



SAXON FIELDS

Middlezoy | Somerset



SUMMERFIELD
HOMES





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Welcome...

Discover our charming net zero development situated in the peaceful village of Middlezoy, offering the perfect blend of tranquil living and countryside walks whilst still enjoying excellent transport links and travel routes.

This stunning mixed development will include 26 new builds comprising 1, 2, 3 and 4 bedroom net zero homes.





Plot 11 The Kingsbury

Net Zero Homes

A net zero home in the UK is a property designed and built to cover the total carbon emissions set by Building Regulations targets so that the dwellings are creating as much energy as they are proposed to use. This means the property would have lower bills and a reduced carbon footprint. Here's what that means in practice:

1. High Energy Efficiency
 - Excellent insulation (walls, roof, floors) to minimize heat loss.
 - High efficiency windows and airtight construction.
 - Mechanical ventilation to maintain air quality.
2. Renewable Energy Generation
 - Solar photovoltaic (PV) panels on the roof for electricity.
3. Low-Carbon Heating
 - Heat pumps (air-source) instead of gas boilers.
 - Underfloor heating systems for efficiency.
4. Smart Energy Management
 - Smart meters and energy monitoring systems.
 - Integration with electric vehicle (EV) charging.
5. Water and Resource Efficiency
 - Waste water heat recovery.
 - Energy-efficient appliances and LED lighting.

Location

The village of Middlezoy is nestled between the villages of Westonzoyland and Othery, set within the tranquil landscapes of the Somerset Levels, with stunning walks along serene countryside paths.

Middlezoy is a long-established community with character and heritage, including the beautiful 15th century Grade I listed Holy Cross Church.



The Levels Methodist Church, Village Shop and Post Office



Holy Cross Church

For local leisure and dining, just a short stroll or drive away, you will find The George Inn, a traditional village restaurant offering home-cooked meals and a warm, welcoming atmosphere.

Windmill Retreat and Spa is a contemporary countryside retreat offering high-quality lodges and holiday accommodation, ideal for short breaks or for guests visiting the area. The Levels Country Kitchen is set on the grounds of the peaceful Windmill Retreat, and is a family-run cafe/restaurant serving breakfast, lunch, cakes and coffee, made with fresh and local ingredients.



Windmill Retreat & Spa /
The Levels Country Kitchen



The George Inn

On your doorstep

Saxon Fields is situated close to the towns of Bridgwater and Langport.

Bridgwater is located approximately 6.4 miles from Saxon Fields. Bridgwater is a thriving town offering retail parks, primary and secondary schools, a theatre offering a range of performances, a wide range of restaurants, and a railway station providing links to major cities on the Bristol to Taunton Line.

Langport is a historic market town located 6.2 miles from Saxon Fields. The town features a selection of independent shops and boutiques, along with some charming cafes and restaurants.



The Quay, Bridgwater

Within Reach

Langport	c. 6.2 Miles
M5 Junction 23	c. 9.0 Miles
M5 Junction 24	c. 8.8 Miles
Bridgwater Town Centre	c. 6.2 Miles
Bridgwater Train Station	c. 6.0 Miles
Street	c. 8.5 Miles
Glastonbury	c. 10.6 Miles
Burnham-on-Sea	c. 16.4 Miles
Bristol Airport	c. 30.9 Miles



Bow Street, Langport

Site Plan



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2 Bedroom Homes

 The Sidcot
Plots 4, 5 & 6

3 Bedroom Homes

 The Sandford - My Home
Plots 2 & 3

 The Drayton
Plots 7, 8, 14, 15, 16, 17, 18 & 19

 The Elworthy
Plot 9

4 Bedroom Home

 The Kingsbury
Plots 10, 11, 12 & 13

Affordable Housing

 Plots 1, 20, 21, 22, 23, 24, 25 & 26



This site plan is for illustrative purposes only, and the actual site layout may vary. Whilst it is always our intention to build in accordance with this plan, there may be occasions where boundaries need to change as the development proceeds. Please check the details of your chosen home with our sales representatives at the point of reservation.



Health & Safety

Your safety is of the utmost importance to us, and hence we have produced the following guidelines which comply with the current Health & Safety Legislation:

- i. Please only use designated car parking spaces and visit our site sales office first. Please avoid parking outside any neighbouring properties
- ii. You MUST always be accompanied by a representative of Summerfield Homes anywhere on site outside of the sales area.
- iii. Appropriate personal protective equipment MUST be worn at all times whilst visiting the construction site
- iv. Access cannot be given to areas where scaffolding is in place.
- v. Please wear appropriate footwear when visiting the site, as footpaths and grounds may be uneven or unfinished.
- vi. Please note that there may be construction vehicles moving around the site; you must ensure that you follow the clearly defined pedestrian footpaths at all times.
- vii. Please note that children are not allowed on site at any time.

Floor Plans & Dimensions

We have provided floor plans as part of this brochure to show the approximate dimensions of the properties on this site. The dimensions may vary as each property is built individually, and precise internal finishes may vary during the course of construction.

Elevations and Internal Finishes

Artist's Impressions, Site Plans, Floor Plans and CGI's have been used to represent the houses to be built on this site. The colours and finish of the various external elevations may vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image), and some may be detached, semi-detached or terraced. The area surrounding each property may also differ from that shown. The specification may also be subject to change and/or availability. Please be sure to check with the Summerfield Homes Sales Representative for details of the finishes relating to your chosen property at the time of reservation.

From the M5 - coming from the North: Leave at Junction 23 and take the A39 exit. Take the 1st exit onto A39 and continue on this road until you reach the second roundabout, then take the 3rd exit onto Puriton Hill/A39. Continue on this road for 1 mile. Once you reach the lights, turn right onto Bath Road/A39 and follow this road for 1.3 miles. At the roundabout take the 1st exit onto Bath Road/Bower Lane and at the next roundabout take the 1st exit onto and at the next roundabout take the 1st exit onto Westonzoyland Rd/A372. Follow along this road for 4.8 miles and turn right onto Main Road. Turn left onto Back Lane, and the development will be straight ahead of you.

From the South: Take the A372 from Langport and continue to follow this road for 4.5 miles. At the junction, turn right, then left, still following to the A372. Follow this road for 1 mile, then turn left onto Main Road, then turn left onto Back Lane, and the development will be straight ahead of you.

For satellite navigation purposes use TA7 0NJ or what3words: robe.dimes.nightfall

The photographs contained within this brochure are of a previous Summerfield development. The specification of Saxons Field will differ from that of other developments.

All information in this brochure was correct at the time of printing.

Creating outstanding homes for life

Summerfield Homes is an established local property developer originally formed in 1987. The company evolved from a family-run construction business that was founded in 1823.

Today, Summerfield Homes has a longstanding reputation for building and selling quality new homes throughout the South West.

Each property is built using the latest construction techniques and is carefully designed to incorporate a style typical of the local area with character features and individual finishes.

All Summerfield Homes are built using traditional construction methods of brick and block work and come with a 10-year National House Builders Council (NHBC) warranty.

What our customers say about us

1. If you want a great house, buy a Summerfield Home
2. If you want excellent customer care from reservation to completion, buy a Summerfield Home
3. If you want to buy a house from a family firm that cares about its customers, buy a Summerfield Home
4. If you want a high specification finish to your new home - buy a Summerfield Home

We did and now we live in a Summerfield Home

Mr and Mrs K, Blackdown Meadow | Wellington



A customer journey to be proud of

We are proud of the reputation Summerfield Homes has earned for constructing homes of the highest quality throughout the South West for over 30 years.

Your new home will undergo a series of inspections before we are ready to hand it over to you. Building Control inspections and inspections by our Home Warranty provider are complemented by our own rigorous checks. This will ensure that the standard of finish meets the standards you and we would expect.

Our commitment continues for two years after completing your purchase. During this time, our Customer Care Department is on hand if you need to report any problems or faults.

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Your NHBC Warranty Explained

What is NHBC Buildmark?

Buying a home is typically the largest investment people make, and Buildmark provides warranty and insurance protection to newly built or converted homes. Cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date.

Why do I need Buildmark for my new home?

If you are buying a newly-built home, you will need cover such as Buildmark in order to secure a mortgage and release funds. Buying a property with Buildmark cover will reassure you that you will have protection if problems arise in the future.

Information correct at time of printing and taken from:
<https://www.nhbc.co.uk/homeowners/guidance/frequently-asked-questions>



The Consumer Code For Home Builders

What is the Consumer Code?

The Consumer Code for home builders was introduced on the 1st April 2010. It was developed by the home-building industry to make the home buying process fairer and more transparent for purchasers.

It covers the entire home buying process, from pre-contract information and reservation agreements to our after-sales Customer Care and dispute resolution.

We are registered with the NHBC, the leading home warranty and insurance provider for UK house building and recognise the Consumer Code.

We believe in making your home buying journey with us fair and transparent.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Protection for new-build home buyers



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