GROVE
HEIGHTS

DAVID PLAISTER
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

PLAISTER

WELCOME

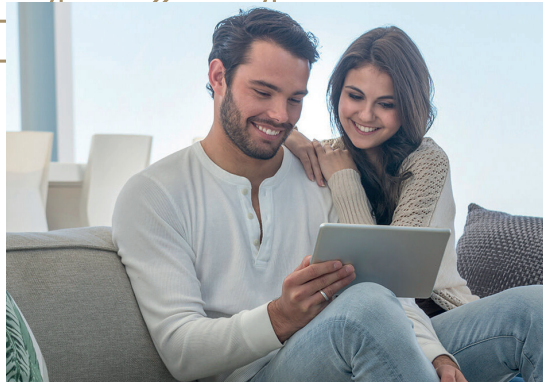
A UNIQUE AND INTIMATE SELECTION OF 2, 3 & 4 - BEDROOM FAMILY HOMES, RENOVATED BY A LOCAL DEVELOPER WITH LOCAL NEEDS IN MIND AND BROUGHT TO YOU BY DAVID PLAISTER LTD.

Located centrally in the bustling seaside town of Weston-super-Mare, and ideally placed for the commuter, Grove Heights is a superb collection of locally developed properties, which consists of nine, 2, 3 & 4 bedroom homes.
This exclusive collection of modern homes is situated on an intimate development which boasts town living with all the additional benefits that a refurbished property has to offer. Grove Heights offers allocated off street parking spaces and enclosed gardens for each property with the site as a whole benefiting from an excellent location for access to local shops, amenities and transport links to Bristol and beyond.

Refurbished by a local developer, with local needs in mind, Grove Heights has achieve the high standard, finish and quality a renovated property demands with attention to detail, storage space and separate living/kitchen areas all factored into the design, with a significant focus on energy efficient living.

These beautifully and newly renovated family homes are set within an intimate, gated community situated on the desirable Milton Hillside.

BS22



LOCATION

WESTON-SUPER-MARE – FROM VILLAGES TO CITIES, RESTAURANTS, LOCAL EVENTS AND TRANSPORT LINKS. LIVING AT GROVE HEIGHTS OFFERS AN EXCEPTIONAL POSITION WITH ENDLESS OPPORTUNITIES TO TRAVEL FURTHER AFIELD.

MILES TO:

BRISTOL CITY CENTRE

Approx. 22 Miles

WESTON TOWN CENTRE

Approx. 2.0 Miles

M5 MOTORWAY

Approx. 3.5 Miles

WESTON TRAIN STATION

Approx. 1.1Miles

Ideally situated within reach of the M5 and just over a mile away from Weston Train Station, Grove Heights boasts excellent transport links for the commuter to Bristol, Bath and beyond with Weston town centre just two miles away. Take a short walk up Worlebury hill to discover the fantastic views across to Sand Point and Brean Down, as well as a panoramic view of Weston Bay. A round of golf at the prestigious Worlebury Golf Club is favoured by many in the area, with well-manicured grounds and a busy and sociable club house.

For visitors willing to go a little further afield, a short drive out to the surrounding villages and countryside is a must with an abundance of rural activities and Somerset walks to enjoy. Weston-super-Mare is easily accessible for visitors and commuters; Junctions 21/22 provide easy access to the M5 motorway. Weston Train Station offers excellent transport links to most major towns and cities, and the bus service provides connection to most areas of the town and outlying districts.

EATING & DRINKING

From old inns and family-friendly restaurants for Sunday lunches to stylish venues to celebrate in style, at Grove Heights you can make the most of your location.

WITHIN TWO MILES

THE OLD THATCHED COTTAGE – APPROX. 1.9 MI

14 Knightstone Rd, W-s-M, BS23 2AN

A small independently run family business whose main aim is to provide home-cooked quality food using locally sourced produce in a welcoming atmosphere.

BISTROT PIERRE – APPROX. 2.0 MI

I Beach Road, W-s-M, BS23 1AT

Offering Anglo-French dishes, freshly prepared using carefully sourced ingredients from local producers and artisan French producers and suppliers. Combining French bistro classics with seasonal, regional favourites. A relaxed, friendly place to go for any occasion with super views over Weston Seafront.

HADLEYS AT NO. 1 – APPROX. 1.5 MI

1 Boulevard, W-s-M, BS23 1NN

A cosy and contemporary café located in the heart of Weston town offering freshly prepared, seasonal lunches and dinners.

BRUNELLO LOUNGE – APPROX. 2.0 MI

4-5 Beach Rd, W-s-M, BS23 1AS

An informal, neighbourhood food led cafe/bar open all-day, everyday where families, friends, and locals can come for a coffee, a drink, or something to eat in a relaxed comfortable environment. The interiors are comfortable, inviting, and a bit eccentric.

THREE MILES AND OVER

THE QUEENS ARMS – APPROX. 5.0 MI

Celtic Way, Bleadon, W-s-M, BS24 0NF

A traditional 16th century country pub, located in centre of Bleadon village. Offering home cooked food using locally sourced ingredients. Recognised by Camra and regularly featured in their 'Camra Good Beer Guide' this super characterful country pub is located near Mendip Way walk, and the Butcombe trail.

THE RAILWAY INN – APPROX. 7.4 MI

Station Rd, Sandford, Winscombe BS25 5RA

A picturesque pub in heart of Sandford that offers unique fresh foods and our complete range of ciders as well as local ales and a selection of quality wines, spirits and minerals. Dog and family friendly.

M5
Clevedon
Bristol
Grove Heights, 43 Grove Rd,
Milton, BS22 8HF
Congresbury
Worle
M5
Churchill
Weston-super-Mare
Banwell

WEST HIGHLIGHTS

UP TO THREE MILES

GRAND PIER (2 MI)
Marine Parade, W-s-M, BS23 1BE
Seaside pier with land train, indoor rides, arcade machines plus candy floss, ice cream and tearoom.

PLAYHOUSE THEATRE (1.5 MI)
126-130 High St, W-s-M, BS23 1HP
A 664-seat theatre in Weston-super-Mare in southwest England that hosts shows all year round including opera, ballet, comedy, music and pantomime performances.

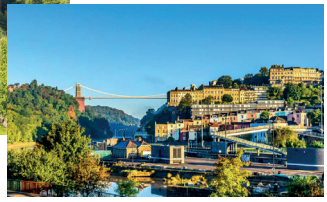
SAND BAY (2.1 MI)
Beach Road, Kewstoke, W-s-M, BS22 9UR
Often referred to as Weston's "hidden gem" Sand Bay is a long expanse of sand and shingle. Popular with beachcombers, horse riders and dog walkers due to its flat terrain. The perfect place to visit with family or friends in the summer months.

UP TO TEN MILES

PUXTON PARK (4.0 MI)
Cowslip Lane, Hewish BS24 6AH
All-weather Adventure Park with soft play, aerial climbing and slides in 40 acres of countryside.

ROOKERY MANOR & SPA (7.9 MI)
Edingworth Road, Edingworth, W-s-M, Somerset, BS24 0JB
A 16th century luxury hotel, spa and wedding venue – set in award winning lakeside gardens, guests can relax in the spa, settle in for afternoon tea or spend the night in one of the hotel's carefully designed rooms.

THATCHERS CIDER (MYRTLE FARM) (6.6 MI)
Myrtle Farm, Station Road, Sandford, Winscombe BS25 5RA
World famous and Family-run Cider farm and shop offering tours as well as locally produced food at the adjacent Railway Inn restaurant.



FURTHER AFIELD

DOUBLE TREE BY HILTON (SPA & HOTEL) (8.2 MI)

Frost Hill, Congresbury, Bristol BS49 5AD

A semi-rural boutique style hotel and spa offering guests spa treatments and activities. Set in six acres for guests to explore and enjoy.

CHEDDAR GORGE AND VILLAGE (13 MI)

126-130 High St, W-s-M, BS23 1HP

A village on the outskirts of Weston-super-Mare, steeped in medieval history and boasting Riverside walks, tearooms, restaurants, gift shops, the famous Cheddar Gorge and of course Cheddar Gorge Cheese Company!

MENDIP HILLS (AONB) (14.7 MI)

Beach Road, Kewstoke, W-s-M, BS22 9UR

One of England's most special places – the limestone Mendip Hills with the lakes of the Chew Valley is a stunning landscape of steep slopes and undulating plateau punctuated by spectacular gorges and rocky outcrops. On the hilltops there are hundreds of ancient monuments, whilst on steeper slopes flower rich grasslands and wooded combes offer varied habitats for a wide variety of wildlife.

WOOKEY HOLE CAVES (18 MI)

The Mill, High St, Wookey Hole, Wells BA5 1BB

Wookey Hole Caves are a series of limestone caverns, a show cave and tourist attraction in the village of Wookey Hole on the southern edge of the Mendip Hills near Wells in Somerset, England. The River Axe flows through the cave.

CLIFTON VILLAGE (BRISTOL) (19 MI)

A suburb of Bristol, tucked away from the hubbub of city life and located just a within reach of Bristol City centre. Renowned for having some of the most iconic spots in Bristol, including Brunel's famous Suspension Bridge, the Observatory and Bristol Zoo. If you're looking for somewhere brimming with things to do and see, the village has much to offer, from events, dining experiences and retail outlets to must-see gardens, beautiful walks and secret hideaways.

AVAILABLE PLOTS

1	Four bed detached	*circa 1399.9 sq ft*
2	Three bed detached	*circa 1399.9 sq ft*
3	Three bed detached	*circa 1076 sq ft*
4	Two bed semi-detached	*circa 767.8 sq ft*
5	Two bed semi-detached	*circa 838.2 sq ft*
6	Four bed detached	*circa 1399.9 sq ft*
7	Four bed detached	*circa 1399.9 sq ft*
8	Four bed detached	*circa 1399.9 sq ft*
9	Four bed detached	*circa 1399.9 sq ft*

TURN THE KEY

MAKING A HOUSE, YOUR HOME

Regency Property Developments LTD, strive to ensure the highest possible standard in everything they do, and to deliver a true ‘turn the key’ finish.

Every aspect of the specification has been considered with you in mind. There are also all the practical benefits of modern living, with well-planned fitted kitchens and stylish bathrooms, because RPD understand how important the finishing touches are to making a home.

RPD REGENCY PROPERTY DEVELOPMENTS

TURN-KEY PACKAGE

All properties are to include a ‘turn-key package’.

- Fitted kitchens with kitchen appliances
- Fitted bathroom and toilet suites
- Floor coverings throughout
- Decorated throughout
- Gas Central Heating Systems
- Double glazed uPVC windows
- BT and TV points fitted
- Landscaped gardens and communal areas

YOUR DEVELOPER

YOUR DEVELOPER

REGENCY PROPERTY DEVELOPMENTS LTD

They provide the highest level of quality assurance, occupational safety and care to our customers, employees, and to the environment in which we operate. Local to Weston-super-Mare with an extensive portfolio of high-quality work RPD LTD is highly recommended by the agent.

RPD REGENCY PROPERTY DEVELOPMENTS

YOUR MORTGAGE & PROTECTION SPECIALISTS

BEEWISE FS

www.beewisefs.co.uk

BeeWise FS Ltd is a whole of market mortgage brokers offering advice on a range of products and delivering a first-class service for residential and buy-to-let mortgage clients, they also cover first time buyers, home movers and more alongside protection and insurance.

Beewise FS Ltd

YOUR AGENT

DAVID PLAISTER LTD

www.davidplaister.co.uk

A wealth of local knowledge, experience and expertise sets DPL apart from your average agent. Offering honest and easy communication, David Plaister Ltd are committed to providing you with the best service and helping you find your perfect home. The team of highly enthusiastic and approachable experts are on hand to offer you the best experience in finding.

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SUPER

WESTON

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