



WHITEBRIDGE
Gardens
THORNBURY

A selection of exclusively private 1, 2, 3, 4 and 5 bedroom homes in the market town of Thornbury



Newland
HOMES



My Thornbury
Not just a town north of Bristol
Actually a real Severn Vale crystal
A town full of history
Roman hoards perhaps a mystery
Home to a castle and many a church
Shops and schools, a good place to perch
To the west the mighty Severn
Helps to make this quite a heaven
Pleasant to take the dog for a walk
A great place to stop and talk
Options for a tasty meal
It is of course a great deal
Stop for a while for a cup of coffee
Perhaps even a small piece of banoffee
Visited in the past by a king
But not by any means full of bling
Young or old, for work or play
You will have a wonderful day
It is a place with plenty a tale
It's our Thornbury in the Vale

Poem by Annis Clarke

Welcome to Thornbury...

...Jewel of the Severn Vale

Located in the heart of the Severn Vale about 14 miles from central Bristol, the market town of Thornbury combines vibrant community spirit, historic charm and city-style convenience. With a wide range of shops, pubs and restaurants, plenty of schools, good public transport links and gorgeous countryside on the doorstep, it's twice been named one of the best places to live in the UK by the Sunday Times.

Farmers markets, food fairs, concerts, a 10-day spring arts festival and the annual Thornbury Carnival in the summer are just some of the events taking place in and around the town.

A leisure centre with a wealth of facilities, golf, horse riding, footpaths linking to the Severn Way walk and more provide plenty of activity options. Further afield, Bristol's attractions include the popular Cribbs Causeway and Cabot Circus shopping centres, a lively harbourside, great nightlife, theatres and cinemas. Berkeley Castle and Old Down Country Park are both within 7 miles, and the 120-acre Slimbridge Wetland Centre is 14 miles away.



From top left: Bristol is only forty minutes away by car whilst Gloucester with its famous Docks is 23 miles away. The river Severn is just 4 miles away. Thornbury boasts its own Tudor castle, now a hotel and also has its own well equipped Leisure Centre. Amongst its many attractions Thornbury has its own regular Farmers Market.



Move in and enjoy the community straight away

Whitebridge Gardens is an eye-catching development of twenty three, exclusively open market, 1, 2, 3, 4 and 5-bedroom homes. Bordered by a tasteful new care home to be operated by The Orders of St John Care Trust, the development benefits from a tranquil edge of town location and a rural outlook but is less than a mile from the town centre and half a mile from a Tesco superstore.

Built and finished to impeccable standards of quality and modern comfort, the development's design reflects the characteristics of the older parts of the town. With a wide range of home styles to suit every taste, Whitebridge Gardens is a perfect mix of individuality, character and a sense of local belonging.

Five primary schools (all rated OFSTED 'good' or above) and two secondary schools are within 2 miles of the development. The M5 and M4 are both within 6 miles away, Bristol Parkway railway station less than 9 miles, and local buses include to Bristol – with stops at Cribbs Causeway, Southmead Hospital and Aztec West Business Park – Chipping Sodbury, Yate, Charfield, Cam, Dursley and Gloucester.



St Mary Shopping Centre



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.

For further information please ask our Sales Advisor

- The Hortham
5 bedroom detached home
- The Thornbury
4 bedroom detached home
- The Prestbury
4 bedroom detached home
- The Hilmarton
4 bedroom detached home
- The Hampton
4 bedroom detached home
- The Hinton
3 bedroom detached home
- The Tetbury
3 bedroom semi-detached home
- The Bourton
3 bedroom semi-detached home
- Tivoli Apartments
1 and 2 bedroom apartments





- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- F/F Integrated fridge freezer
- L Larder unit
- O Integrated eye level oven and microwave
- TD Tumble dryer space
- WM Washing machine space

Plots 20, 21, 22 render
Plot 23 brick

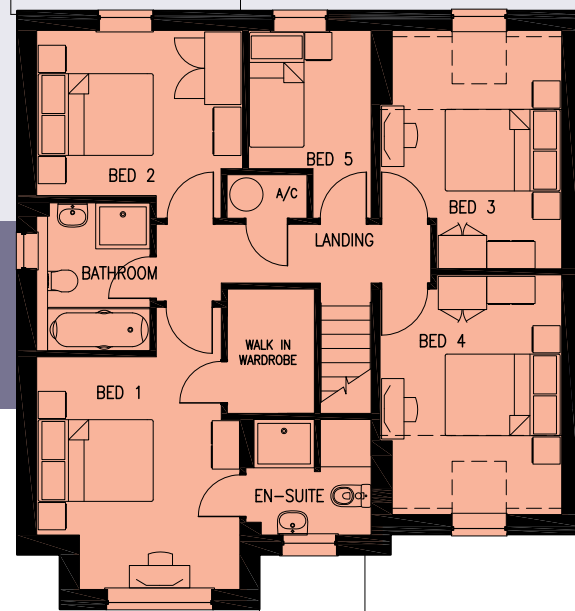
the Hortham

5 bedroom detached home with magnificent kitchen/dining/family open space

| | | |
|------------------------------|---|---|
| Lounge | 3.76m ^(max) x 5.52m ^(max) | 12' 4" ^(max) x 18' 1" ^(max) |
| Kitchen/Dining/Family | 5.53m ^(max) x 6.80m ^(max) | 18' 1" ^(max) x 22' 4" ^(max) |

| | | |
|-------------------|---|--|
| Bedroom 1* | 3.36m ^(max) x 3.82m ^(max) | 11' 1" ^(max) x 12' 6" ^(max) |
| Bedroom 2 | 3.40m ^(max) x 3.10m ^(max) | 11' 2" ^(max) x 10' 2" ^(max) |
| Bedroom 3 | 3.00m ^(max) x 3.94m ^(max) | 9' 10" ^(max) x 12' 11" ^(max) |
| Bedroom 4 | 3.00m ^(max) x 3.96m ^(max) | 9' 10" ^(max) x 13' 1" ^(max) |
| Bedroom 5 | 2.04m x 3.10m ^(max) | 6' 8" x 10' 2" ^(max) |

*Dimensions exclude wardrobe



Plot 18 brick
Plot 19 render

the Thornbury

4 bedroom detached home with L shaped lounge and dining room over looking the garden

| | | |
|----------------------|---|---|
| Living/Dining | 7.10m ^(max) x 5.37m ^(max) | 23' 3" ^(max) x 17' 7" ^(max) |
| Kitchen | 2.41m x 4.52m | 7' 11" x 14' 10" |
| Bedroom 1 | 3.45m x 5.41m ^(max) | 11' 4" x 17' 9" ^(max) |
| Bedroom 2 | 3.57m ^(max) x 4.94m ^(max) | 11' 8" ^(max) x 16' 2" ^(max) |
| Bedroom 3 | 2.70m x 3.44m | 8' 10" x 11' 3" |
| Bedroom 4 | 3.31m ^(max) x 2.61m | 10' 10" ^(max) x 8' 7" |

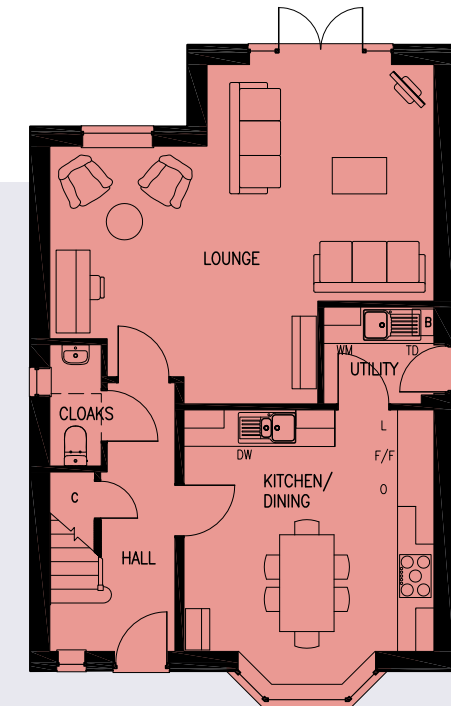
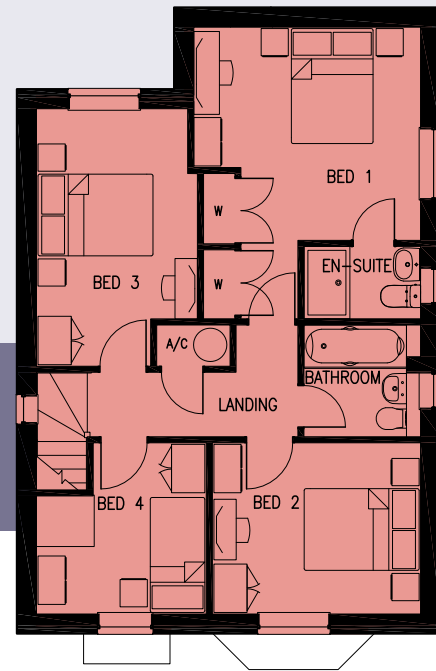
- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- F/F Integrated fridge freezer
- L Larder unit
- O Integrated eye level oven and microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space



the Prestbury

4 bedroom detached home with stunning farmhouse kitchen

| | | |
|-----------------------|---|--|
| Living | 6.37m ^(max) x 5.62m ^(max) | 20' 11" ^(max) x 18' 5" ^(max) |
| Kitchen/Dining | 4.14m x 3.99m | 13' 7" x 13' 1" |
| Bedroom 1 | 3.76m ^(max) x 4.83m ^(max) | 12' 4" ^(max) x 15' 10" ^(max) |
| Bedroom 2 | 3.44m x 2.83m | 11' 3" x 9' 3" |
| Bedroom 3 | 2.66m ^(max) x 4.26m ^(max) | 8' 9" ^(max) x 13' 11" ^(max) |
| Bedroom 4 | 2.81m ^(max) x 2.83m ^(max) | 9' 2" ^(max) x 9' 3" ^(max) |



Ground Floor

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- F/F Integrated fridge freezer
- L Larder unit
- O Integrated eye level oven and microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space

First Floor

Plot 14 brick



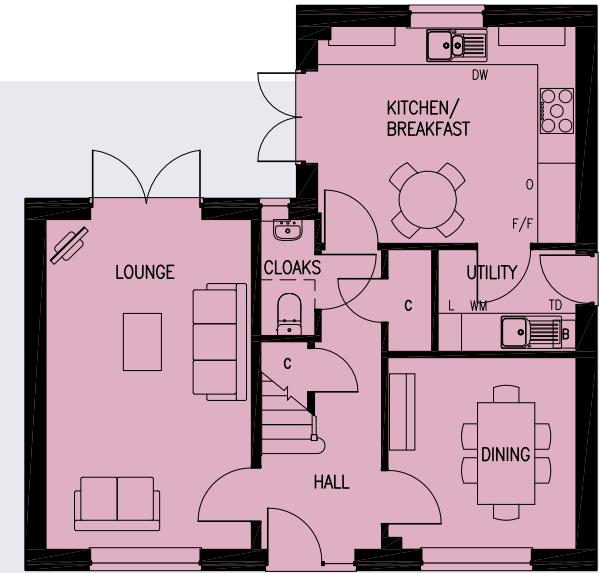
the Filmarton

4 bedroom double fronted detached home with spacious kitchen/breakfast area

| | | |
|--------------------------|---------------|-----------------|
| Living | 3.23m x 5.19m | 10' 7" x 17' 1" |
| Kitchen/Breakfast | 4.08m x 3.41m | 13' 4" x 11' 2" |
| Dining | 2.96m x 3.02m | 9' 8" x 9' 10" |

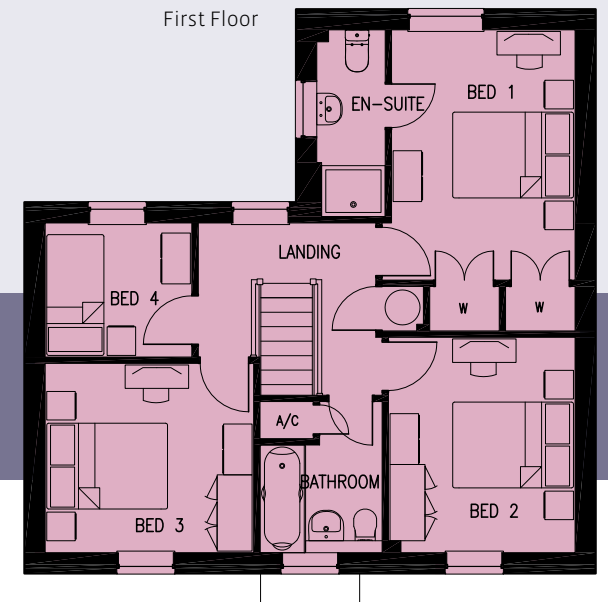
| | | |
|-------------------|--------------------------------|-----------------------------------|
| Bedroom 1* | 3.04m ^(max) x 3.94m | 9' 11" ^(max) x 12' 11" |
| Bedroom 2 | 2.94m x 3.39m | 9' 7" x 11' 1" |
| Bedroom 3 | 3.28m x 2.98m | 10' 9" x 9' 9" |
| Bedroom 4 | 2.31m x 2.11m | 7' 7" x 6' 11" |

* Dimensions exclude wardrobe



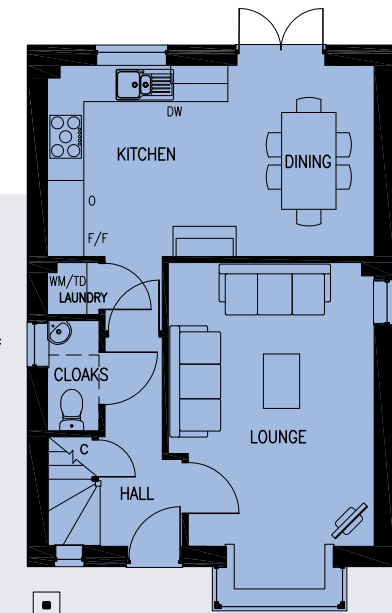
Ground Floor

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- F/F Integrated fridge freezer
- L Larder unit
- O Integrated eye level oven and microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space

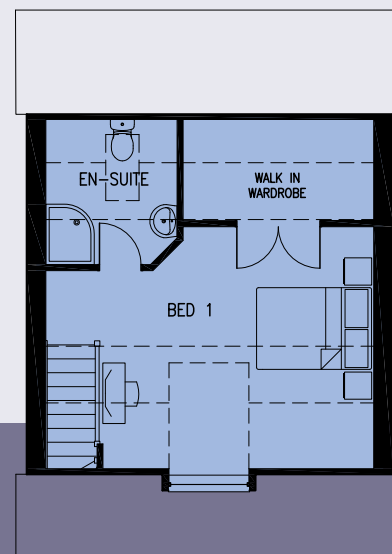


First Floor

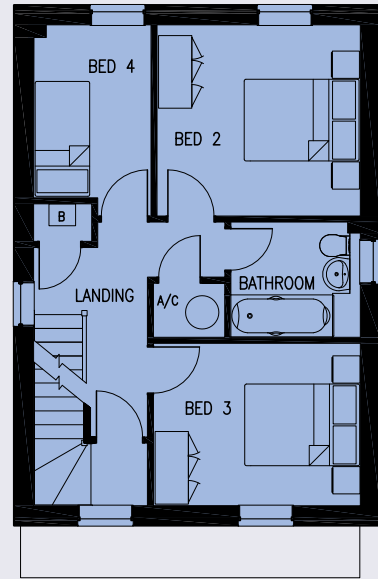
Plot 17 render



Ground Floor



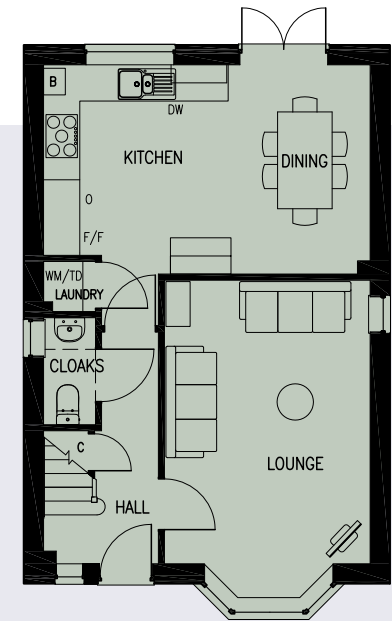
Second Floor



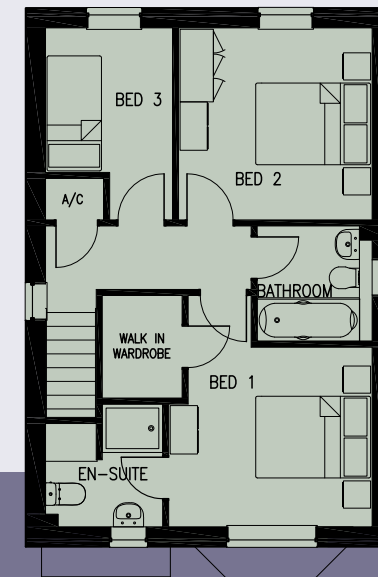
First Floor

Plots 11, 15, 16 render
Plot 12a brick

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- F/F Integrated fridge freezer
- O Integrated eye level oven and microwave
- TD Tumble dryer space
- WM Washing machine space
- Denotes restricted headroom
- * See Sales Advisor for plots applicable



Ground Floor



First Floor

the Hinton

3 bedroom detached home with en suite and walk in wardrobe to master bedroom

- Living** 3.40m x 4.69m 11' 2" x 15' 4"
- Kitchen/Dining** 5.41m x 4.32m (max) 17' 9" x 14' 2" (max)
- Bedroom 1*** 3.46m (max) x 3.83m (max) 11' 4" (max) x 12' 6" (max)
- Bedroom 2** 3.20m x 3.18m 10' 6" x 10' 5"
- Bedroom 3** 2.10m x 3.18m (max) 6' 10" x 10' 5" (max)

* Dimension exclude wardrobe

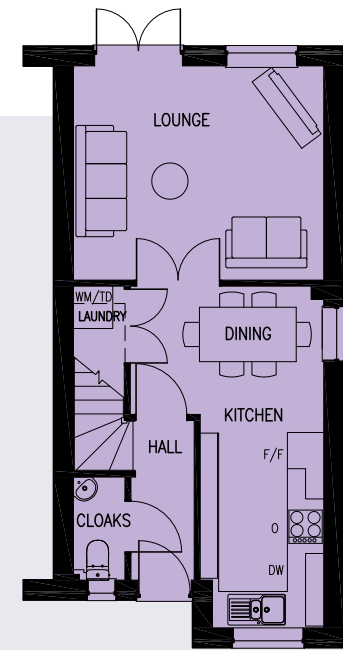
- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- F/F Integrated fridge freezer
- O Integrated eye level oven and microwave
- TD Tumble dryer space
- WM Washing machine space

the Hampton

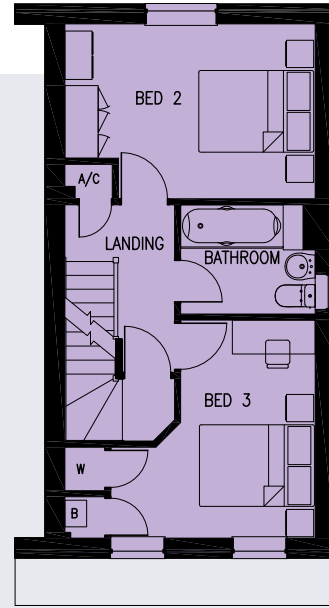
4 bedroom detached home with exceptional master suite and galleried landing

- Living** 3.40m (max) x 4.69m 11' 2" (max) x 15' 4"
- Kitchen/Dining** 5.40m x 4.39m (max) 17' 8" x 14' 5" (max)
- Bedroom 1*** 5.37m (max) x 3.97m (max) 17' 7" (max) x 13' 1" (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)

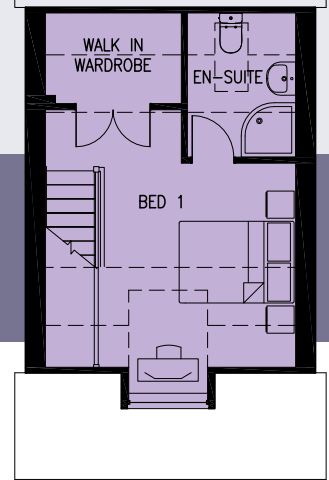
* Dimensions exclude wardrobe
Reduced headroom - see Sales Advisor



Ground Floor



First Floor



Second Floor

Plots 7, 8 render

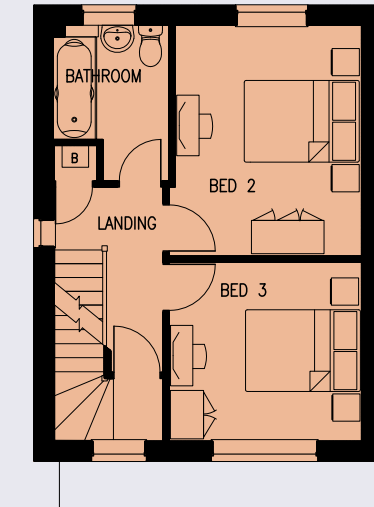
- A/C Airing cupboard
- B Boiler
- DW Dishwasher space
- F/F Integrated fridge freezer
- O Built under oven
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- Denotes restricted headroom
- * See Sales Advisor for plots applicable

the Tetbury

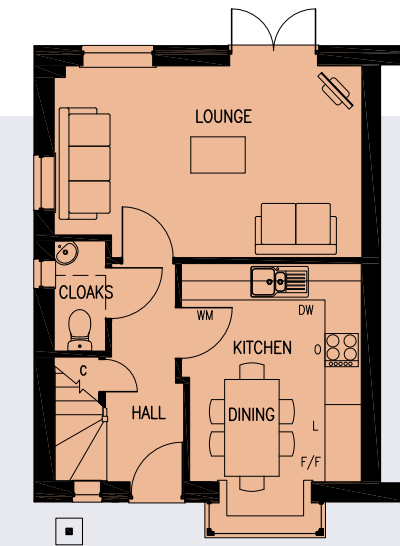
3 bedroom semi-detached home featuring galleried landing to impressive master suite

| | | |
|----------------|---------------------------|------------------------------|
| Living | 4.14m x 3.54m | 13' 7" x 11' 7" |
| Kitchen/Dining | 3.20m (max) x 5.65m (max) | 10' 6" (max) x 18' 6" (max) |
| Bedroom 1* | 4.09m (max) x 4.25m (max) | 13' 5" (max) x 13' 11" (max) |
| Bedroom 2 | 4.14m (max) x 2.89m (max) | 13' 7" (max) x 9' 6" (max) |
| Bedroom 3* | 3.38m x 3.61m | 11' 1" x 11' 10" |

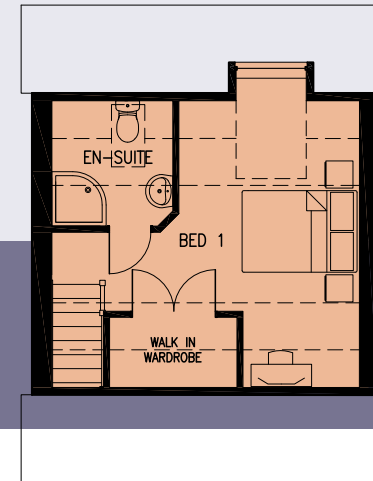
* Dimensions exclude wardrobe, # Reduced headroom - see Sales Advisor



First Floor



Ground Floor



Second Floor

Plots 9, 10 brick

- B Boiler
- C Cupboard
- DW Dishwasher space
- F/F Integrated fridge freezer
- L Larder unit
- O Built under oven
- WM Washing machine space
- Denotes restricted headroom

the Bourton

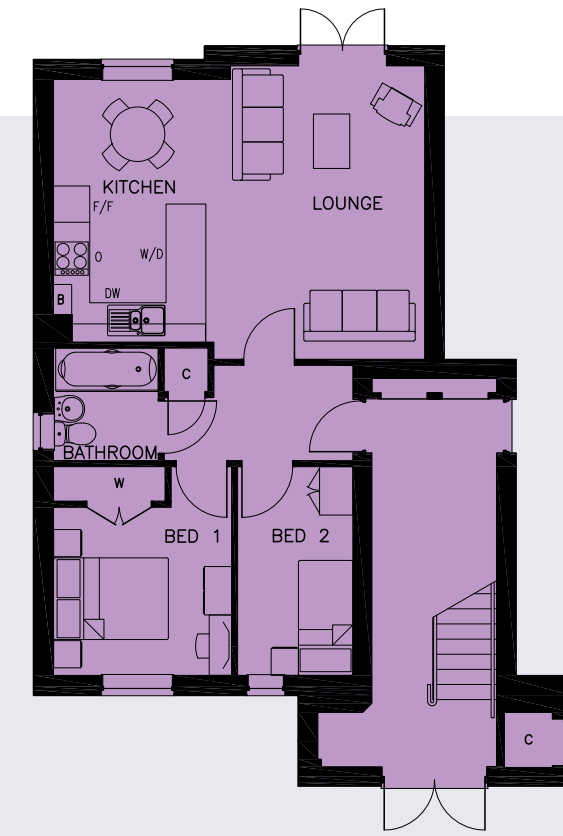
3 bedroom semi-detached home featuring master bedroom with en suite and walk in wardrobe

| | | |
|----------------|---------------------------|-----------------------------|
| Living | 5.09m (max) x 3.17m (max) | 16' 8" (max) x 10' 5" (max) |
| Kitchen/Dining | 2.98m (max) x 3.61m (max) | 9' 9" (max) x 11' 10" |
| Bedroom 1* | 5.06m (max) x 4.75m (max) | 16' 7" (max) x 15' 7" (max) |
| Bedroom 2 | 3.18m (max) x 3.82m (max) | 10' 5" (max) x 12' 6" |
| Bedroom 3 | 3.18m x 2.96m | 10' 5" x 9' 8" |

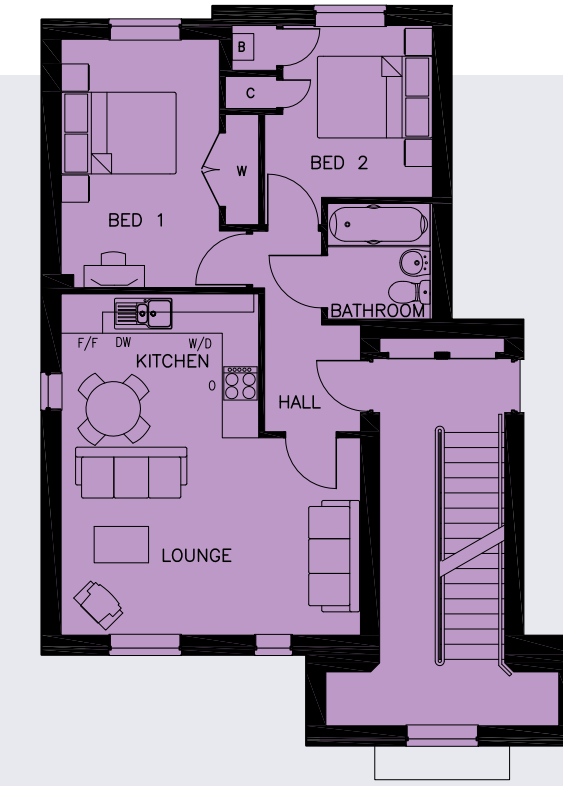
Reduced headroom - see Sales Advisor



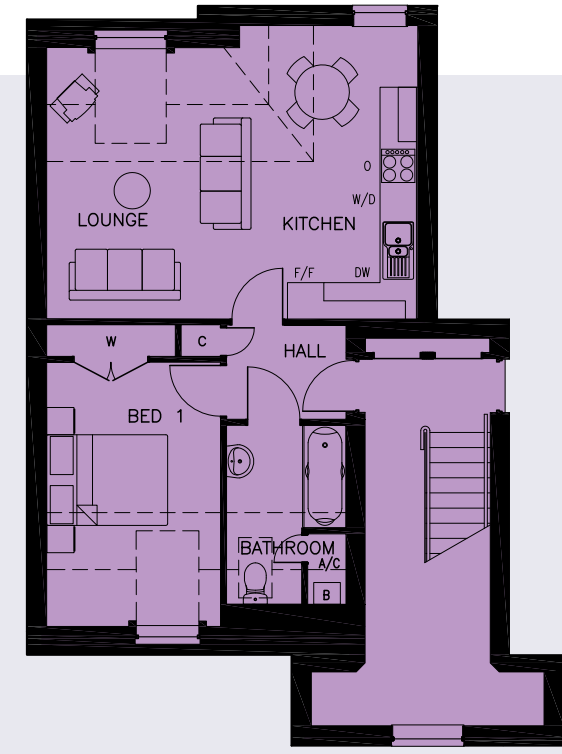
Private garden to plots 1 and 2



Ground Floor
Plots 1 and 2



First Floor
Plots 3 and 4



Second Floor
Plots 5 and 6

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Dishwasher space
- F/F Integrated fridge freezer
- O Built under oven
- W/D Washer dryer space
- ... Denotes restricted headroom

Tivoli Apartments

1 and 2 bedroom apartments with open plan living area and built in wardrobe to master bedroom

Plots 1-6 render

| | | | |
|-----------------------|---|------------------------------|--|
| Ground floor | | | |
| Living/Kitchen | 6.14m ^(max) x 4.84m ^(max) | 20' 1" (max) x 15' 10" (max) | |
| Bedroom 1 | 2.95m x 3.45m ^(max) | 9' 8" x 11' 4" (max) | |
| Bedroom 2 | 1.90m x 3.45m | 6' 3" x 11' 4" | |

| | | | |
|-----------------------|---|-----------------------------|--|
| First floor | | | |
| Living/Kitchen | 4.95m ^(max) x 5.64m ^(max) | 16' 3" (max) x 18' 6" (max) | |
| Bedroom 1* | 3.07m x 4.11m ^(max) | 10' 1" x 13' 6" (max) | |
| Bedroom 2 | 2.77m ^(max) x 3.30m ^(max) | 9' 1" (max) x 10' 9" (max) | |

* Dimensions exclude wardrobe

| | | | |
|------------------------|---|------------------------------|--|
| Second floor | | | |
| Living/Kitchen* | 6.14m ^(max) x 4.84m ^(max) | 20' 1" (max) x 15' 10" (max) | |
| Bedroom 1* | 2.88m x 4.36m | 9' 5" x 14' 3" | |

* Dimensions exclude wardrobe
Reduced headroom - see Sales Advisor

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.



Whitebridge 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*
- Chrome mono mixer tap
- Dual integrated eye level stainless steel ovens with microwave to detached homes
- Stainless steel double built under oven to all other house types
- Black glass gas hob and stainless steel extractor hood with electric hob ceramic option*
- Integrated dishwasher to detached homes
- Integrated fridge freezer to all house types
- Plumbing for washing machine and dishwasher

Bathrooms and En suites

- Contemporary white sanitaryware
- Chrome taps and waste
- Shower to main bathroom
- Shower to all en suites
- 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

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
- Proprietary fire alarm system within apartment block with heat detectors in individual apartments
- Chrome downlighters to kitchen, bathroom and en suite
- Door bell
- Door entry system to apartments
- Contemporary stainless steel lantern (LED) to front
- Power and light to garage

Internal Finish

- Two 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 grey
- Painted GRP front door with 3 point locking and chrome lever handles and ironmongery where appropriate
- Painted GRP rear door with 5 lever mortice lock and security bolts top and bottom
- Chrome door numerals
- Turf to front and rear gardens as per development landscaping masterplan (check with Sales Advisor)



NHBC
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.

*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.

Images depict examples of Newland Homes specification and upgrades from sister developments



Considerate, Conscientious, Crafted...

At Newland Homes, we've built a solid reputation for developing award winning, 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 developments have consistently won many awards, including LABC Building Excellence Awards of which we're extremely proud.

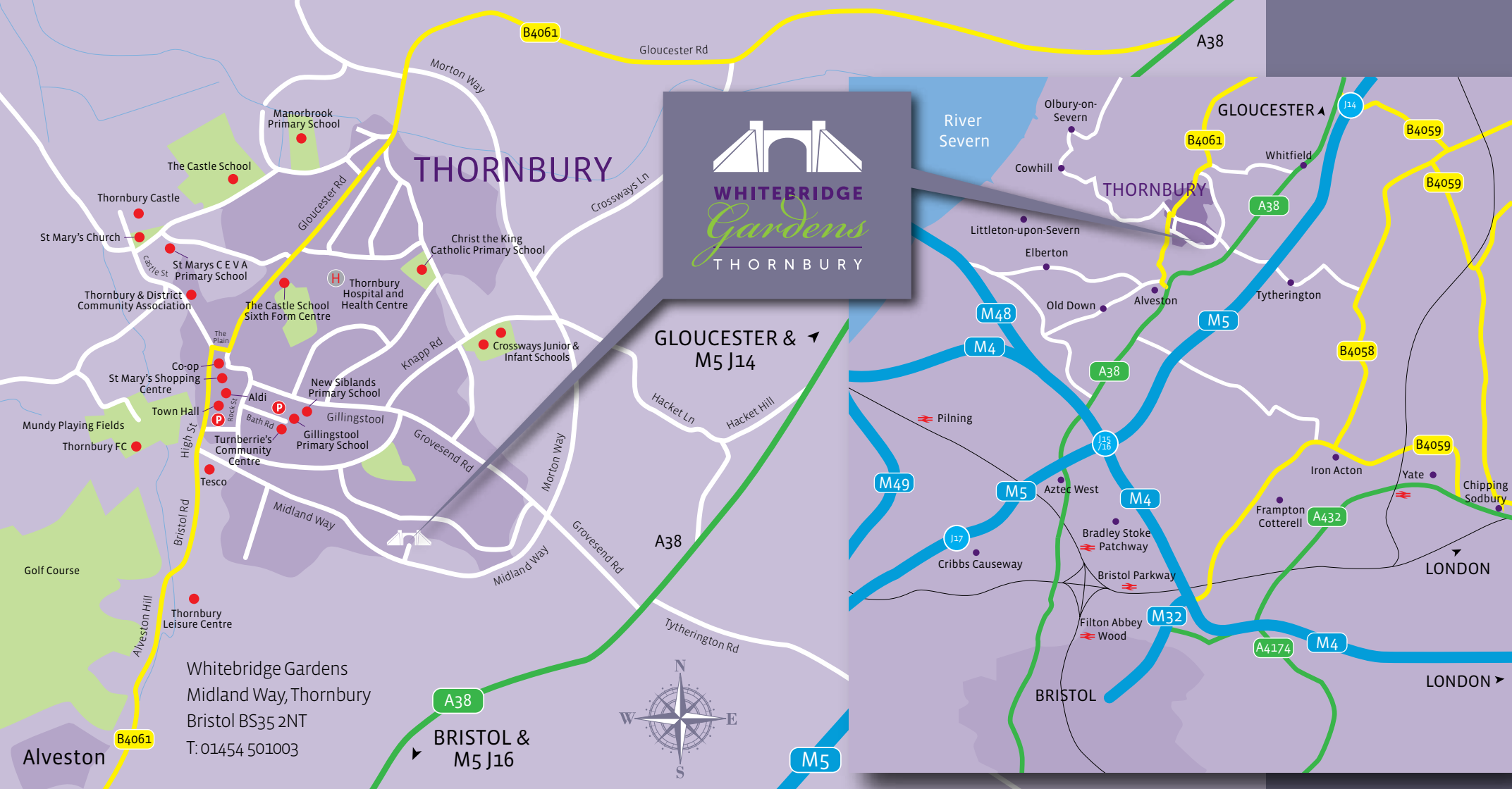
Our core ethos remains what it has always been – to build quality homes that people are delighted to live in. Our passionate commitment to this philosophy is the basis of our past, present and future success.

With our dedicated, talented team and solid commitment to our customers, we will continue to move forward, injecting ever more creativity into design and development for high quality, distinctive new homes.



A selection of Newland Homes' recently completed developments





Considerate | Conscientious | Crafted



Newland Homes Ltd: Brighthouse Court, Barnett Way, Barnwood, Gloucester GL4 3RT. T: 01452 623000 | E: sales@newlandhomes.co.uk | www.newlandhomes.co.uk

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. 07/16.

