



The Paddocks

An exclusive development of five, stunningly designed, eco-friendly family homes at the rural edge of Bristol.

BEAUTIFULLY DESIGNED FAMILY HOMES AT THE EDGE OF THE CITY

A stunning development of five luxury, 4-bedroom, detached family homes, with garages and front and rear gardens, in the popular village of Hambrook, on the outskirts of Bristol.

An exclusive community of just five luxury, 4-bedroom, family homes, with garages and gardens, in a delightful setting in the village of Hambrook, on the outskirts of Bristol. Each property boasts striking architectural features, with the latest renewable energy technologies built in – homes that are not only beautiful to look at and live in, but outstandingly economical to own.

Designed with intelligence and imagination, The Paddocks has been built with modern family life in mind. Each spacious, detached home features a stunning vaulted entrance atrium leading to the heart of the home, a modern kitchen/family room, opening onto the rear garden.

The properties have also been constructed with the latest energy efficient technologies, including solar panels and air source heat pumps, meaning every home enjoys the highest possible 'A' Energy Efficiency Rating.





Computer generated images are for general guidance only – please ask your Sales Adviser for precise details of finishes and specifications.



THE BEST OF BOTH WORLDS

At the edge of the city yet close to the heart of countryside, the village of Hambrook lies to the north-east of Bristol, between Frenchay and Winterbourne; ideal for those who love the outdoors, with the convenience of being so close to town.

Relaxed, rural Gloucestershire is a haven of elegant market towns and beautiful villages with no shortage of country walks, bike rides and cosy pubs. You're a short trip away from the Cotswolds and the Severn Estuary, and just over the bridge from Chepstow and South Wales. Yet you're only six miles away from Bristol's busy, vibrant centre. Perfect if you work in town, or just enjoy the shops, restaurants and culture of the city.

The Paddocks is less than two miles from Parkway train station, with convenient access to the A4174 ring road, M32, M4 and national motorway network.

The Hambrook area has a great choice of schools. Within walking distance is Hambrook Primary and Winterbourne International Academy, the closest secondary school, is just under 2 miles distant.

There are doctors and dentists in Stoke Gifford and Frenchay, with the city's hospitals within easy reach.

You'll find local shops for essentials, and larger supermarkets within a couple of miles. The shopping centre at Cribbs Causeway is just 5 miles away with more than 150 stores and restaurants, plus bowling and a 12-screen cinema.

With a real sense of local community, there's plenty for all the family, from golf to leisure centres, plus wildlife parks, museums and castles.



Hambrook Primary School
1 mile



Parkway Train Station
1.9 miles



Ridings Winterbourne
Academy 1.9 miles



Southmead Hospital
4.7 miles

SPECIFICATION

Every home at The Paddocks combines thoughtfully planned living spaces with high quality interior specifications.

Kitchen and Utility

- Granite worktops in kitchen, laminate worktops in utility matching upstands and splashbacks
- Stainless steel sink in kitchen with contemporary chrome tap
- Single stainless steel sink in utility
- Double oven plus 5-ring ceramic hob
- Built-in microwave
- Double width fridge-freezer
- Integrated dishwasher
- Space and plumbing for washing machine and tumble dryer in utility
- Chrome downlighters in kitchen plus additional lighting under units
- Moduleo flooring to kitchen and utility

Bathroom and En-suite

- White suite by Roca to bathroom and ensuite including soft-close WC
- Kermi glass and chrome shower screen/enclosure
- Range of ceramic tiles
- Painted feature heated towel rails
- Moduleo flooring to bathroom, ensuite and WC
- Mira Platinum dual shower with wireless digital controls to master ensuite
- Roca vanity units to master ensuite
- Stylish and practical Roca remote centre fill bath

Plumbing and Heating

- Zoned underfloor heating system to ground floor
- Painted ladder-style radiators to all cloakrooms, bathrooms and en-suites
- Photovoltaic 5kw Solflex panels
- Daikin Altherma 11kw air source heat pump
- Flat panel radiators to first floor

Electrical

- Dimmer switches to master bedroom and lounge
- USB chargers to master bedroom, kitchen and lounge
- Pre-wiring for TV/FM and satellite in all habitable rooms
- Hard wired security alarm systems plus ceiling mounted smoke alarms

Doors, Windows and Finishes

- All external windows and doors by VELFAC in grey finish
- Magnificent atrium entrance screen
- Internal doors to be JB Kind Tigris Oak – glazed to kitchen, lounge and dining
- Brushed aluminium ironmongery to all doors
- Velux windows with white internal finish
- All internal walls and ceilings to be finished in white emulsion
- White gloss to skirtings and staircase
- Stainless steel and glass stair balustrading

External

- Power, light and alarm to garage
- Contemporary exterior lighting
- Fascias and soffits in grey
- Close board acoustic fencing to rear of properties and feature stone walling to front of plots 2 -5
- Decorative paving slabs on paths and patio areas
- Block paving to entrance and parking area

Details of the specification are subject to change, please speak to your sales advisor.



FLOORPLAN LAYOUT

4-bedroom, detached family home

All properties feature an entrance atrium leading to a large kitchen/family room opening onto the rear garden. On the ground floor, there's also a separate lounge, snug, utility room and guest WC. Upstairs, there are four, well-proportioned double bedrooms, two with en-suite shower rooms, as well as the family bathroom.

Please note that Plot 1 and Plot 5 have some minor variations.

GROUND FLOOR

Kitchen/Family Room

9.87m x 3.32m (32'4" x 10'11")

Snug

3.55m x 3.53m (11'8" x 11'7")

Lounge

5.62m x 3.53m (18'5" x 11'7")

FIRST FLOOR

Bedroom 1

3.55m x 3.53m (11'8" x 11'7")

En-suite 1

2.48m x 1.95m (8'2" x 6'5")

Bedroom 2

3.55m x 3.53m (11'8" x 11'7")

En-suite 2

2.48m x 1.95m (8'2" x 6'5")

Bedroom 3

3.53m x 3.32m (11'7" x 10'11")

Bedroom 4

3.53m x 3.32m (11'7" x 10'11")

Bathroom

2.19m x 1.98m (7'2" x 6'6")



GROUND FLOOR

FIRST FLOOR



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GREENER, MORE ENERGY EFFICIENT HOMES

All properties achieve a prestigious 'A' Energy Efficiency Rating - the most efficient rating in the SAP Energy Performance Certificate. That means much lower energy costs, estimated at just £237.23 per year*.

CONSTRUCTION

Homes at The Paddocks are timber framed, a long-established, more environmentally-friendly form of construction. Combined with modern insulation, timber framed buildings retain heat very well in colder weather, while allowing for better air circulation in the warmer months .

Scandinavian VELFAC composite windows combine the durability and versatility of aluminium, and the beauty and warmth of natural wood. Aluminium is both highly durable and low maintenance, ensuring windows will last 40 years or more. The wood frame also contributes to outstanding energy performance.

Underfloor heating, fitted on the ground floor, is convenient as well as economical.

PHOTOVOLTAIC PANELS

All properties are fitted with more attractive 'in roof' south-facing photovoltaic solar panels, generating a peak output of 5kw. Smart controls ensure an oversized hot water tank is heated during the day when the panels are at their most efficient.

Not only do the panels significantly reduce energy costs, but any unused excess electricity can be sold back to the National Grid, and owners can claim the associated feed-in tariff.

AIR SOURCE HEAT PUMPS

Daikin's air source heat pumps are a major step forward in energy efficient climate control. They use free heat from the environment rather than generating it from traditional fuel sources such as gas, oil, electricity or LPG. The pumps extract latent heat from the outside air, an infinitely renewable energy resource, working even when the temperature outside is as low as -20°C.

And because they consume much less energy than the heat they generate, air source pumps have significantly lower running costs than traditional ways to heat a home.

Combined with photovoltaic panels, the air source pump becomes a highly effective, economical and environmentally friendly way of providing hot water and keeping a home warm.

BIODISC

The Kingspan Klargester BioDisc® sewage treatment plant provides a reliable, efficient and environmentally safe sewage disposal solution.

Central to the operation of each BioDisc is the Rotating Biological Contactor (RBC) that supports a biologically active film, or biomass, on to which aerobic micro-organisms naturally found in sewage, become established. Natural breakdown means clean water is discharged into a soakaway for filtration into the ground.

Klargester are the market leading sewage disposal manufacturer, and with the lowest running and maintenance costs of all models in its class, BioDisc is their flagship product.

* Based on EPC standard assumptions, including heating, cooking and lighting, excluding plug-in devices.



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