

CHURCHILL GARDENS



YATE | SOUTH GLOUCESTERSHIRE

Executive 3, 4, 5 and 6 bedroom homes surrounded by a mature wooded landscape



Newland
HOMES

CHURCHILL GARDENS



SET IN A TRANQUIL WOODED GLADE WITH ALL THE AMENITIES OF A BURGEONING TOWN NEARBY

The South Gloucestershire town of Yate is home to Churchill Gardens, the latest development of 3, 4, 5 and 6 bedroom executive properties by Newland Homes.

Inspired by the mature wooded landscape surrounding the development, and the style of local architecture, this tranquil development reflects and respects the character of the area by using materials which are synonymous to the local vernacular.

The eye-catching 3, 4, 5 and 6 bedroom homes have been thoughtfully designed inside and out. Featuring the best of modern day innovations, comforts and efficiencies, all homes are crafted to maximise light and space and are available in a range of finishes. Built to superb quality standards, exceptional attention to detail is evident everywhere, with a variety of house designs providing choice and flexibility for today's lifestyles.

Taking inspiration from its location off Randolph Avenue, the name of Winston Churchill's father and son, the homes at Churchill Gardens make reference to a pertinent place of interest to the former Prime Minister and British icon. His association with Bristol goes back many years, being Vice Chancellor of Bristol University from 1929 to 1965.



1.5 Miles
Yate Railway Station



1.2 Miles
Yate Town Centre

WE MAKE A LIVING BY WHAT WE GET.
WE MAKE A LIFE BY WHAT WE GIVE.

Sir Winston Churchill



19.6 Miles
Bristol Airport





DESIGNED WITH STYLE. SPOILT FOR CHOICE.

Sitting on the bank of the River Frome and next to the medieval market town of Chipping Sodbury, Yate acts as a perfect gateway to bustling Bristol and the rural charms of the Cotswolds; one of Britain's most stunning areas of natural beauty.

Play areas and open spaces are widespread, along with natural walks, yet a hub of amenities designed with family life in mind lie at the town's heart. A shopping centre boasts over 100 stores in addition to restaurants and a newly opened cinema. All of this is surrounded by a library, leisure centre, NHS medical and minor injuries centre and the Armadillo youth café.

All of this can be enjoyed with the added advantage of a location that offers an excellent range of 'Good' Ofsted rated primary schools, including Tyndale, St Mary's C of E and The Ridge primary schools, with secondary education available at nearby Brimsham Green or Yate International Academy.

The town boasts its own railway station providing access to the local rail network, with inter-city connections at Bristol Parkway for London and the west, plus cross country routes linking the southwest to the north-east of England. For those looking to travel further afield, Bristol airport is under 20 miles away. There are also superb road links, with access to M4 and M5 motorways (junctions heading north, south, east and west and into the centre of Bristol all within 10 miles).

Churchill Gardens – an excellent opportunity to live in a home with a strong sense of community and abundance of facilities nearby.





GOOSE GREEN FARM

CHURCHILL GARDENS

- THE MARLBOROUGH**
6 bedroom detached home
- THE SANDHURST**
6 bedroom detached home
- THE BLENHEIM**
5 bedroom detached home
- THE KINGHAM**
5 bedroom detached home
- THE HATHERLEY**
5 bedroom detached home
- THE HAMPTON**
4 bedroom detached home
- THE RANDOLPH**
4 bedroom semi-detached home
- THE WESTMINSTER**
3 bedroom semi-detached home
- For further information please ask our Sales Advisor

Important Notice - The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Site Sales Advisor or Agents.

RANDOLPH AVENUE





THE MARLBOROUGH

Plots 1, 6 and 8

A gracious 6 bedroom detached, 3 storey home with stunning kitchen and family room with magnificent island, boasting two en suites and double garage

Lounge

3.76m x 6.55m
12'4" x 21'6"

Kitchen

4.35m (max) x 6.06m
14'3" (max) x 19'10"

Dining

2.86m x 3.96m
9'4" x 13'0"

Bedroom 1

4.35m x 6.10m (max)
14'3" x 20'1" (max)

Bedroom 2

5.57m (max) x 4.62m (max)
18'3" (max) x 15'2" (max)

Bedroom 3

2.86m x 3.95m
9'4" x 12'11"

Bedroom 4

3.80m x 2.80m
12'5" x 9'2"

Bedroom 5

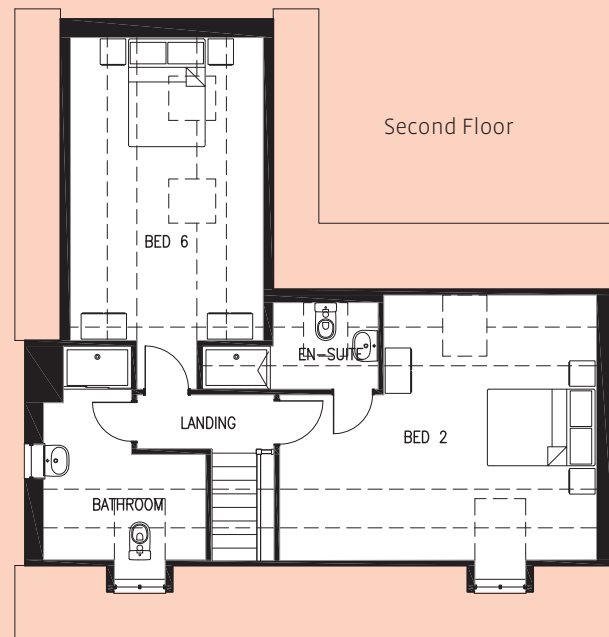
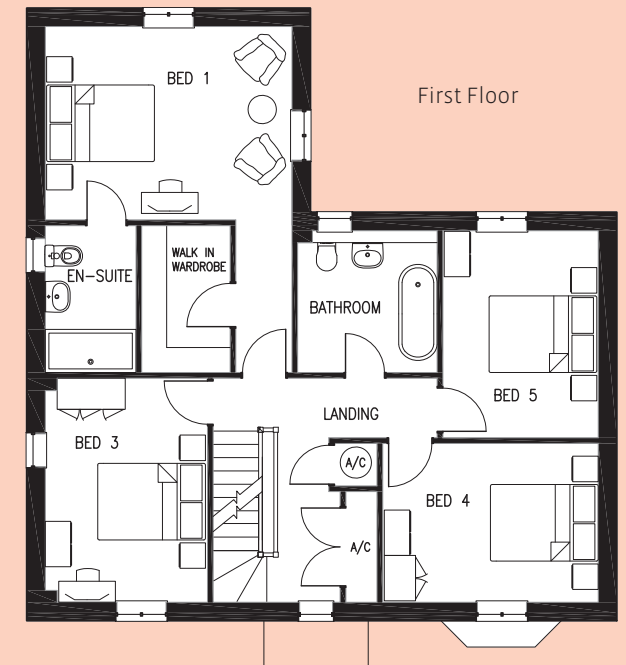
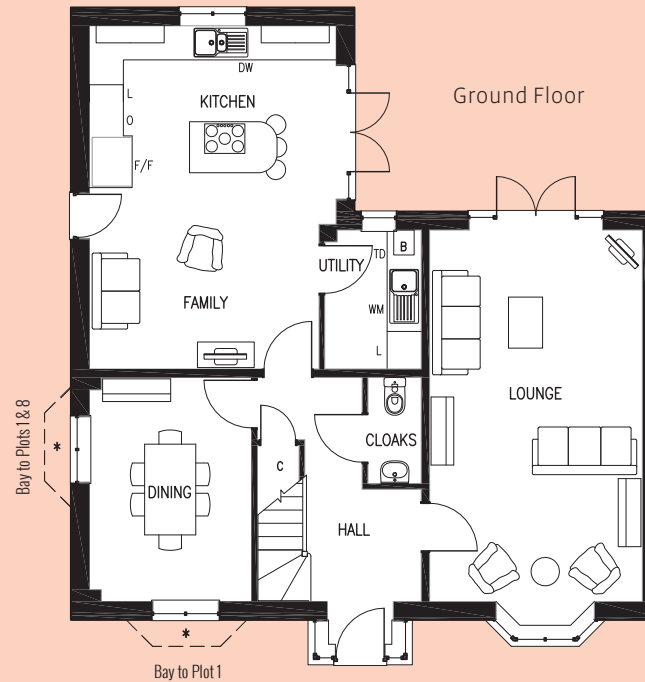
2.74m x 3.65m
9'0" x 11'11"

Bedroom 6

3.35m x 6.19m (max)
11'0" x 20'3" (max)

A/C	Airing cupboard	L	Larder unit
B	Boiler	O	Dual ovens with microwave
C	Cupboard	TD	Tumble dryer space
DW	Integrated dishwasher	WM	Washing machine space
F/F	American style freestanding fridge freezer		

--- Denotes restricted headroom
* See Sales Advisor for plots applicable





THE BLENHEIM

Plot 5

An imposing 5 bedroom, 3 storey detached home with spacious open plan kitchen/family room and feature island, two reception rooms, study and double garage

Lounge

4.29m x 5.01m
14'1" x 16'5"

Kitchen/Family

7.10m (max) x 3.79m (max)
23'3" (max) x 12'5" (max)

Dining

3.55m x 3.01m
11'8" x 9'10"

Study

3.56m x 2.47m
11'8" x 8'1"

Bedroom 1

4.29m (max) x 5.05m (max)
14'1" (max) x 16'6" (max)

Bedroom 2

5.01m (max) x 5.79m (max)
16'5" (max) x 19'0" (max)

Bedroom 3

4.33m (max) x 5.79m (max)
14'2" (max) x 19'0" (max)

Bedroom 4

3.80m (max) x 4.28m (max)
12'5" (max) x 14'1" (max)

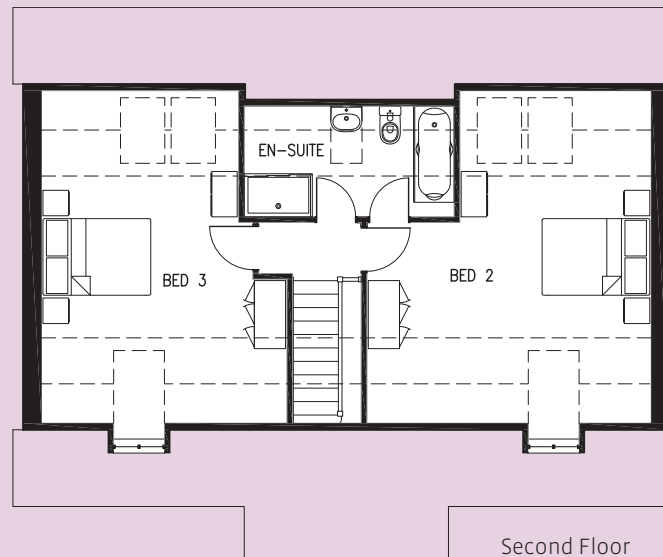
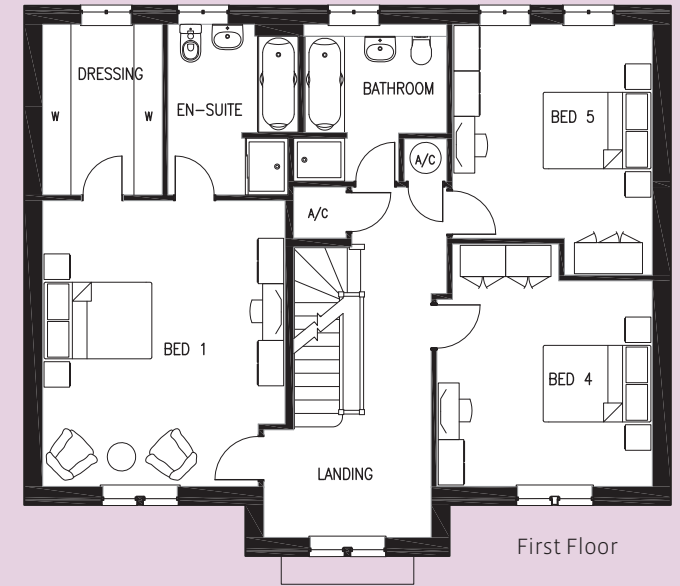
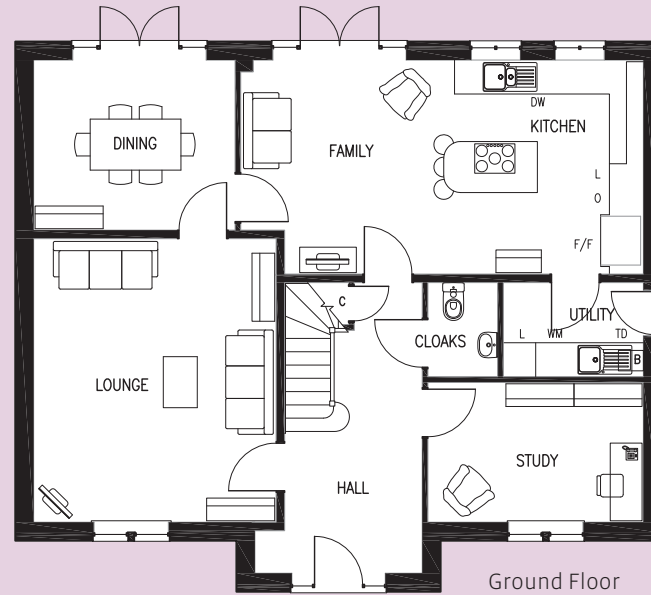
Bedroom 5

3.53m x 4.43m (max)
11'7" x 14'6" (max)

A/C Airing cupboard
B Boiler
C Cupboard
DW Integrated dishwasher
F/F American style freestanding fridge freezer

L Larder unit
O Dual ovens with microwave
TD Tumble dryer space
W Wardrobe
WM Washing machine space

--- Denotes restricted headroom



"WE SHAPE OUR DWELLINGS, AND AFTERWARDS OUR DWELLINGS SHAPE US."

Sir Winston Churchill



THE SANDHURST

Plots 3 and 4

A sophisticated 6 bedroom detached, 3 storey home with stunning kitchen and family room with magnificent island, boasting two en suites and double garage

Lounge

3.76m x 6.55m
12'4" x 21'6"

Kitchen

4.35m (max) x 6.06m
14'3" (max) x 19'10"

Dining

2.86m x 3.96m
9'4" x 13'0"

Bedroom 1

4.35m x 6.10m (max)
14'3" x 21'1" (max)

Bedroom 2

5.57m (max) x 4.62m (max)
18'3" (max) x 15'2" (max)

Bedroom 3

2.86m x 3.95m
9'4" x 12'11"

Bedroom 4

3.80m x 2.80m
12'5" x 9'2"

Bedroom 5

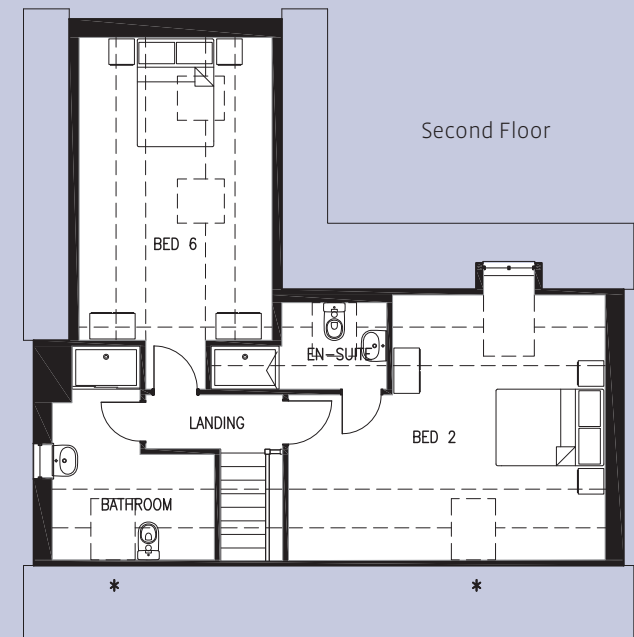
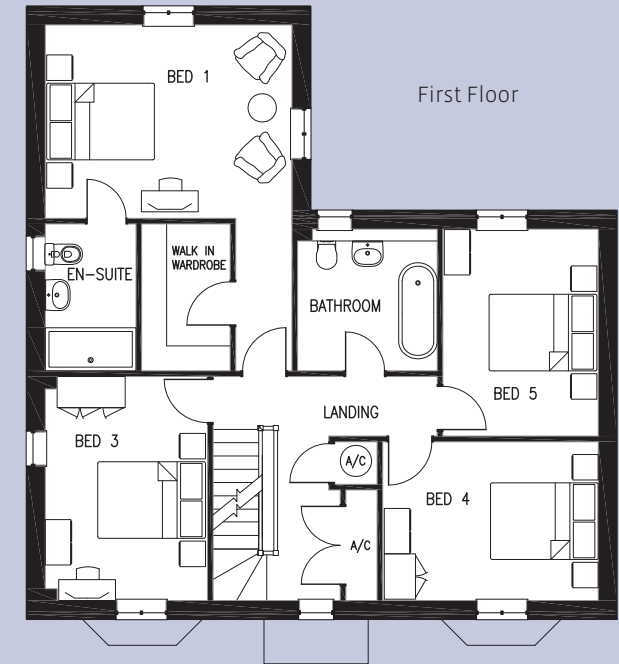
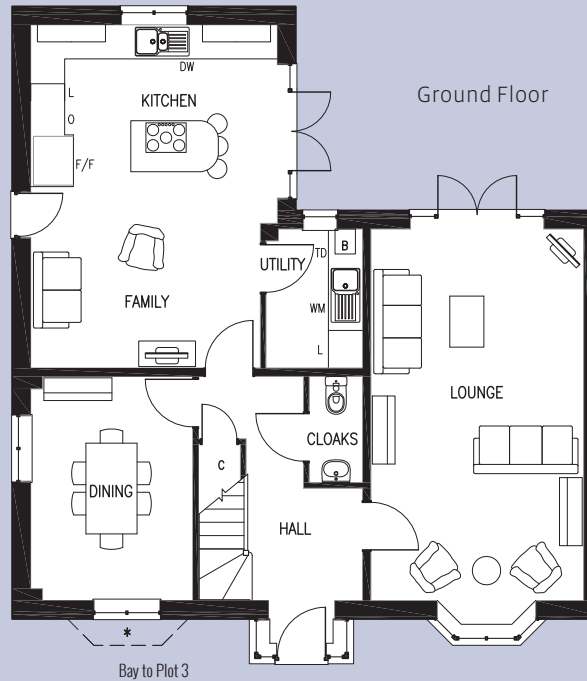
2.74m x 3.65m
9'0" x 11'11"

Bedroom 6

3.35m x 6.19m (max)
11'0" x 20'3" (max)

A/C	Airing cupboard	L	Larder unit
B	Boiler	O	Dual ovens with microwave
C	Cupboard	TD	Tumble dryer space
DW	Integrated dishwasher	WM	Washing machine space
F/F	American style freestanding fridge freezer		

--- Denotes restricted headroom
* See Sales Advisor for plots applicable





THE KINGHAM

Plots 2 and 7

An elegant 5 bedroom detached home with feature conservatory leading from the lounge

Lounge

3.78m (max) x 5.79m (max)
12'5" (max) x 19'0" (max)

Kitchen

3.03m x 4.52m
9'11" x 14'10"

Dining

3.02m x 3.06m
9'10" x 10'1"

Bedroom 1*

3.17m x 3.71m
10'5" x 12'2"

Bedroom 2

2.83m (max) x 3.53m (max)
9'3" (max) x 11'7" (max)

Bedroom 3

3.55m (max) x 3.69m
11'7" (max) x 12'1"

Bedroom 4

2.83m x 3.69m
9'3" x 12'1"

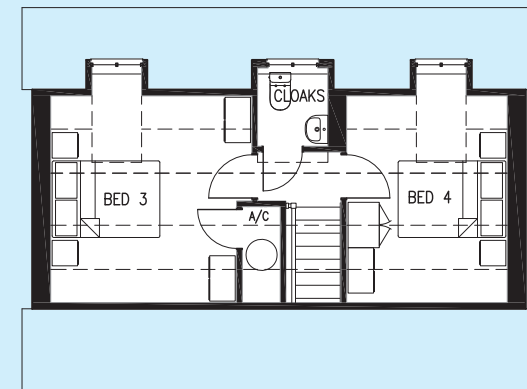
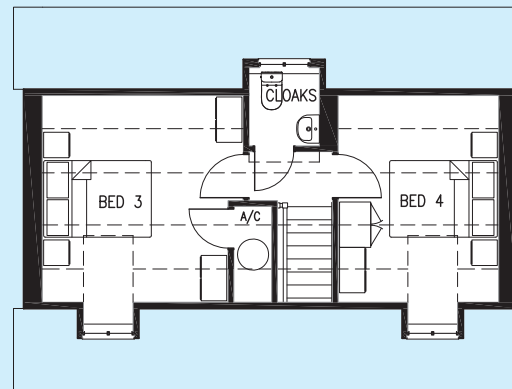
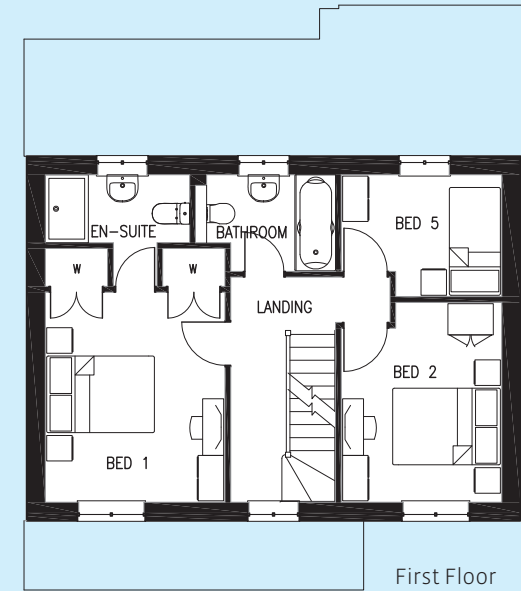
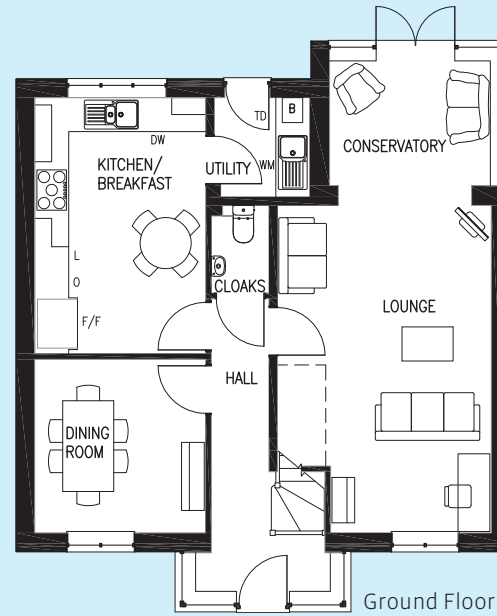
Bedroom 5

2.83m (max) x 2.15m (max)
9'3" (max) x 7'1" (max)

A/C Airing cupboard
B Boiler
DW Integrated dishwasher
F/F American style freestanding fridge freezer

L Larder unit
O Dual ovens with microwave
TD Tumble dryer space
W Wardrobe
WM Washing machine space

--- Denotes restricted headroom
† Dims exclude Wardrobe







THE HATHERLEY

Plots 9 and 10

A stylish 5 bedroom, 3 storey detached home boasting exceptional galleried master bedroom suite and walk in wardrobe

Lounge

3.40m x 4.70m (max)
11'2" x 15'5" (max)

Kitchen/Dining

5.40m x 4.00m (max)
17'8" x 13'1" (max)

Bedroom 1†

5.40m (max) x 3.92m (max)
17'8" (max) x 12'10" (max)

Bedroom 2

3.36m x 3.16m
11'1" x 10'4"

Bedroom 3

3.42m x 2.69m (max)
11'2" x 8'9" (max)

Bedroom 4

2.95m x 5.97m
9'8" x 19'7"

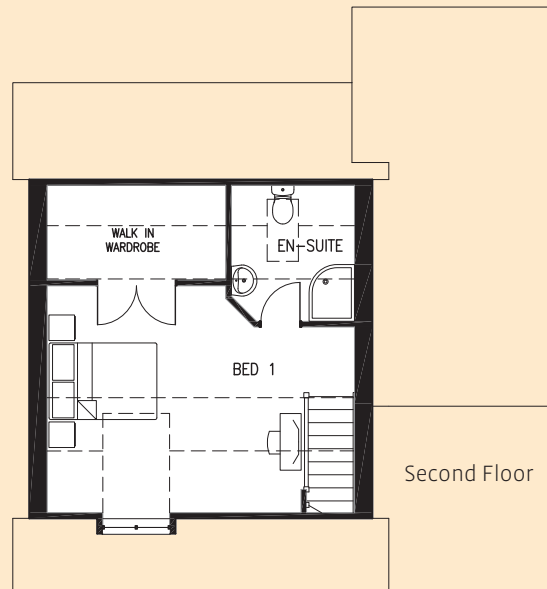
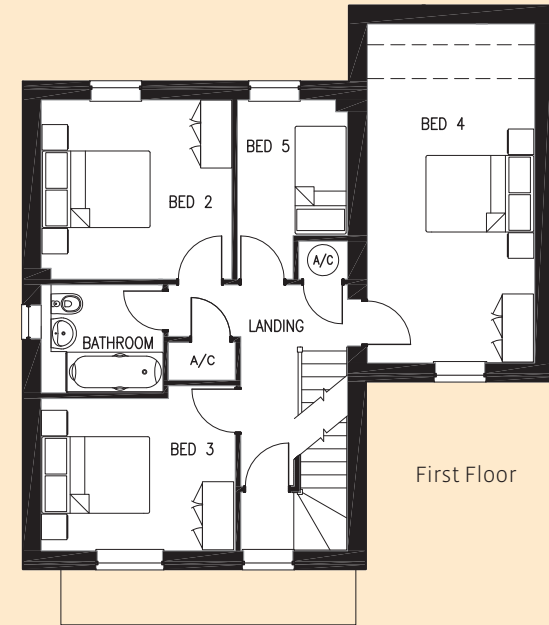
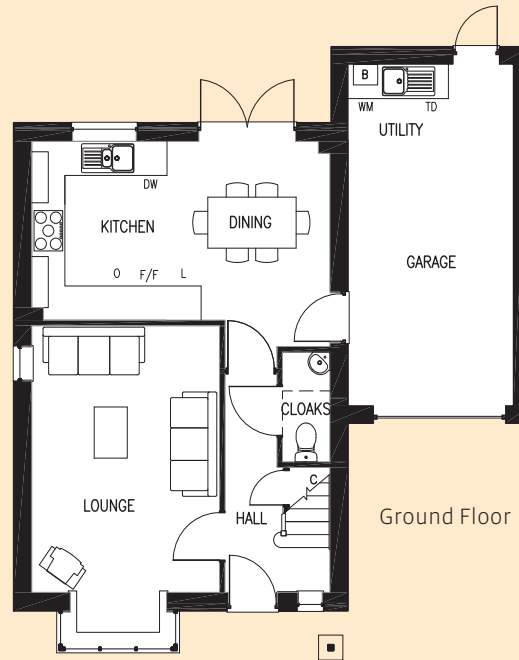
Bedroom 5

1.94m x 3.16m (max)
6'4" x 10'4" (max)

A/C	Airing cupboard	L	Larder unit
B	Boiler	O	Dual ovens with microwave
C	Cupboard	TD	Tumble dryer space
DW	Integrated dishwasher	WM	Washing machine space
F/F	Integrated fridge freezer		

--- Denotes restricted headroom

† Dims exclude Wardrobe



"CONTINUOUS EFFORT IS THE KEY TO UNLOCKING OUR POTENTIAL"

Sir Winston Churchill







THE RANDOLPH

Plots 19-32

An impressive 4 bedroom, 3 storey semi-detached town house with wide aspect french doors leading on to the garden

Lounge

4.17m x 3.72m
13'8" x 12'2"

Kitchen/Dining

3.23m (max) x 4.86m (max)
10'7" (max) x 15'11" (max)

Bedroom 1*

3.51m (max) x 3.53m (max)
11'6" (max) x 11'7" (max)

Bedroom 2†

3.41m (max) x 3.54m (max)
11'2" (max) x 11'7" (max)

Bedroom 3

4.17m (max) x 3.61m (max)
13'8" (max) x 11'10" (max)

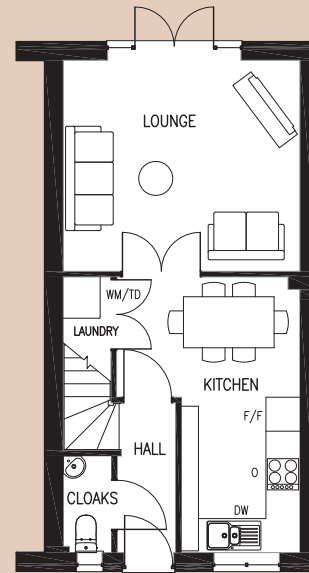
Bedroom 4

4.17m x 3.07m
13'8" x 10'1"

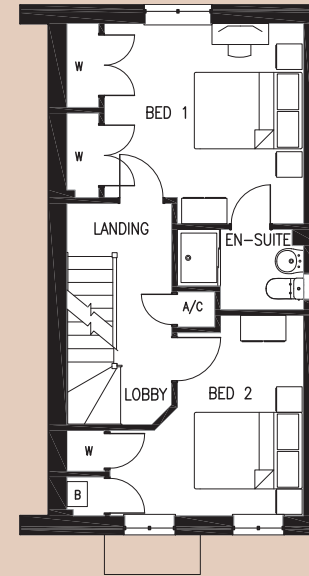
A/C Airing cupboard
B Boiler
DW Dishwasher space
F/F Integrated fridge freezer

O Built under oven
TD Tumble dryer space
WM Washing machine space

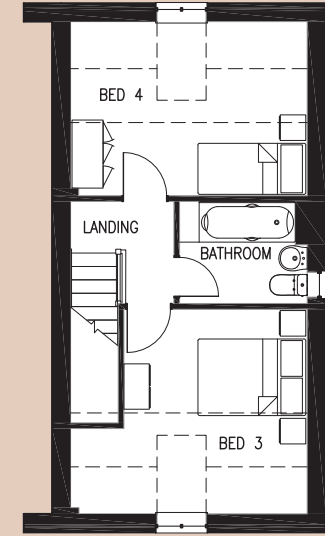
--- Denotes restricted headroom
† Dims exclude Wardrobe



Ground Floor



First Floor



Second Floor



"MY TASTES
ARE SIMPLE:
I AM EASILY
SATISFIED WITH
THE BEST"

Sir Winston Churchill





THE HAMPTON

Plot 11

A delightful 4 bedroom, 3 storey detached home boasting exceptional galleried master bedroom suite and walk in wardrobe

Lounge

3.07m (max) X 4.69m
10'1" (max) X 15'4"

Kitchen/Dining

5.40m X 4.39m (max)
17'8" X 14'5" (max)

Bedroom 1[†]

5.40m (max) X 3.92m (max)
17'8" (max) X 12'10" (max)

Bedroom 2

3.36m X 3.16m
11'1" X 10'4"

Bedroom 3

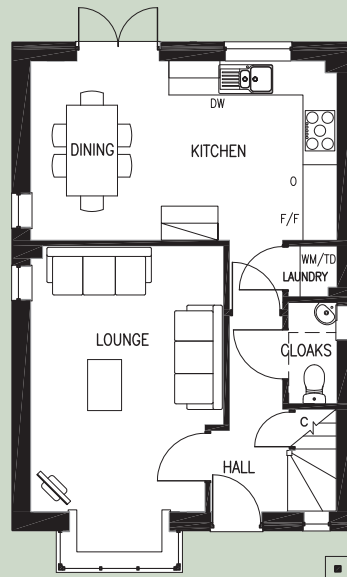
3.42m X 2.69m
11'2" X 8'9"

Bedroom 4

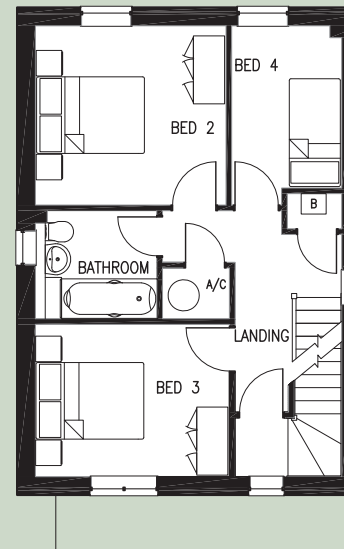
1.94m X 3.16m (max)
6'4" X 10'4" (max)

A/C	Airing cupboard	L	Larder unit
B	Boiler	O	Dual ovens with microwave
C	Cupboard	TD	Tumble dryer space
DW	Integrated dishwasher	WM	Washing machine space
F/F	Integrated fridge freezer		

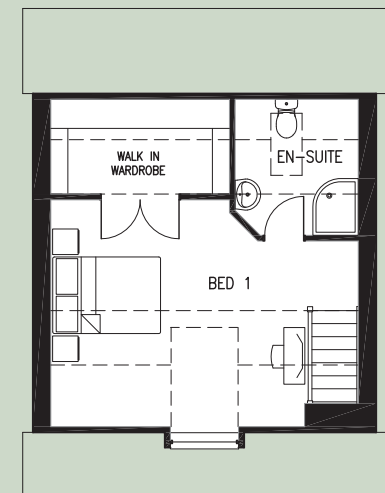
--- Denotes restricted headroom
† Dims exclude Wardrobe



Ground Floor



First Floor



Second Floor

THE WESTMINSTER

Plots 33 and 34

A distinctive 3 bedroom semi-detached home maximising light and space with dual aspect lounge including french doors leading on to the garden

Lounge

3.08m x 5.39m
10'1" x 17'8"

Kitchen/Dining

3.91m (max) x 5.39m
12'10" (max) x 17'8"

Bedroom 1*

3.12m x 3.62m
10'3" x 11'10"

Bedroom 2

3.99m (max) x 3.29m (max)
13'1" (max) x 10'9" (max)

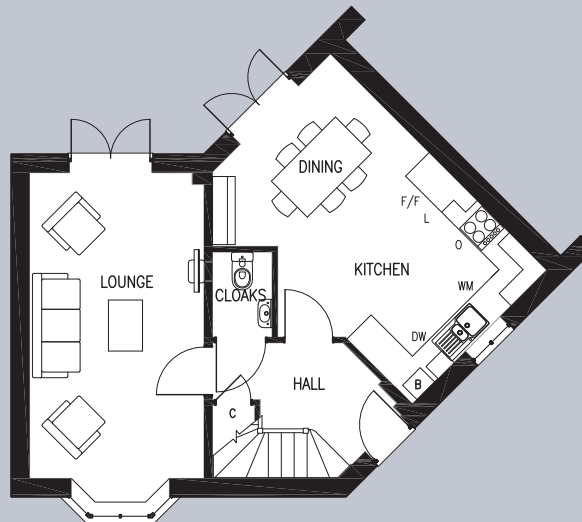
Bedroom 3

4.32m (max) x 2.00m (max)
14'2" (max) x 6'6" (max)

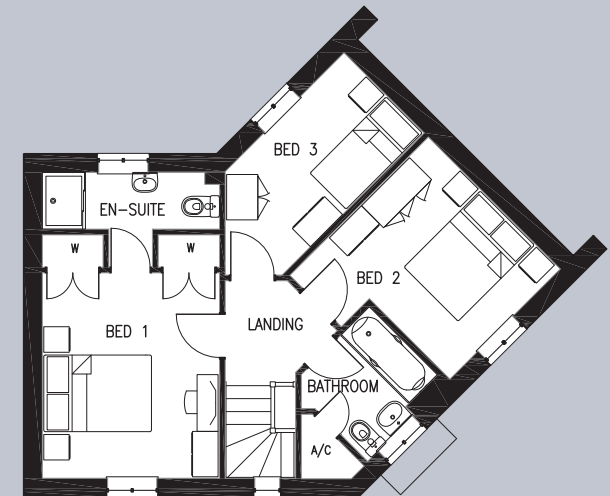
A/C	Airing cupboard	L	Larder unit
B	Boiler	O	Built under oven
C	Cupboard	W	Wardrobe
DW	Dishwasher space	WM	Washing machine space
F/F	Integrated fridge freezer		

-- Denotes restricted headroom

† Dims exclude Wardrobe



Ground Floor



First Floor

Newland Specification

We think about more than just the fixtures and fittings at Newland Homes. We apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this...

Helping you save energy and money

Our homes are designed with energy efficiency and therefore cost-saving in mind. Many homes are oriented to make the most of natural light and solar gain, and utilise the roof space, reducing energy costs. Innovation at its best.

Choice of fixtures and fittings

Optional extras can be chosen subject to stage of construction – please ask our Sales Advisor for more information.

Be part of the community

Our aim is always to enhance the communities in which we build. Each Newland development is carefully selected and has its own unique character, being sympathetic to the surrounding architectural landscape.

Move in and live

Our Sales Advisor is on hand every step of the way to make your purchase as smooth as possible. Before you move in we'll demonstrate your new home to you, then it's all ready to go with a 10 year NHBC warranty for complete peace of mind.



Churchill Gardens Specification

Kitchens

- Choice of fully fitted quality kitchen units with soft close cupboards and drawers*
- Choice of high quality laminate worktops with matching upstands with 1.5 bowl Michel Roux Jnr sink to all house types (exc Blenheim, Marlborough and Sandhurst)*
- Choice of Silestone or solid wood work tops with 1.5 bowl undermount Michel Roux Jnr stainless steel sink to Blenheim, Marlborough and Sandhurst (exc utility)*
- Chrome mono mixer tap
- Dual integrated eye level stainless steel ovens with microwave to detached homes
- Stainless steel double built under oven to Randolph and Westminster
- Black glass hob and stainless steel extractor hood with electric ceramic and induction option*
- Integrated dishwasher to detached homes
- Integrated fridge freezer to all house types (exc Blenheim, Marlborough and Sandhurst)
- Free standing American style fridge freezer to Blenheim, Marlborough and Sandhurst
- Plumbing for washing machine and dishwasher

Electrical

- Telephone points on each floor including master bedroom and lounge
- TV/FM points to principal rooms (check with Sales Advisor)
- Power points with high performance RCD protection
- Mains operated smoke alarms to hallway and landing
- Chrome downlighters to kitchen, bathroom and en suite
- Door bell
- Black aluminium lantern (LED) to front and rear
- Power and light to garage

* Choice available dependent on stage of construction. Please ask Sales Advisor for individual plot specification, including clarification of kitchen drawings. Further information is available by requesting a copy of our specification checklist.

Bathrooms and En Suites

- Villeroy and Boch contemporary white sanitaryware
- Chrome taps and waste
- Shower to main bathroom
- Shower to all ensuites
- Choice of ceramic wall tiles*

Energy Saving Homes

- High performance insulation to roof, ground floor and external walls
- Highly efficient gas central heating system
- Digital heating programmer
- Thermostatic radiator valves

Internal Finish

- White 6 panel internal doors with polished chrome ironmongery
- Woodwork finished in brilliant white
- Matt emulsion walls in quartz grey
- Smooth ceilings in white

External Finish

- Quality facing external finishes including brick, recon stone and render elevations
- Black rainwater goods in low maintenance PVCu
- PVCu double glazed energy efficient windows and french doors in white
- Painted GRP front and rear doors with 3 point locking and polished chrome lever handles and ironmongery where appropriate
- Chrome door numerals
- Turf to front and rear gardens as per development landscaping masterplan (check with Sales Advisor)



The National House Building Council (NHBC) carries out an independent survey of each home during construction, and issues a 10-year warranty certificate when the home is completed.

Considerate | Conscientious | Crafted

At Newland Homes, we've built a solid reputation for developing quality homes and enhancing local communities. Never ones to stand still, we constantly push the boundaries of residential development through an innovative approach to location, design, construction and environmental sustainability.

We specialise in medium to large-scale developments of apartments, townhouses and executive homes that provide desirable living spaces, attractive open areas and amenities that build communities. Our success is attributed to acquiring sites with excellent development potential in the right locations, and applying imagination, experience and determination to transform them into attractive places to live. Each development and each home is distinctive, and requires an individual solution.

Good design is a defining element of our developments. We use a wide variety of techniques and materials to ensure each project has a unique character that is contemporary as well as sympathetic to the surrounding architectural landscape. Our core ethos remains what it has always been – to build quality homes that people are delighted to live in.

Our passionate commitment to this philosophy is the basis of our past, present and future success. With our dedicated, talented team and solid commitment to our customers, we will continue to move forward, pushing the boundaries of design and development for high quality, distinctive new homes.





A selection of Newland Homes' recently completed developments.



SATNAV – BS37 7LA

Churchill Gardens,
Off Randolph Avenue,
Yate,
Bristol,
South Gloucestershire,
BS37 7LA
Tel: 01454 549265



Considerate | Conscientious | Crafted

 **Newland**
HOMES

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All purchasers must check with our Sales Advisor to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in this brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers' alterations. Please check with our Sales Advisor to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with our Sales Advisor to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual external finishes and window positions do vary. Please ask our Sales Advisor for full details. 05/16

