaze and Grange Hill.

COBB FARR

A leading independent estate agent, offering a wealth of local knowledge and experience, Cobb Farr are acting as sales agents for Church Farm.

AUTOGRAPH
Homes

Important notice: The agents, for themselves and for vendors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

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