

Somerdale
KEYNSHAM

A UNIQUE COLLECTION OF
ONE, TWO, THREE, FOUR AND FIVE BEDROOM HOMES
IN KEYNSHAM, SOMERSET

Welcome to Somerdale

A new garden neighbourhood –

Our first phase at this highly anticipated development has a collection of luxury three, four and five bedroom homes designed to meet the needs and aspirations of modern families.

Each one beautifully styled and finished for superb modern living in a peaceful and leafy setting with open parkland right on your doorstep.





Welcome to Somerdale a new vibrant community in Keynsham.



The name Somerdale is an evocative one, forever linked with its illustrious past. Almost midway between the cities of Bristol and Bath, this swathe of north-east Somerset landscape is now set to evolve into an equally special place in its new role for the 21st century. A new community of beautifully designed, interlinked quarters, each unique with its own distinct character,

yet all defined by an exceptional calibre of build and landscaping, Somerdale will become home to a new generation of residents. The quintessential values of the original vision for Somerdale, now seen in a vibrant sustainable development of new homes, employment opportunities, and green open space, are being recreated and experienced anew.

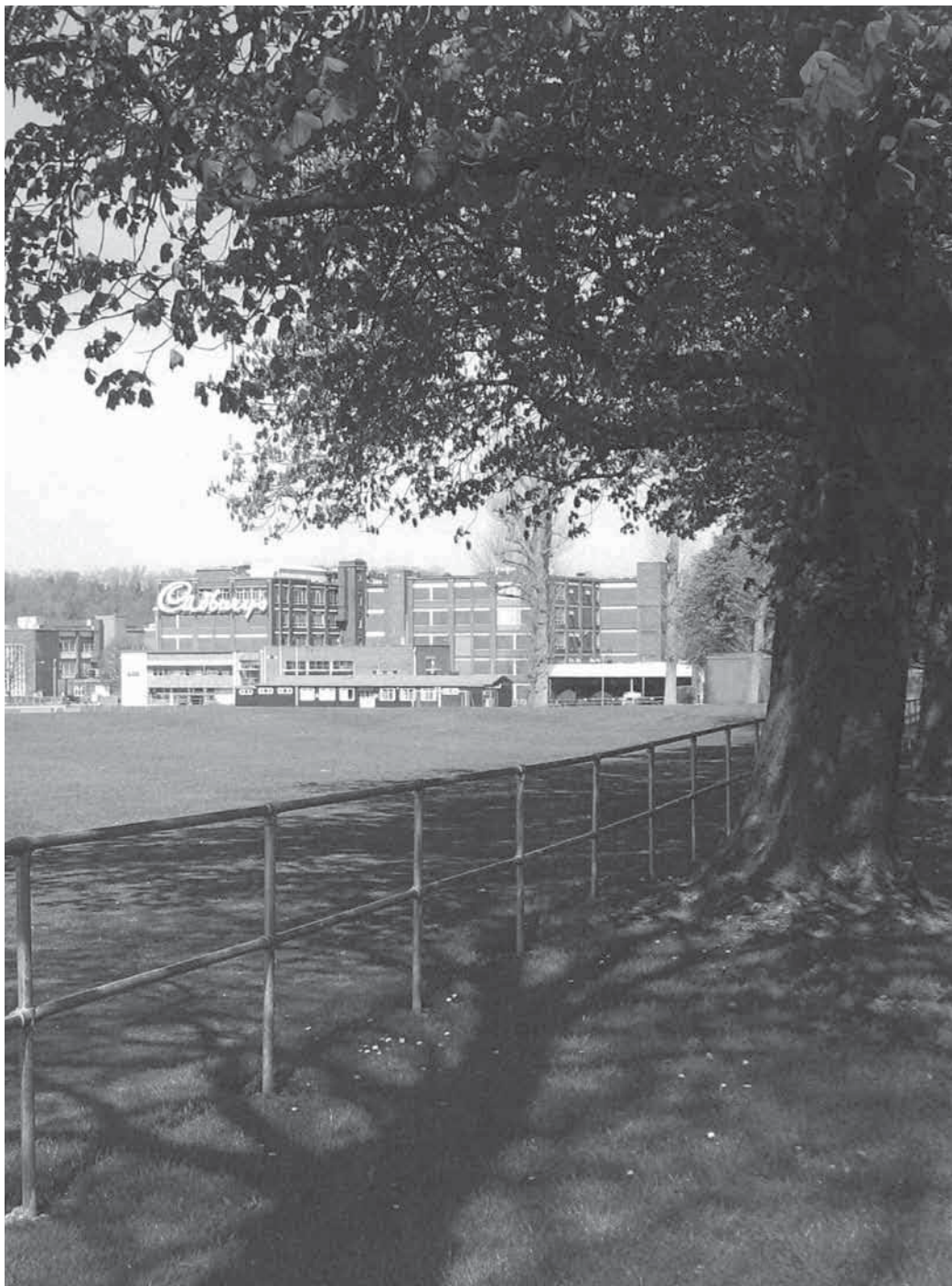
A stunning collection of homes with a distinctive character.

From first arrival at Somerdale, it is evident you have arrived somewhere special.

With a range of impressive designs on offer, there is always a sense of being in a place that not only offers a rich diversity of interest from the style of homes to their individual setting, but where each locale is on a scale that lends itself to a feeling of belonging. Each area also has its own appealing features – whether that is the new woodland and ecology area of Hams Rise or a newly planted community orchard at Hams View in the west of Somerdale; many of its homes are able to enjoy an outlook over treetops and the Hams, or the River View; an area where one can enjoy lovely riverside walks and views over open countryside.

At the heart of Somerdale is a place where both new and refurbished buildings as well as a mix of residential and recreational activity, together with opportunities for employment, create a vibrant central core to the development. Wherever you find yourself in Somerdale, you will find a place that is a pleasure to walk through, and where there is always something of interest along the street scene. The streets have also been designed so that whether on foot or bicycle, people can get from A to B through well-connected spaces, footpaths and cycleways, while the streets, as well as pathways and play spaces will be overlooked by its residents to create a reassuring sense of community.





Today's Somerdale will build on a legacy started by J. S. Fry in the early 1900s.

Dating back to 1919, Somerdale was originally the home of Cadbury and Fry's chocolate factory. This base for Cadbury plc's production facility was originally built by the Fry family when they expanded through consolidation of a number of existing facilities located in the centre of Bristol.

After the First World War, the Cadbury Brothers embarked in a financial merger with J. S. Fry & Sons, which completed in 1919. As a result of this merger, Egbert Cadbury joined the Fry side of the business and, along with Cecil Roderick Fry, was instrumental in the relocation and of the Bristol operations of Fry from Union Street to the 228-acre greenfield site called Somerdale Garden City.

With the aim of creating somewhere that was more than a place of employment, the factory was designed and built with extensive social facilities on site, including playing fields and a large recreational sports ground. After a huge local transformation completed in 1935, the acres of greenery, playing fields and social amenities became an inspirational early example of work-life balance in Britain.

Many of today's residents in Keynsham, Bristol and Bath will still recall this era of the iconic factory which at its height had a workforce in excess of 5,000. It had its own power station and railway, with a connection to the Great

Western Railway via sidings at Keynsham railway station. Somerdale also played its part in wartime, when spare floor capacity was taken over by Rolls Royce to produce Merlin engines whilst chocolate production was reduced due to the wartime rationing.

Before its closure in 2010 the much loved and famous Keynsham Cadbury's factory had produced 52,000 tonnes of chocolate and had been home of Fry's Chocolate Cream, the Double Decker, Dairy Milk, Chocolate Buttons, Creme Eggs and Mini Eggs, Cadbury's Fudge, Chomp and Crunchie. According to the employees at Somerdale (or 'Chocolate Welders' as they are locally known), the Crunchie machine made enough bars to stretch to the moon and back every week!

Today's Somerdale will continue to build on the legacy started by Fry in the early 1900's and merge a pride in the past with a forward looking, fresh approach. Using the balance of the original Somerdale as inspiration, the community of this new and mixed-use development of 700 thoughtfully designed homes will benefit from a primary school, employment space, local centre and a wide variety of community and sports facilities on site. Plus, there will be access to the River Avon and Keynsham through a network of new pedestrian routes and cycleways.

A sense of the past. Perfectly positioned for modern lifestyles.

Keynsham, a medieval market town, whose historic roots run even deeper, from old abbey ruins to a past that has seen malting, brewing and brass-making, flax-spinning and sheep fairs. Today it merges a pride in the past with a forward looking approach – the little steam train that trundled along Somerdale's own railway line is being lovingly restored at the nearby Avon Valley Railway, while Keynsham town centre is seeing a

multi-million pound investment to create a bright, modern centre. Keynsham Leisure Centre offers a wealth of facilities from relaxing saunas for busy modern lives to a swimming pool and studios for the latest fitness trend and school holiday programmes. Keynsham is also ideally placed for a choice of city life, and for superb road connections with ease of access to major routes and both the M4 and M5.





A development that benefits today's community.

As part of Taylor Wimpey's commitment to the local community, more than £6.8 million is being spent on community facilities, services and infrastructure at Somerdale and in the wider Keynsham community.








Alongside the collection of 700 new high quality homes, exciting contributions have been made to improve facilities, services and infrastructure for Somerdale residents and in the wider community. The raft of benefits for existing and new residents will include a local centre including a small number of retail units, a medical centre, a riverside café and a care home, as well as a new 210-place primary school and nursery.

The iconic Fry Club, which has long been an integral part of the community, will be rebuilt to include new changing rooms, five flexible function rooms, a large sports bar with a skittle alley and a multi-activity room for community groups. There will also be a new FA-standard floodlit football pitch that will be incorporated together with four cricket pitches, floodlit tennis courts, a bowling green and a fantastic nine-hole golf course right on the doorstep for the residents to enjoy.

From markets selling the freshest produce of the region to the latest fashion in chic malls, at Somerdale you can ring the changes when it comes to shopping.



Somerdale is in the heart of a region known for its fine local produce. Stock up at the monthly Farmers' Market on Keynsham's High Street with its stalls selling fish, fruits and vegetables, organic and home-baked products not to mention farmhouse bread, farm apple juice, Glastonbury cheese, strawberries fresh from the field and honey from the hive. Keynsham has a good selection of local shops, and is a Fairtrade town, while the annual Food Festival celebrates the region's artisan producers and is held in September. Head to Bath for chic SouthGate with over 60 stores from high fashion to hi-tech, and names that include Apple and Game, Karen Millen and Hotel Chocolat – as well as plenty of restaurants, or enjoy a coffee – or spa water – lunch or afternoon tea in the magnificent Pump Room, accompanied by music from the Pump Room Trio. In the heart of Bristol's city centre, the Bristol Shopping Quarter is home to a vast array of shops, with favourite high street chains, independent boutiques, and flagship department stores that are combined with a superb choice of restaurants and bars. Whether you explore Broadmead, the Galleries, Quakers Friars, or Cabot Circus shopping centre – or all four quarters – it is a premium shopping experience, whether your preferred choice is the premium emporium of Harvey Nichols or the UK's second largest Primark, with M&S to BHS and TK Maxx adding to the mix. In both cities you will find a great choice of restaurant names, including Pizza Express and Café Rouge, Carluccio's, Giraffe, Yo Sushi! and many more. All of this and much more is easy to access as Keynsham also boasts its own train station. From here, Bristol and Bath can be reached in under 10 minutes – both of which have connections to London, Cardiff and the South West.

7 Mins	7 Mins	6 Miles	6 Miles	8 Miles	10 Miles	13 Miles
Bristol Temple Meads*	Bath Spa*	M32 Motorway	Bristol Shops	Bath Shops	M4 Motorway	M5 Motorway
						
* From Keynsham	* From Keynsham					

*Times and distances are approximate only.



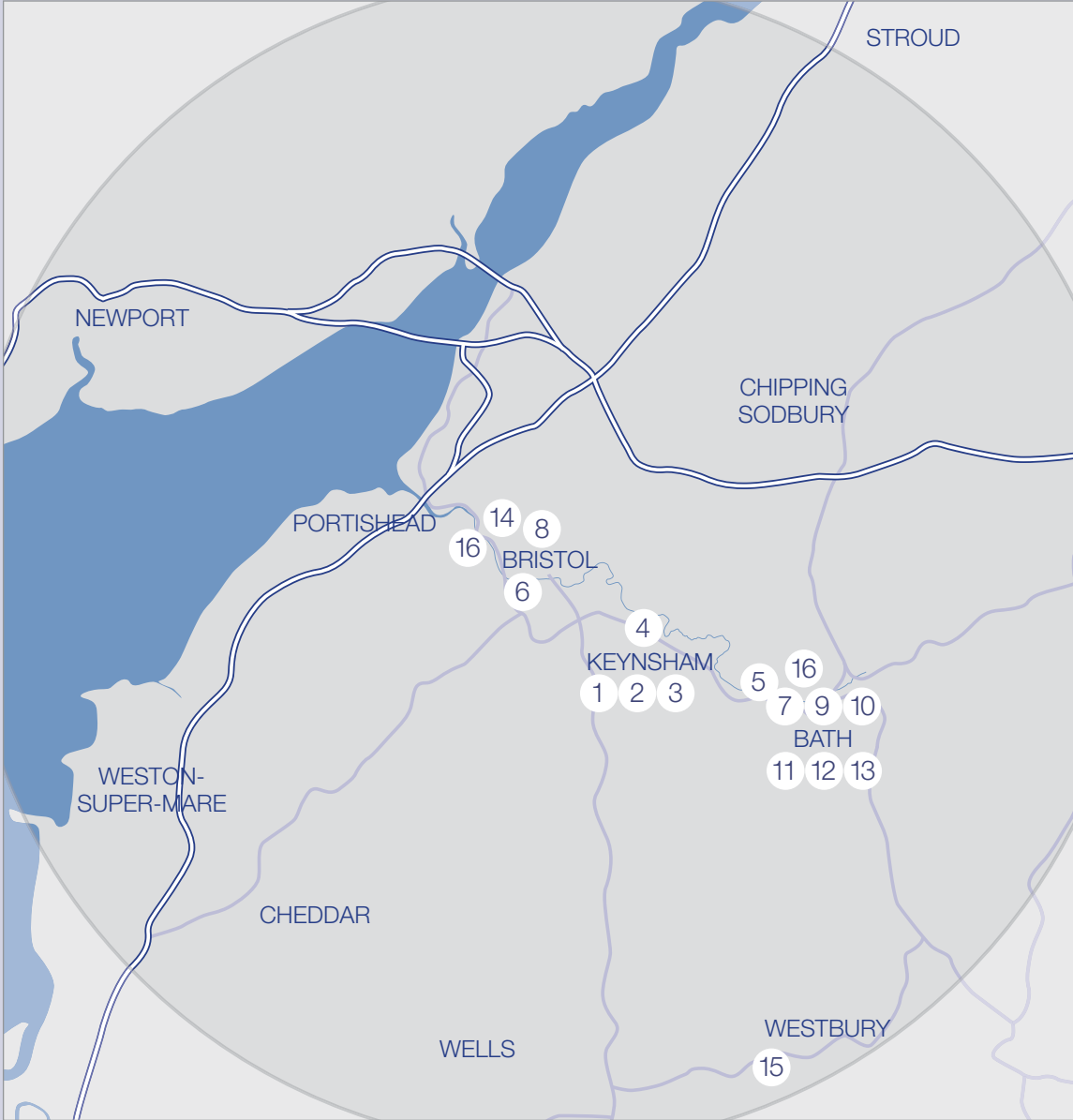
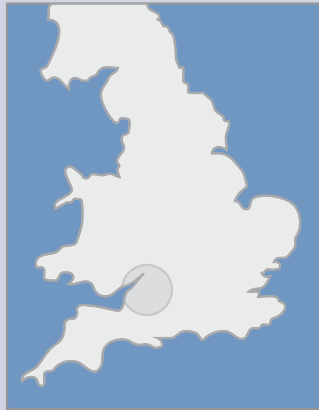


Whether you like to enjoy the outdoors listening to a band in the park or to the sound of birdsong, at Somerdale you will find acres of green open space to explore.

At Somerdale you will never need to go far to relax in the great outdoors. Keynsham Memorial Park, just east of Keynsham High Street, offers delightful places to stroll, play and picnic, whether it's sitting on its grassy spots or wandering along the meandering River Chew. You can stop for a coffee at the café, or gear up the action at the skate park, while summer days are perfect for relaxing in front of the bandstand. Head to Manor Road Community Woodland on Keynsham's eastern edge to discover nearly forty acres of beautiful wildflower meadow, or enjoy the changing colours of the seasons at Abbots Wood, also conveniently close by on the edge

of Keynsham with its mighty oaks, wild cherry and field maple. From crisp winter walks and autumn days with burnished leaves crunching underfoot to the spectacular sight of carpets of bluebells in the wood in spring, you can make the most of your location close to open spaces.

The landscape offers an excellent network of different walking and cycling routes – take the time to discover everything from ancient trails to old railway tracks like the old Bristol and Bath Railway Path, popular with walkers and cyclists and an important wildlife corridor.



From places to explore on the doorstep to a region offering everything from world heritage sites to wildlife parks, at Somerdale you will feel a true sense of freedom to enjoy wonderful days out all year round.

1 Less than a mile

Keynsham Victorian Evening Town Centre

November sees the town closed to traffic for festive fun with entertainment, stalls, and a procession down the high street ending with the switch-on of the town's Christmas lights. Shops stay open for the evening with owners dressing up in Victorian costume.

2 Less than a mile

Keynsham Music Festival Various venues

The popular music festival showcases some of the best bands in the area with a healthy dash of local artists displaying and sharing their skills during the free annual event in July.

3 Less than a mile

Keynsham's Millennium Mosaic Trail Starts and finishes at the town centre

Tick off the ten mosaics as you discover more about the story of Keynsham along a well-signposted trail.

4 1.8 Miles

Avon Valley Railway Bath Road, BS30 6HD

Steam railway attraction running from Bitton to Oldland and Avon Riverside. The packed timetable includes murder mysteries, Santa specials, sherry and mince pie specials, as well as popular family fun days, teddy bears' picnics, and nostalgia weekends when time rewinds to the 1940s.

5 2 Miles

Avon Valley Adventure Wildlife Park Pixash Lane, Bath Road, Keynsham, BS31 1TP

A 50-acre country park where you will find everything from tranquil country strolls and boating on the lake to a pets' corner, tractor rides and a miniature railway – as well as faster-paced action on exciting play areas, slides and assault courses, electric quad bikes and pedal go-karts.

6 6.3 Miles

Brunel's SS Great Britain Great Western Dockyard, BS1 6TY

The world's first great ocean liner. Experience the sights, sounds and smells of life on board. Go on deck and below deck to the First Class cabin, and see the massive turning engine. The Dockyard Museum tells the remarkable story from its launch in 1843 to the present day.

7 9 Miles

Bath Boating Station Forester Road, Bathwick, BA2 6QE

A Victorian boating station offering traditional boats to hire by the hour or day. Go rowing, punting or canoeing, or take free punting lessons on a beautiful stretch of river. Open from Easter to October.

8 6.7 Miles

Bristol Museum and Art Gallery Queens Road, Bristol, BS8 1RL

The 19 galleries reveal fascinating cultures, ancient civilisations and human invention with thousands of amazing objects on display including world-class collections of art, archaeology, geology and natural history.

9 7 Miles

Bath on Ice Royal Pavilion, Royal Avenue, Victoria Park, Bath, BA1 2NR

Bath's Festive Ice Rink is an annual event offering skating fun on a large scale in Royal Victoria Park beneath the Royal Crescent in the centre of Bath.

10 8 Miles

Roman Baths The Pump Room, Bath, BA1 1LZ

The Romans' magnificent temple and bathing complex that still flows with natural hot water. Walk in the paths of Romans and meet costumed characters to hear stories of those who lived and worked here 2,000 years ago.

11 8 Miles

Bath Festival of Children's Literature Various venues

Offering the chance to meet some of the biggest names in children's books, including authors, illustrators, storytellers and poets, the September/October festival plays host to new authors and returning favourites.

12 8 Miles

Bath Comedy Festival Various venues

Fun for all ages, the Bath Comedy Festival runs annually and brings the finest seasoned names and new talent from the comedy circuit.

13 8 Miles

Bath Fringe Festival Various venues

Encompassing the best of contemporary music, art, dance, theatre and performance, with shows and workshops for adults and children, the Fringe is a 17-day festival of all the art forms across the city.

14 8.5 Miles

Bristol Zoo Gardens Clifton, Bristol, BS8 3HA

Enjoy the amazing world of animals in the award-winning 12-acre gardens. Discover over 400 species, from the residents of Gorilla Island to Lion King and cubs.

15 29 Miles

Longleat Safari and Adventure Park Longleat, Warminster, Wilts, BA12 7NW

With a new gorilla colony, lemur walkthrough, and giraffe feeding at the brand new safari watering hole in the African village, this is the UK's no. 1 safari park.

16 23 Miles to explore

The River Avon Trail

A path of 23 miles enjoyed by walkers and on some sections by cyclists and horse-riders. Running from Pill in North Somerset to Pulteney Bridge in Bath, explore short sections at leisure.

*All distances are approximate and are quoted from Google Maps taken from BS31 2AU.

From schools to supermarkets, medical facilities to mainline station, living at Somerdale means everything is accessible.

Amenities/Travel

0.3 Miles	Rail services Keynsham railway station	0.3 Miles	Medical Practice St Augustine's Surgery	1.1 Miles	Health Centre Temple House	6.7 Miles	NHS Trust Royal United Hospital Bath	12.5 Miles	International Airport Bristol
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Shopping and Leisure

0.4 Miles	Farmers' Market Keynsham High Street	1.5 Miles	Supermarket Waitrose Superstore Keynsham	3.5 Miles	Bowlplex Aspects Leisure Park	3.5 Miles	Vue Multiscreen Cinema Aspects Leisure Park	6.8 Miles	Cabot Circus Shopping Mall Bristol, BS1 3BX
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Sports

0.0 Miles	Sports and Social Club The Fry's Club	0.6 Miles	Health Club Platinum Fitness	0.6 Miles	Running Club Keynsham Ladies Running, affiliated with Run England	0.7 Miles	Leisure Centre Keynsham Leisure Centre	2.0 Miles	Canoeing and kayaking club Globe360
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Education

1.0 Mile	Nursery Groovy Monsters 79 Charlton Road, Keynsham, BS31 2JN	1.0 Mile	Junior School St John's, Charlton Park, Keynsham, BS31 2NB	1.2 Miles	Primary School St Kenya, Monmouth Rd, Keynsham, BS31 2JP	0.9 Miles	Senior School Broadlands Academy, St Francis Road, Keynsham, BS31 2DY	1.2 Miles	Wellsway School and Sixth Form Chandag Road, Keynsham, BS31 1PH
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Golf Clubs

1.8 Miles	Stockwood Vale Stockwood Lane, Keynsham, BS31 2ER	3.0 Miles	Saltford Golf Club Golf Club Lane, Saltford, Bristol, BS31 3AA	3.2 Miles	Knowle Golf Club The Fairway, BS4 5DF	6.7 Miles	Tracy Park Golf & Country Hotel Bath Road, Wick, BS30 5RN	12.5 Miles	Lansdown Golf Club Lansdown, Bath, BA1 9BT
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*Distances are approximate only.

Eating & Drinking

FROM OLD INNS OVERLOOKING LOCAL LOCKS AND WATERWAYS AND FAMILY-FRIENDLY RESTAURANTS FOR SUNDAY LUNCHESES TO STYLISH VENUES TO CELEBRATE IN STYLE AND CHIC CITY EATERIES, AT SOMERDALE YOU CAN MAKE THE MOST OF YOUR LOCATION.



Under 1 mile

The Old Manor House

5 Bristol Road, Keynsham, BS31 2BA, 0.5 miles

An historic 17th century hotel reputed to be the oldest dwelling house in Keynsham village. You can sit by the fire in the lounge or take afternoon tea in the restaurant. The dishes make the most of seasonal produce, accompanied with a fine selection of wines and champagne.

The Lock Keeper Inn

Keynsham Road, Keynsham, BS31 2DD, 0.6 miles

A short walk from Keynsham train station, the pub offers a riverside location, huge beer garden, food and award-winning beers – and its own petanque pitch, hosting the Brunel league.

Farrells Irish Italian

44 Temple Street, Keynsham, BS31 1EH, 0.7 miles

A contemporary style restaurant with dishes from traditional sirloin of beef to classic Italian tagliatelle. There is a sunny garden terrace where the restaurant grows herbs where you can eat al-fresco.

3 miles or under

Bird in Hand

High Street, Saltford BS31 3EJ, 3 miles

At the 'Bird in Hand' you will find the unique atmosphere of a traditional English country pub and the warm friendly welcome that always goes with it! Serving all that is best in traditional English food and drink to the highest standard, you can enjoy your meal in the comfort of the bar, conservatory or the area for young families.

Old Lock and Weir Inn

Ferry Rd, Hanham Mills, Hanham, BS15 3NU, 3.3 miles

A gorgeous light-filled brasserie serving up everything from home-cooked meals to watermelon martinis, warm scones and old-school ice cream sundaes – perfect for gossipy get-togethers, afternoon tea and candlelit dinner parties. The appealing brunch, lunch and afternoon tea menus offer up classic British cuisine made with locally-sourced produce.

8 miles or under

Glassboat Restaurant

Welsh Back, Bristol, BS1 4SB, 5.6 miles

On a floating harbour with spectacular views of the city's skyline and the water, the Glassboat has original polished wooden decks, sculptured oak, portholes – and a stunning glass extension.

*Distances are approximate only.



Beautiful to look at, wonderful views – and a new vision for Somerdale.

A new garden neighbourhood, Somerdale is taking the design and ethos of the classic garden suburb and recrafting it for today in Keynsham, north east Somerset. The new Somerdale is a refreshingly different place where elements of the original site are not only being retained but will form landmarks within the new development, while the green landscape and river setting will give it a distinctive green character as well as opportunities for sport and relaxation for all ages. In addition to new homes, Somerdale will also be a place for employment, with some of the original red brick factory buildings preserved, now with redesigned interiors to offer the flexible space 21st century businesses call for.

A new primary school is planned, as is an attractive new public square, while in addition to the Fry Club which has over 15 sports and entertainment sections and has long been at the heart of the community with its sports fields, facilities and club house, the new Somerdale will see the addition of new leisure, sports and community facilities.

Throughout Somerdale, residents and visitors will be able to glimpse desirable countryside views with many of the homes being designed to overlook the surrounding area and have vistas of further afield.



Attention to detail for superb looks.
Modern construction for superb performance.

Somerdale is a place where you can really find your own style – from the size of your home to its layout and architectural details.

Each quarter has been designed to nestle naturally within its setting, so the Chandos area inspired by garden neighbourhood principles provides an attractive and green entrance to the development within its distinctive setting of the tree lined avenue. Here dwellings are set within generous plots using traditional materials to create an arts and crafts style. Set in a suburban yet leafy character, providing attractive new streetscapes and links to the existing community.

Somerdale Core will form the heart of the new community. Accommodation will be predominantly high density comprising terraced dwellings and apartments providing a strong building frontage and relationship with the retained factory buildings. New focal building spaces and places will be created providing links to the River Avon and the Hams.

In the River View quarter close to the River Avon you will find bespoke homes unmistakably contemporary in style, design references to gable-ended boat houses, and features such as projecting terraces and balconies. Designed to maximise sunlight, from their orientation to east-facing glazed façades, living accommodation is on the first floor to make the most of their position backing onto the river, while many of the homes are dual aspect. Roof gardens over garages, screen walls and translucent panels complete these unique homes with unrivalled views over Sydenham Mead and further afield.

Hams Rise will comprise a series of community streets focusing on family homes right next to safe play spaces, and includes detached, semi-detached and terraced houses with appealing contemporary bay and oriel windows as well as attractive brick, timber and coloured render accents.

Hams View forms a distinctive west facing edge of the development with contemporary character homes. Dwellings overlook the Hams and comprise large detached units facing onto private courtyards.



Plot Specifications

	THE BELFORD DELUXE	THE SAVY DELUXE	THE HENDY DELUXE	THE TIFFIN DELUXE	THE AVONFELD DELUXE	THE ELDON DELUXE	THE GLADSTONE DELUXE	THE MIDFORD DELUXE	THE SENTINEL DELUXE	THE LODGE DELUXE	THE BAILEY DELUXE	THE RUSTON DELUXE
Kitchens												
Choice of stylish contemporary Symphony fitted kitchens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Electrolux appliances	✓	✓	✓	✓	✓	✓	✓	✓				
Integrated AEG appliances									✓	✓	✓	✓
Five ring gas burner hob									✓	✓	✓	✓
Co-ordinating laminate worktops and upstands	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1 ½ bowl stainless steel sink and drainer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glass splashback above hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Spa filter tap									✓	✓	✓	✓
Choice of floor tiling									✓	✓	✓	✓
Bathrooms, En suites & Cloakroom												
Stylish Roca Debba range sanitaryware in white with chrome plated brassware	✓	✓	✓	✓	✓	✓	✓	✓				
Upgraded Roca Gap sanitaryware									✓	✓	✓	✓
Choice of Porcelanosa ceramic wall tiles to bathroom and en suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of floor tiling to all wet rooms									✓	✓	✓	✓
Half height wall tiling, in choice of Porcelanosa ceramic tiles, to all walls (except cloakroom) with full height tiling around the bath									✓	✓	✓	✓
Half height wall tiling, in choice of Porcelanosa ceramic tiles, to walls with WC and basin (except cloakroom) with full height tiling around the bath	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓
Upgraded taps to all wet rooms									✓	✓	✓	✓
Handheld shower over bath to main bathroom	✓	✓	✓	✓	✓	✓	✓	✓				
Fixed shower and shower screen over bath to main bathroom									✓	✓	✓	✓
Shaver socket to en suite		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlighters to all wet rooms (except cloakroom)									✓	✓	✓	✓
Electrical Features												
Mains-operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Battery-operated carbon monoxide alarms to rooms with gas appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fibre Optic to the property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Windows, Doors & Joinery												
uPVC double glazed windows and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors with chrome ironmongery and multipoint locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light oak varnish to newel posts and handrails									✓	✓	✓	✓
White painted staircase with handrails	✓	✓	✓	✓	✓	✓	✓	✓				
Finishing Touches												
Crown white emulsion to all internal walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in wardrobe to master bedroom									✓	✓	✓	✓
External Features												
Carriage light to front of house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carriage light to rear of house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Personnel door to garage with path (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power to garage if attached to plot (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upgraded door and door furniture (internal doors)									✓	✓	✓	✓
Mains operated doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed rear gardens									✓	✓	✓	✓



Apartments

- 1 bedroom apartments
Plots 73, 74, 75, 76, 77, 78, 79, 80, 81, 117, 118, 119, 120, 121, 122, 927, 928, 929 & 930

2 bedroom homes

- Avon**
2 bedroom house
Plots 68, 69, 70, 71, 72, 90, 91, 92, 111, 112, 113, 114, 115, 116, 924, 925 & 926
- Belford**
2 bedroom house
Plots 913 & 914

3 bedroom homes

- Savy**
3 bedroom house
Plots 4, 11, 12, 17, 23, 24, 34, 41, 45, 51, 53, 54, 55, 56, 59, 60, 65, 66, 94, 123, 124, 125, 139, 140, 146, 147, 148, 149, 151, 152, 153, 154, 902, 903, 904, 905, 906 & 920
- Jacobsen**
3 bedroom house
Plots 46, 47, 86, 87, 88, 89, 922 & 923
- Tiffin**
3 bedroom house
Plots 35, 36, 37, 38, 39, 40, 61 & 62
- Hendy**
3 bedroom house
Plots 3, 16, 33, 42, 44, 52, 93, 145, 150, 901, 907, 908 & 921

4 bedroom homes

- Bailey**
4 bedroom house
Plots 6, 100, 101 & 103
- Chandos**
4 bedroom house
Plots 57, 58, 109 & 110
- Sentinel**
4 bedroom house
Plots 7, 8, 10, 25, 48, 63 & 97
- Lodge**
4 bedroom house
Plots 2, 5, 13, 14, 15, 18, 20, 21, 27, 28, 31, 32, 43, 49, 50, 96, 98, 99, 102, 104, 107 & 108
- Gladstone**
4 bedroom house
Plots 82, 83, 84, 85, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 915, 916, 917, 918 & 919
- Avonfield**
4 bedroom house
Plots 9, 22, 26, 64 & 67
- Eldon**
4 bedroom house
Plot 95
- Midford**
4 bedroom house
Plots 909, 910, 911 & 912

5 bedroom homes

- Ruston**
5 bedroom house
Plots 1, 19, 29, 30, 105 & 106

- Garage Access
*ah/so Affordable Housing/Shared Ownership
*ah/r Affordable Housing/Shared Rented
CS Cycle Store
BS Bin Store
SS Substation

**Sales Information Centre
and showhomes**



The 2 bedroom Belford is ideal for first-time buyers or downsizers keen to enjoy the benefits of contemporary open plan living.

Through the entrance hallway, a generous living/dining area with kitchen provides ample room for relaxing and socialising in one flexible space, while double doors open out to the rear garden. A guest cloakroom and a storage cupboard complete the ground floor accommodation.

On the first floor, the master bedroom features views overlooking the garden. A second double bedroom which could serve as a guest room and office is also located off the landing, along with a main bathroom.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

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Taylor Wimpey

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BELFORD

 | 2 BEDROOM LIVING SPACE

Ground Floor

Living/Dining Area	3.98m × 3.76m	13'1" × 12'4"
Kitchen	3.09m × 2.74m	10'2" × 9'0"



First Floor

Bedroom 1	3.98m × 3.11m	13'1" × 10'3"
Bedroom 2	3.98m* × 2.52m*	13'1"* × 8'3"*

*Maximum dimensions. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

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The 3 bedroom Savy will appeal to first-time buyers, couples and young families looking for a little extra space.

The kitchen/dining area opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good-sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the master bedroom with en suite shower room, a main bathroom, a further double bedroom and a bedroom which could alternatively provide a dedicated work space or play room.

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SAVY

3 BEDROOM LIVING SPACE



**

Ground Floor

Living Room	4.26m* × 3.69m*	14'0"* × 12'1"*
Kitchen/Dining Area	4.72m × 2.87m	15'6" × 9'5"



First Floor

Bedroom 1	2.96m† × 2.83m†	9'9"† × 9'4"†
Bedroom 2	3.30m × 2.63m	10'10" × 8'8"
Bedroom 3	3.55m* × 2.00m	11'8"* × 6'7"

*Maximum dimensions †Minimum dimensions **Porch is plot specific. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

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TIFFIN | 3 BEDROOM HOME



The 3 bedroom Tiffin features three floors of flexible living space which would perfectly suit young families or couples in need of a bigger home.

A kitchen with breakfast area forms the hub of home life, while the living/dining room with French doors to the back garden provides space to relax or entertain. There's also a guest cloakroom and store cupboard located off the entrance hallway.

A large bedroom makes a comfortable guest room on the first floor, where there's also a further bedroom and a main bathroom. The master bedroom with en suite shower room with handy closet enjoys appealing seclusion on the top floor.

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TIFFIN | 3 BEDROOM LIVING SPACE



Ground Floor

Living/Dining Room	4.78m x 3.70m	15'8" x 12'2"
Kitchen	4.44m x 2.57m	14'7" x 8'5"



First Floor

Bedroom 2	4.79m x 3.82m	15'9" x 12'7"
Bedroom 3	3.47m x 2.56m	11'5" x 8'5"



Second Floor

Bedroom 1	5.44m [†] x 3.75m [*]	17'11" [†] x 12'4" ^{**}
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*Maximum dimensions †Maximum dimensions excluding dormer. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

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The Hendy is a 3 bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a kitchen/ dining area and a light and airy living room with French doors to the private garden. There's also a guest cloakroom on this floor.

Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.

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HENDY | 3 BEDROOM LIVING SPACE



Ground Floor

Living Room	5.10m x 3.02m	16'9" x 9'11"
Kitchen/Dining Area	5.10m x 3.69m*	16'9" x 12'1"*



First Floor

Bedroom 1	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	3.69m x 2.86m	12'1" x 9'5"
Bedroom 3	3.02m x 2.15m	9'11" x 7'1"

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The Bailey is a 4 bedroom family home that is thoughtfully designed for modern living.

The kitchen/breakfast area, featuring French doors overlooking the rear garden and a utility room, forms the heart of this home providing excellent living and entertaining space. The ground floor also boasts a light and airy living room which links into a separate dual aspect dining room that also leads into the rear garden through French doors, a secluded study and a handy cloakroom.

The first floor delivers four double bedrooms two of which offer en suite shower rooms. There is also a family bathroom off the central staircase.

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BAILEY | 4 BEDROOM LIVING SPACE



Ground Floor

Living Room	4.93m x 3.65m	16'2" x 12'0"
Dining Room	3.65m x 2.72m	12'0" x 8'11"
Kitchen/Breakfast Area	6.30m x 3.77m	20'8" x 12'5"
Study	2.83m x 2.10m	9'4" x 6'11"



First Floor

Bedroom 1	4.91m x 3.65m*	16'1" x 12'0"**
Bedroom 2	3.87m x 2.78m	12'9" x 9'2"
Bedroom 3	3.78m x 3.71m	12'5" x 12'2"
Bedroom 4	3.65m x 2.75m	12'0" x 9'0"

*Maximum dimensions. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

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The Sentinel is a substantial 4 bedroom family home featuring well designed living areas for families in search of some extra space.

The open plan kitchen/dining room provides an excellent space to both entertain and dine with friends and family. French doors located in both kitchen/diner and living room provide a light and airy atmosphere to both rooms, and facilitate easy access to the property's own private rear garden. A guest cloakroom located off the entrance hallway, provides further convenience to the ground level, as does the handy utility room.

Upstairs, the landing leads to four double bedrooms, including the master bedroom with en suite shower room, plus a main bathroom.

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SENTINEL | 4 BEDROOM LIVING SPACE



Ground Floor

Living Room	4.75m × 4.56m	15'7" × 15'0"
Kitchen	4.04m × 2.85m	13'3" × 9'4"
Dining Area	3.61m × 3.45m	11'10" × 11'4"



First Floor

Bedroom 1	3.83m × 3.38m [†]	12'7" × 11'1" [†]
Bedroom 2	3.11m × 2.91m [†]	10'3" × 9'7" [†]
Bedroom 3	3.11m × 2.98m	10'3" × 9'10"
Bedroom 4	2.46m × 2.24m	8'1" × 7'4"

*Maximum dimensions †Minimum dimensions. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

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Somerdale

KEYNSHAM

LODGE | 4 BEDROOM HOME



The Lodge is a traditional double-fronted 4 bedroom home with substantial accommodation for growing families in search of extra space.

A modern fitted kitchen leads through double doors to the family/dining room, which opens out to the private rear garden. The lounge also has French doors to the garden, making it great for summer entertaining. A study and guest cloakroom with utility facilities complete the ground floor.

Upstairs, the landing leads to a well proportioned master bedroom with en suite shower room, three further spacious double bedrooms and a main bathroom.

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LODGE | 4 BEDROOM LIVING SPACE



Ground Floor

Living Room	4.74m × 3.91m	15'7" × 12'10"
Kitchen	5.69m × 3.32m	18'8" × 10'11"
Family/Dining Room	3.91m × 3.26m	12'10" × 10'8"
Study	2.61m × 2.41m	8'7" × 7'11"



First Floor

Bedroom 1	4.68m* × 3.25m†	15'4"* × 10'8"†
Bedroom 2	4.90m × 3.32m	16'1" × 10'11"
Bedroom 3	4.72m* × 3.36m*	15'6"* × 11'0"*
Bedroom 4	3.81m × 2.53m	12'6" × 8'4"

*Maximum dimensions †Minimum dimensions. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 23933/July 2014.



With three floors of versatile living accommodation, the 4 bedroom Gladstone will appeal to growing families or couples in need of extra space.

The entrance hallway leads to a kitchen/dining area featuring French doors to the garden, with an integral garage and guest cloakroom completing the ground floor layout.

On the first-floor, there's a light and airy living room with Juliet balcony overlooking the garden, plus a main bathroom and a bedroom with balcony to the front of the property which could alternatively be used as a study or home office. Meanwhile, the top floor landing leads to a master bedroom with en suite shower room and two further bedrooms.

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GLADSTONE | 4 BEDROOM LIVING SPACE



Ground Floor

Kitchen/Dining Area 5.32m x 3.43m 17'6" x 11'3"



First Floor

Living Room 5.32m x 3.49m 17'6" x 11'6"
Bedroom 3 3.10m x 3.07m 10'2" x 10'1"



Second Floor

Bedroom 1 4.29m x 2.92m[†] 14'1" x 9'7"[†]
Bedroom 2 3.46m x 3.09m 11'4" x 10'2"
Bedroom 4 3.46m x 2.14m 11'4" x 7'0"

[†]Minimum dimensions. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

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There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Avonfield.

A kitchen/dining area featuring French doors to the garden forms the heart of the home for day-to-day living, with a handy utility area providing additional access to outside. The living room also has French doors to the garden. A guest cloakroom and storage closet off the hallway complete the ground floor.

Three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.

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AVONFIELD | 4 BEDROOM LIVING SPACE



Ground Floor

Living Room	6.02m x 4.12m*	19'9" x 13'6"
Kitchen	3.46m x 2.77m	11'4" x 9'1"
Dining Area	3.58m x 2.56m	11'9" x 8'5"
Utility Room	2.01m x 1.52m	6'7" x 5'0"



First Floor

Bedroom 1	3.53m x 3.51m	11'7" x 11'7"
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.47m x 2.98m*	11'5" x 9'10"
Bedroom 4	3.49m x 2.40m	11'6" x 7'11"

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The Eldon is a 4 bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a large dual aspect living room plus a spacious kitchen/dining area featuring French doors to the garden and a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room. There are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.

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ELDON | 4 BEDROOM LIVING SPACE



Ground Floor

Living Room	6.02m × 4.12m*	19'9" × 13'6"
Kitchen	3.46m × 2.77m	11'4" × 9'1"
Dining Area	3.58m × 2.56m	11'9" × 8'5"
Utility Room	2.01m × 1.52m	6'7" × 5'0"



First Floor

Bedroom 1	3.53m × 3.51m	11'7" × 11'7"
Bedroom 2	3.64m × 2.95m	11'11" × 9'8"
Bedroom 3	3.47m* × 2.98m*	11'5" × 9'10"
Bedroom 4	3.49m × 2.40m	11'6" × 7'11"

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Families or couples looking for practical and generous living space will find all they need in the well-proportioned 4 bedroom Midford.

An open plan kitchen/dining room leads through double doors to the rear garden, which makes al fresco dining easy, and a handy utility room provides a useful space for laundry. A separate living room, a guest cloakroom and an under stairs cupboard complete the ground floor layout.

The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

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MIDFORD

4 BEDROOM LIVING SPACE



Ground Floor

Living Room	4.49m × 3.62m	14'9" × 11'11"
Kitchen/Dining Area	5.71m × 3.38m	18'9" × 11'1"



First Floor

Bedroom 1	3.61m × 3.27m	11'10" × 10'9"
Bedroom 2	3.53m × 2.81m	11'7" × 9'3"
Bedroom 3	2.81m × 2.52m [†]	9'3" × 8'3" [†]
Bedroom 4	2.35m × 2.23m	7'9" × 7'4"

[†]Minimum dimensions. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

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This 5 bedroom home is perfect for families looking to upsize their living space.

Facilitating great space for entertaining and everyday life, the ground floor of the Ruston includes a kitchen with breakfast area leading to the family room featuring French doors to the garden. With a bay window to the dining room and French doors in the living room, these two rooms offer a light and airy living space. The secluded study, off the hallway, offers peace and quiet from the rest of the home. There is also a cloakroom and a utility room to provide further convenience.

Located around the central staircase, the first floor comprises five well-proportioned double bedrooms, two featuring en suite shower rooms, and a family bathroom.

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RUSTON | 5 BEDROOM LIVING SPACE



Ground Floor

Living Room	5.94m x 4.37m	19'6" x 14'4"
Dining Room	4.16m x 3.43m	13'8" x 11'3"
Kitchen/Breakfast Area	6.15m x 3.97m*	20'2" x 13'0"
Family Room	3.03m x 2.61m	9'11" x 8'7"
Study	3.43m x 2.40m	11'3" x 7'11"



First Floor

Bedroom 1	5.19m x 3.43m	17'0" x 11'3"
Bedroom 2	4.39m x 3.18m	14'5" x 10'5"
Bedroom 3	3.16m x 2.91m	10'5" x 9'7"
Bedroom 4	4.23m x 3.43m	13'11" x 11'3"
Bedroom 5	3.19m x 3.17m	10'6" x 10'5"

*Maximum dimensions **Door omitted on Plot 106 only. Some plots are handed compared to floorplans shown, please speak to your Sales Executive for details.

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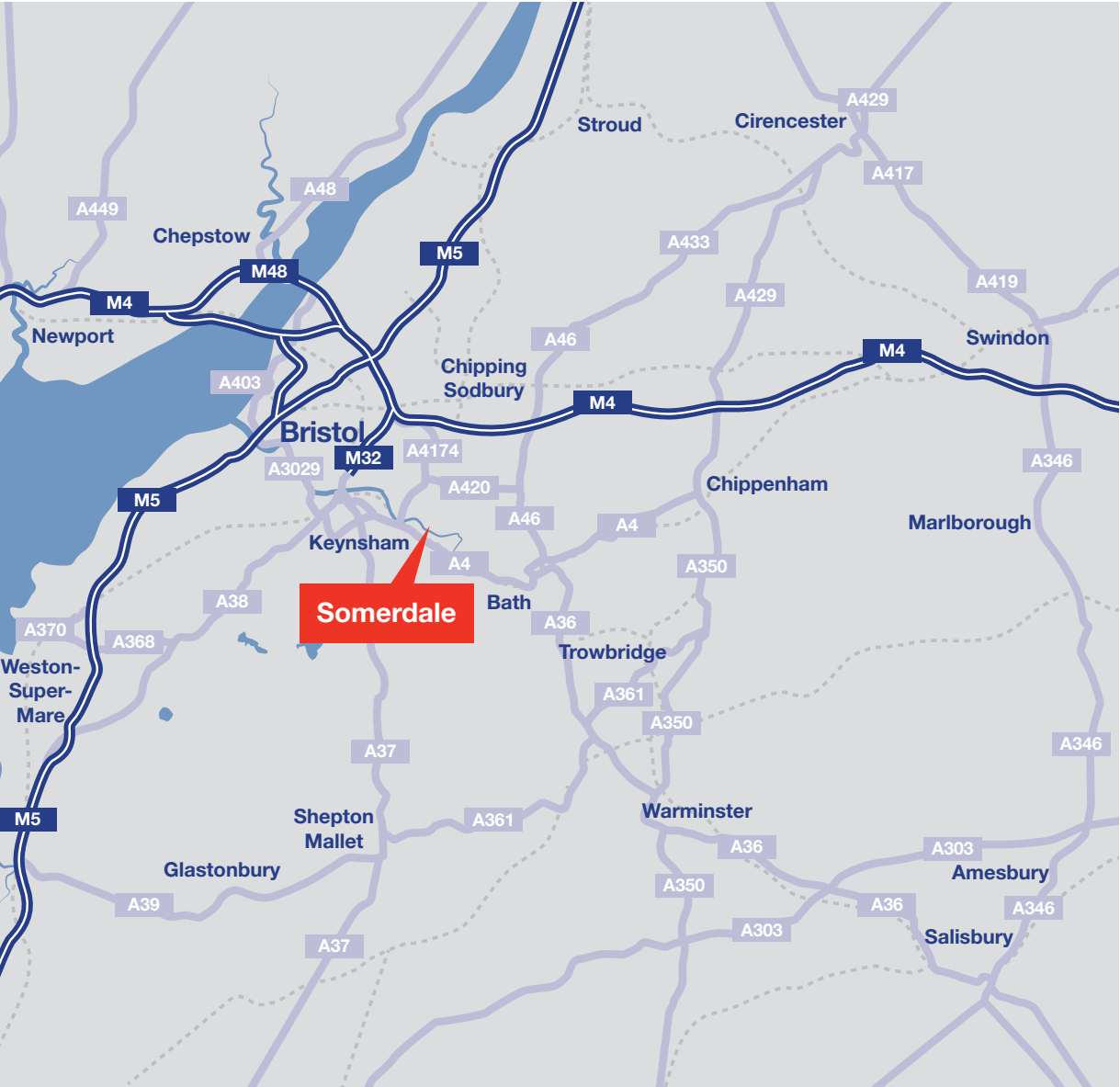
The Taylor Wimpey story.



At Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years. We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. In the South West, from Elswick Park and Langford Mead to Kingwell Rise and Brook Meadow, our past and current developments

offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance. Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.

Directions to Somerdale, Somerdale, Somerdale Road, Keynsham, Bristol, BS31 2AU



From Bristol

- Head south-east on the A4 towards Keynsham
- Take the third exit at the A4174 roundabout and enter Durley Hill
- Join and follow the A4175 onto Bristol Road
- Take the first exit onto Station Road (A4175)
- Turn left onto Chandos Road and immediately right onto Somerdale Road

From Bath

- Head north-west on the A36 towards Keynsham
- Continue on the A4 when it joins the A36
- At the A4174 roundabout take the first exit into Durley Hill
- Join and follow the A4175 onto Bristol Road
- Take the first exit onto Station Road (A4175)
- Turn left onto Chandos Road and immediately right onto Somerdale Road

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