



SOMERDALE

KEYNSHAM

A unique collection of one, two, three, four and five bedroom homes in the historic market town of Keynsham, Somerset



WELCOME TO SOMERDALE

An outstanding collection of two, three, four and five bedroom homes – Somerdale is special and has something for everyone. For more than 90 years, this location was the home of master chocolate maker Cadbury; now, Taylor Wimpey has poured its trademark passion into creating homes just perfect for 21st century living.



FROM LEGACY TO LUXURY

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 on 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 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 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!



FRY'S
FACTORY
EARLY
1900'S



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 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.



HISTORY MEETS MODERN

Striking, noble and proud, Somerdale's homes are designed and built for today's lifestyles and traditional family living. Sympathetically styled using modern materials with their economic and environmental benefits, each home blends into the area with its subtle hues and stately lines, bringing a distinguished look to each street and turning.

Understated touches such as larger windows open up living spaces with radiant light, while personal drives bring a reduced reliance on on-street parking making access easier for all.

These new homes have been designed with the distinguished industrial heritage of the site in mind. The strong, clean lines of these magnificent new homes are softened by the surrounding mature trees and wonderful communal gardens.

Set in the truly fantastic area of Keynsham, you will be within reach of a whole host of amenities as well as dining, entertainment, leisure facilities, community clubs, schools and parks. Slightly further afield are two of England's most popular, vibrant and historic cities which are perfect for both families and couples alike.

With heaps of appeal for all types of buyers, Somerdale is set to become an extremely sought-after location in which to live.

MARKETS MEET MALLS

Your new home at Somerdale is less than a mile away from the centre of the medieval market town of Keynsham, where the rivers Avon and Chew meet. The town is home to a wide range of useful amenities, including a selection of supermarkets, doctors' surgeries, dental practices, banks and a post office.

Its charming high street features a range of independent and well-known stores, while its monthly farmers' market offers a whole host of wares including mouth-watering fruits and vegetables alongside delicious cheeses and handmade bread.

Keynsham prides itself on its community spirit, with a series of events held throughout the year such as the Music Festival in June, the Food Festival in October and the Winter Festival in November. Keynsham town council also holds an In-Bloom competition every year, while it presents an annual Good Citizen award. There is a wide variety of clubs to join in the local area, from photography to toddler groups or gardening to singing.

For time in the fresh air, you can make your way to Keynsham Memorial Park where you'll find play areas, sports courts and a café. The park is also home to the ruins of the monastic Keynsham Abbey, which was founded in the mid-12th century by William, Earl of Gloucester. You can also enjoy a leisurely stroll along the beautiful River Chew which is a popular spot for local anglers.

When you want to get active, there's the Keynsham Leisure Centre, which offers a 25m swimming pool, gym, exercise classes, a multi-purpose sports hall and a sauna.



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, held in October, celebrates the region's artisan producers. 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 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.

The Galleries
14 mins

Bristol Cabot Circus
19 mins

Bristol Shopping Quarter
22 mins

The Corridor
30 mins

Keynsham Farmers' Market
04 mins

Keynsham Country Market
36 mins

WINE & DINE

KEYNSHAM



THE LOCK KEEPER

The pub offers a riverside location, huge beer garden, food and award-winning beers – and its own petanque pitch.

lockkeeperbristol.com



B BLOCK PIZZA

An all-day dining and modern pizzeria using local suppliers and seasonal produce for their pizzas.

b-blockpizza.co.uk



POMEGRANATE

Bistro with fayre ranging from tapas and pizza to Mediterranean cuisine in a friendly bustling atmosphere.

goo.gl/OU2zc7



THE OLD MANOR HOUSE

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.

oldmanorhousehotel.co.uk



BONZO LOUNGE

Amazing floor to ceiling windows and an 80-seater terrace with heaters, shades and great views of Keynsham Park. Definitely one for the summer.

thelounges.co.uk



GRASMERE COURT

A simple menu, featuring traditional dishes created from fresh ingredients, purchased from local producers and suppliers.

grasmerecourt.com

BRISTOL



GLASSBOAT

A floating restaurant situated on the harbour with a menu rich in classic French dishes and the best steaks in Bristol.

glassboat.co.uk



THE RUMMER HOTEL

A bar-restaurant in a 1740s building serving British food with modern twists, plus brunch and cocktails.

therummer.net



THE OX

Tucked away in a basement below The Commercial Rooms, offering simple British fayre, cooked to impeccable standards.

theoxbristol.com



THE COWSHED

Modern European menu in a rustic restaurant and former cinema with bare stone walls and pine tables.

cowshedrestaurants.com



THE MILK THISTLE

A cocktail bar, lounge & private function rooms housed over four floors in one of the finest historic buildings in the city.

milkthistlebristol.com



THE HOPE AND ANCHOR

A welcoming, dog-friendly pub serving craft beers, ales, fine wines and homemade food with a large garden.

hopeanchorbristol.com

BATH



THE BATH PRIORY HOTEL

Outstanding Michelin star cuisine in a stunning dining room, overlooking award-winning gardens.

thebathpriory.co.uk



SOTTO SOTTO

Classic Italian menu with a contemporary twist in candlelit vaulted cellars with bare stone walls.

sottosotto.co.uk



FIREHOUSE ROTISSERIE

Voted one of the top 5 American restaurants in the UK, dishes are prepared over a wood-fired grill.

firehouserotisserie.co.uk



YAK YETI YAK

Family-run Nepalese townhouse restaurant with yak bells and jungle art on the walls, plus set menus.

yakyetiyak.co.uk



CANARY GIN BAR

Visit the Bath Gin Company at the Canary Gin Bar, Bath where Jane Austen wrote some of her most famous books.

thebathgincompany.co.uk



GRAZE BAR

Built around the arches of the 19th century railway station, this bar has its own microbrewery and serves European food.

bathales.com

CONNECTIONS

Somerdale benefits from excellent connections by road, rail and air. The A4 Keynsham Bypass is only 1.5 miles away and links you directly with Bristol and Bath via the A36. The M4 is 10 miles away for journeys to Swindon, Reading and London. Somerdale is served by several bus routes, taking you to Keynsham town centre, and local villages such as Fishponds, North Common and beyond.

Keynsham has its own railway station, 0.3 miles away from Somerdale. From here, you can take the Great Western Railway and South West trains to destinations such as Bristol Temple Meads, Weymouth, Bath Spa, Basingstoke and London Paddington using the regular services. For travel abroad, your nearest airport is Bristol International, 12.7 miles away by car.

SOMERDALE KEYNSHAM

KEYNSHAM STATION

0.3 MILES

M4 MOTORWAY

10 MILES

(To junction 19 of M4)

BRISTOL AIRPORT

12.7 MILES

BRISTOL



36 MINS

(From Keynsham Church
Route 349)



5.6 MILES

(A4)



7 MINS

(Bristol Temple Meads)

BATH



33 MINS

(From Station Road
Route 19A)



9.1 MILES

(A4)



10 MINS

(Bath Spa)

READING



75.6 MILES

(M4)



1HR 13 MINS

(Reading)

LONDON



116 MILES

(M4)



1HR 39 MINS

(London Paddington)

MODERN CONSTRUCTION



The houses and apartments have been designed with their industrial heritage in mind, with strong clean lines used to create both the buildings and the site layout. At the same time, priority has been given to bringing the outside in, through the addition of spacious balconies, roof terraces and communal gardens.

The importance of nature at Somerdale can be clearly seen through the beautiful mature trees dotted around these stylish new homes. Meanwhile, peaceful pathways have been introduced throughout the development, where leisurely walks can be enjoyed along the River Chew, River Avon and Ham Green and where children can ride their bikes in safety.



Taylor Wimpey has crafted a truly exciting vision for the future of Somerdale. Once complete, this new garden suburb will feature 700 new homes, including a proportion set aside for affordable housing, as well as a care home for the elderly.

The new Somerdale Pavilion is at the heart of the Somerdale community with its sports fields, facilities, club house and gym. This leisure offering will be enhanced through new sporting and community facilities provided by Taylor Wimpey. A new public square has been included in the plans, a place where locals and visitors alike can come together.

What's more, a new primary school has been built to serve the younger residents of Somerdale, while community amenities will also include a doctors' surgery and retail units. Homage has been paid to the former Cadbury's factory, now called The Chocolate Quarter. Original red brick buildings have been used to create space for a retirement complex and businesses providing employment opportunities for the local area.







SUPERB PERFORMANCE

SOMERDALE LAYOUT

5 BEDROOM HOMES

-  **The Ruston**
5 bedroom home
Plots: 522, 525, 527,
528, 547 & 548




4 BEDROOM HOMES

-  **The Armira**
4 bedroom home
Plots: 510, 542,
551 & 552
-  **The Thornford**
4 bedroom home
Plots: 508, 518, 520, 541,
543, 544, 549, 550 & 567
-  **The Lodge**
4 bedroom home
Plots: 507, 509, 517, 519,
521, 526, 545, 546, 557,
566, 568 & 575
-  **The Eskdale**
4 bedroom home
Plots: 387, 403, 436,
467 & 499
-  **4 bedroom home**
Plot: 468
-  **The Lullingstone**
4 bedroom home
Plots: 529, 530, 533, 534,
537 & 538
-  **The Bignor**
4 bedroom home
Plots: 531, 532, 535,
536, 539 & 540
-  **The Brading**
4 bedroom home
Plots: 576, 577, 579, 580,
582, 583, 585 & 586
-  **The Rockbourne**
4 bedroom home
Plots: 578, 581,
584 & 587

3 BEDROOM HOMES

-  **The Beaumont**
3 bedroom home
Plots: 388, 392, 396, 400,
401, 411, 414, 421, 432,
443, 446, 448, 463-465,
473, 478, 483, 500, 501, 504,
505, 554-556, 573 & 574
-  **The Crofton**
3 bedroom home
Plots: 412, 413, 444, 445,
474-477, 495-498, 502, 503,
511-516, 523, 524, 558-565,
569 & 570
-  **The Easedale**
3 bedroom home
Plots: 389, 399, 402, 410,
415, 418-420, 422, 431,
435, 442, 447, 449, 462,
466, 472, 479, 482, 484,
506, 553, 571 & 572
-  **Wheelchair***
3 bedroom home
Plot: 471
-  **3 bedroom home**
Plots: 437-441, 456,
459-461, 491 & 492
-  **3 bedroom home**
Plots: 450, 452 & 481


2 BEDROOM HOMES

-  **The Belford**
2 bedroom home
Plots: 390, 391, 393-395,
397, 398, 433, 434,
457 & 458
-  **Wheelchair***
2 bedroom home
Plot: 453
-  **2 bedroom home**
Plots: 404, 405, 423-430,
451, 454, 455, 469, 470,
480, 485-490, 493 & 494

1 BEDROOM APARTMENTS

-  **1 bedroom home**
Plots: 406-409

1 BEDROOM MAISONETTE

-  **1 bedroom home**
Plots: 416* & 417*

*ah/r = Affordable Housing/Rented
 ► = Garage Access
 SS = Sub Station





SOMERDALE
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THE BELFORD

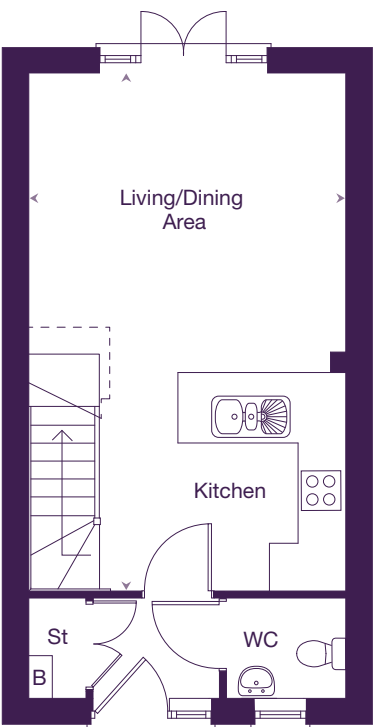
2 BEDROOM HOME

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.

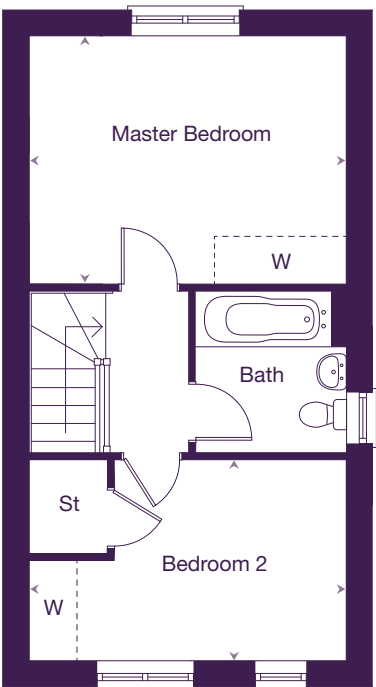
A guest cloakroom and a storage cupboard complete the ground floor accommodation.

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.



GROUND FLOOR

Kitchen/Living/Dining Area
6.50m × 3.98m 21'4" × 13'1"



FIRST FLOOR

Master Bedroom
3.98m × 3.12m 13'1" × 10'3"

Bedroom 2
3.98m × 2.53m 13'1" × 8'3"

Key
B – Boiler St – Storage
W – Space for Wardrobe WC – Cloakroom

PLOTS – 390, 391, 393–395, 397, 398, 433, 434, 457 & 458

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SOMERDALE
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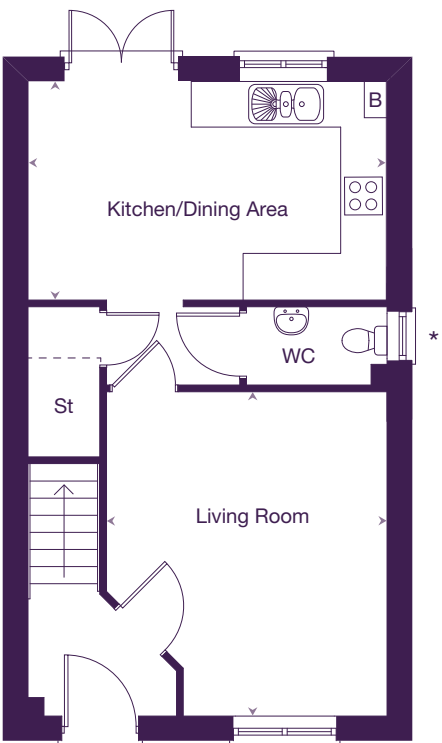
THE BEAUMONT

3 BEDROOM HOME

This home is ideal for professional couples looking for extra space or young families moving up the property ladder.

Leading off the entrance hallway is the welcoming living room, which opens through to the kitchen/dining area with double doors to the garden, and a guest cloakroom with WC.

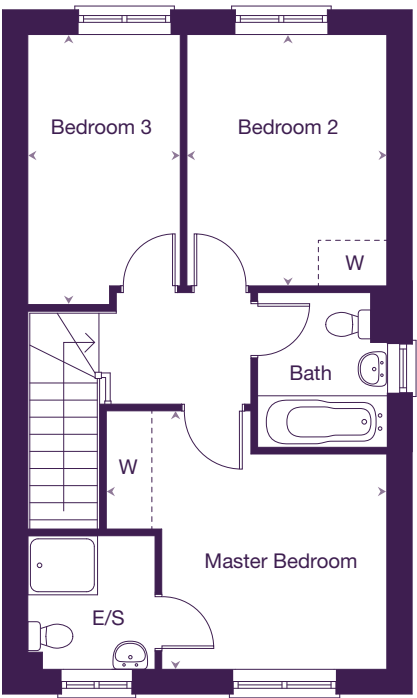
There is also a practical storage cupboard located under the stairs. Upstairs you will find the master bedroom with en suite shower room, bedroom 2 and bedroom 3 as well as the family bathroom.



GROUND FLOOR

Kitchen/Dining Area
4.72m × 2.88m 15'6" × 9'5"

Living Room
4.27m × 3.69m[†] 14'0" × 12'1"[†]



FIRST FLOOR

Master Bedroom
2.96m[‡] × 2.83m[‡] 9'9"[‡] × 9'4"[‡]

Bedroom 2
3.34m × 2.67m 10'9" × 8'7"

Bedroom 3
3.31m × 2.05m 10'8" × 6'7"

Key
B – Boiler E/S – En Suite St – Storage
W – Space for Wardrobe WC – Cloakroom

PLOTS – 388, 392, 396, 400, 401, 411, 414, 421, 432, 443, 446, 448, 463–465, 473, 478, 483, 500, 501, 504, 505, 554–556, 573 & 574

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[†]Maximum dimensions. [‡]Minimum dimensions. 34521/August 2019.

SOMERDALE
KEYNSHAM

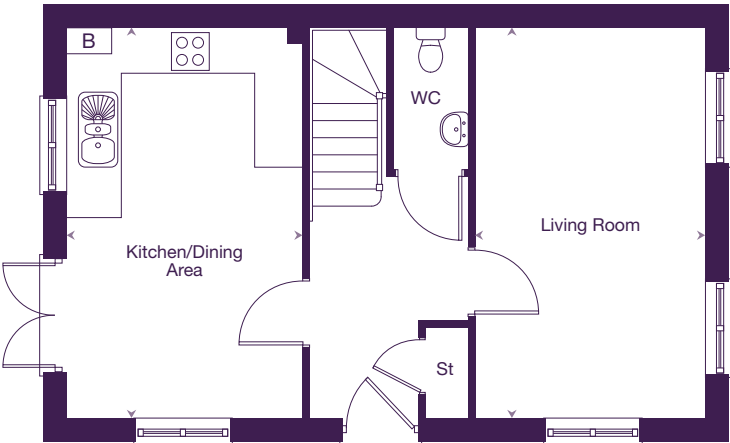


THE EASEDALE
3 BEDROOM HOME

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

The entrance hallway leads to a kitchen/dining area with double doors to the garden, and a light and airy living room. There's also a guest cloakroom downstairs.

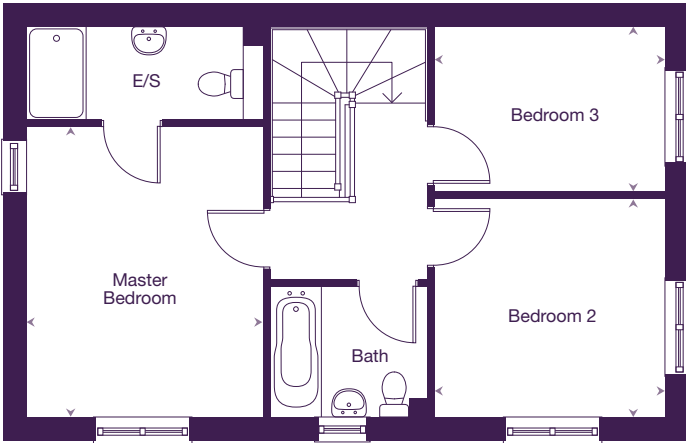
Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.



GROUND FLOOR

Kitchen/Dining Area
5.10m x 3.02m 16'9" x 9'11"

Living Room
5.10m x 2.95m 16'9" x 9'8"



FIRST FLOOR

Master Bedroom
3.82m x 3.08m 12'6" x 10'1"

Bedroom 2
3.03m x 2.86m 9'11" x 9'5"

Bedroom 3
3.03m x 2.15m 9'11" x 7'1"

Key
B – Boiler E/S – En Suite
St – Storage WC – Cloakroom

PLOTS – 389, 399, 402, 410, 415, 418–420, 422, 431, 435, 442, 447, 449, 462, 466, 472, 479, 482, 484, 506, 553, 571 & 572

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THE CROFTON

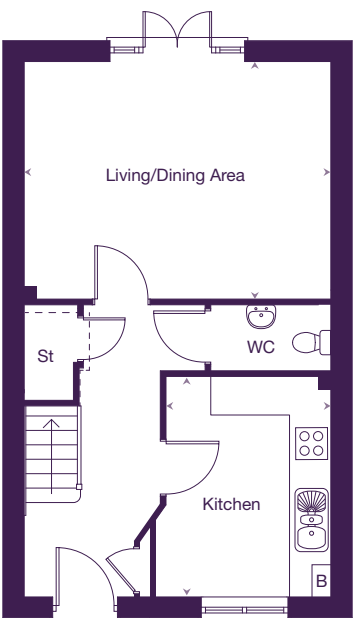
3 BEDROOM HOME

This home is ideal for professional couples looking for extra space or young families moving up the property ladder.

The entrance hallway leads to the kitchen and a light and airy living/dining area with double doors to the garden. There's also a guest cloakroom downstairs.

On the first floor, you'll find bedroom 2 and bedroom 3, both served by the master bathroom.

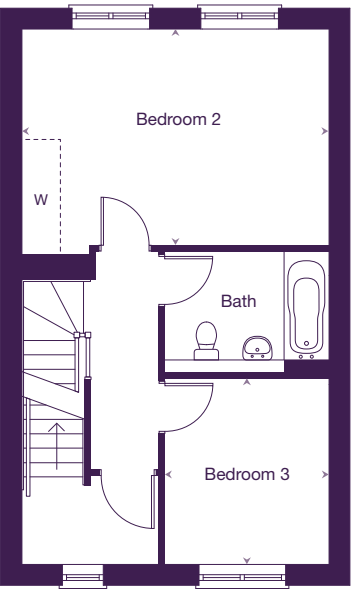
The master bedroom can be found on the second floor and boasts an en suite shower room.



GROUND FLOOR

Kitchen
3.44m[†] × 2.73m[†] 11'3" [†] × 8'11" [†]

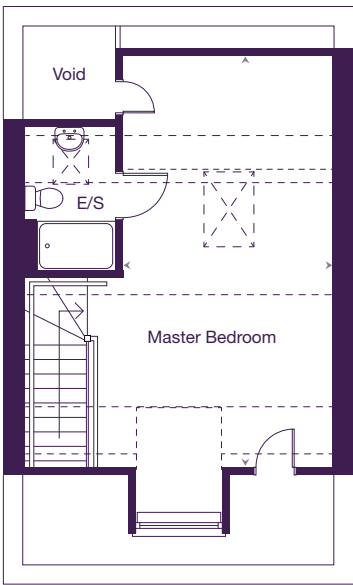
Living/Dining Area
4.79m × 3.71m 15'9" × 12'2"



FIRST FLOOR

Bedroom 2
4.79m × 3.38m 15'9" × 11'1"

Bedroom 3
2.91m × 2.56m 9'6" × 8'5"



SECOND FLOOR

Master Bedroom
6.45m × 3.67m[†] 21'2" × 12'0" [†]

Key
B – Boiler E/S – En Suite  – Roof light
..... – Restricted Headroom St – Storage
W – Space for Wardrobe WC – Cloakroom

PLOTS – 412, 413, 444, 445, 474–477, 495–498, 502, 503, 511–516, 523, 524, 558–565, 569 & 570

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THE ESKDALE

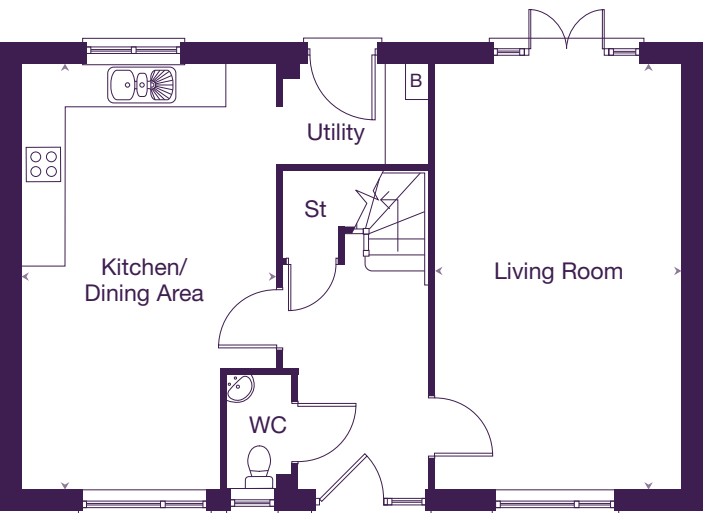
4 BEDROOM HOME

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

A kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to the outside.

The living room has double doors to the garden, while there's also a guest cloakroom and storage closet off the hallway.

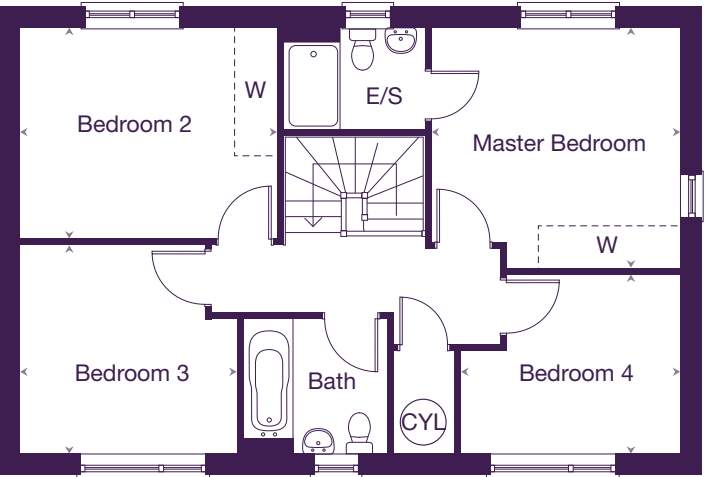
Two double bedrooms and a master with en suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.



GROUND FLOOR

Kitchen/Dining Area
6.03m × 3.58m[†] 19'10" × 11'9" [†]

Living Room
6.03m × 3.46m 19'9" × 11'4" [†]



FIRST FLOOR

Master Bedroom
3.52m[†] × 3.40m[†] 11'7" [†] × 11'2" [†]

Bedroom 2
3.64m × 2.99m 11'11" × 9'10" [†]

Bedroom 3
3.05m[†] × 2.95m[†] 10'0" [†] × 9'8" [†]

Bedroom 4
3.10m[†] × 2.54m[†] 10'2" [†] × 8'4" [†]

Key
B – Boiler CYL – Cylinder Cupboard E/S – En Suite
St – Storage W – Space for Wardrobe WC – Cloakroom

PLOTS – 387, 403, 436, 467 & 499

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THE THORNFORD

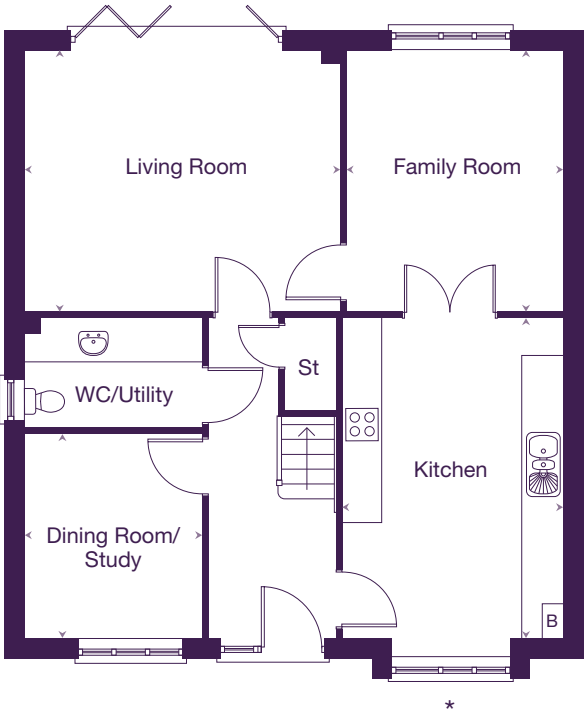
4 BEDROOM HOME

A wonderful double-fronted 4 bedroom home which will appeal to busy, growing families.

The ground floor comprises the living room with bi-folding doors that lead you through to the garden, the family room with double doors through to the kitchen,

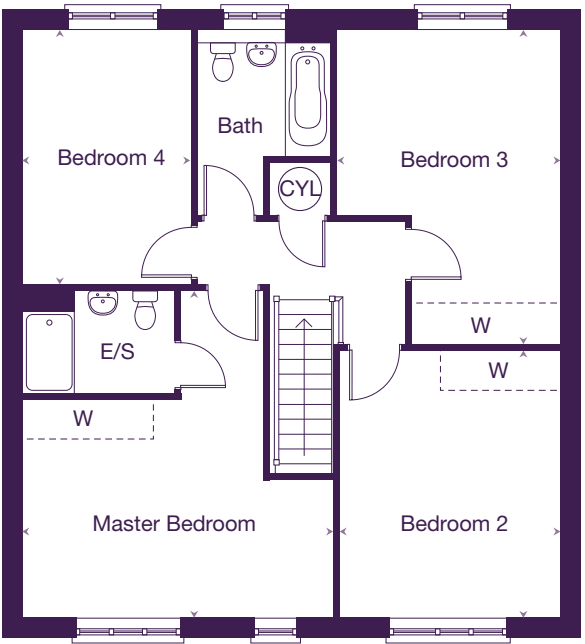
the dining room/study, a guest cloakroom with utility facilities and a handy storage cupboard.

On the first floor you will find the master bedroom with its own en suite shower room, three further bedrooms and the family bathroom.



GROUND FLOOR

Kitchen	4.79m x 3.33m	15'9" x 10'11"
Dining Room/Study	3.07m x 2.63m	10'1" x 8'8"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Family Room	3.91m x 3.24m	12'10" x 10'8"



FIRST FLOOR

Master Bedroom	4.68m [†] x 3.29m [†]	15'4" x 10'9" +
Bedroom 2	4.01m x 3.33m	13'2" x 10'11"
Bedroom 3	4.72m [†] x 3.36m [†]	15'6" x 11'0" +
Bedroom 4	3.81m x 2.54m	12'6" x 8'4"

Key
B – Boiler CYL – Cylinder Cupboard E/S – En Suite
St – Storage W – Space for Wardrobe WC – Cloakroom

PLOTS – 508, 518, 520, 541, 543, 544, 549, 550 & 567

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details. 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 floorplan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. *Plot specific window to plots 290, 291, 302 & 303 only. †Maximum dimensions. 34521/August 2019.

SOMERDALE
KEYNSHAM



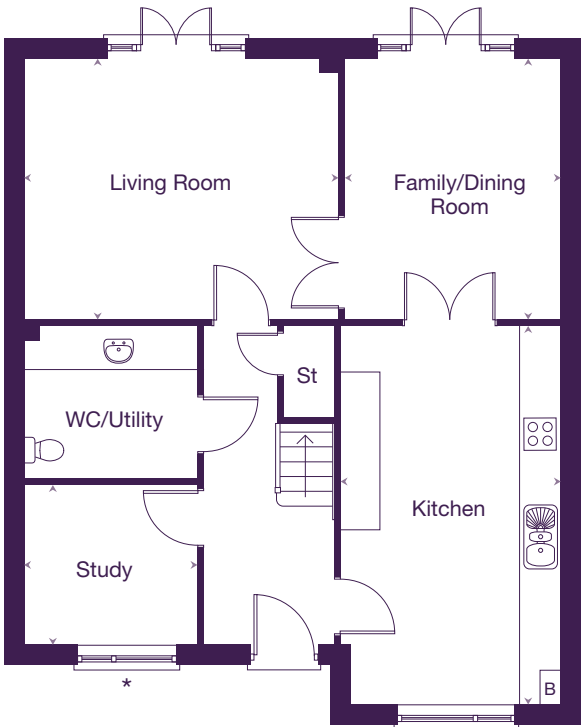
THE LODGE
4 BEDROOM HOME

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.

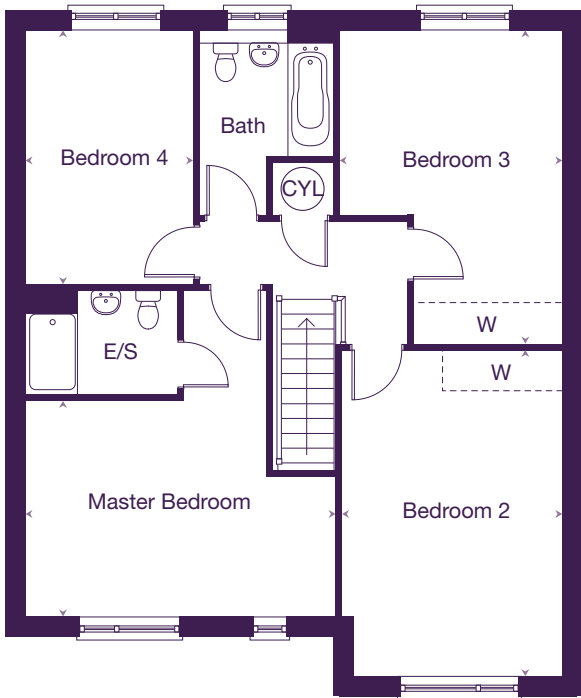
The living room also has double doors to the garden, making it great for summer entertaining. A study and guest cloakroom with utility facilities complete the ground floor.

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



GROUND FLOOR

Kitchen	5.69m × 3.33m	18'8" × 10'11"
Family/Dining Room	3.91m × 3.26m	12'10" × 10'8"
Living Room	4.75m × 3.91m	15'7" × 12'10"
Study	2.62m × 2.41m	8'7" × 7'11"



FIRST FLOOR

Master Bedroom	4.68m [†] × 3.26m [†]	15'4" x 10'8" x
Bedroom 2	4.91m × 3.33m	16'1" × 10'11"
Bedroom 3	4.72m [†] × 3.36m [†]	15'6" x 11'0" x
Bedroom 4	3.81m × 2.54m	12'6" × 8'4"

Key
B – Boiler CYL – Cylinder Cupboard E/S – En Suite
St – Storage W – Space for Wardrobe WC – Cloakroom

PLOTS – 507, 509, 517, 519, 521, 526, 545, 546, 557, 566, 568 & 575

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[†]Maximum dimensions. 34521/August 2019.

SOMERDALE
KEYNSHAM

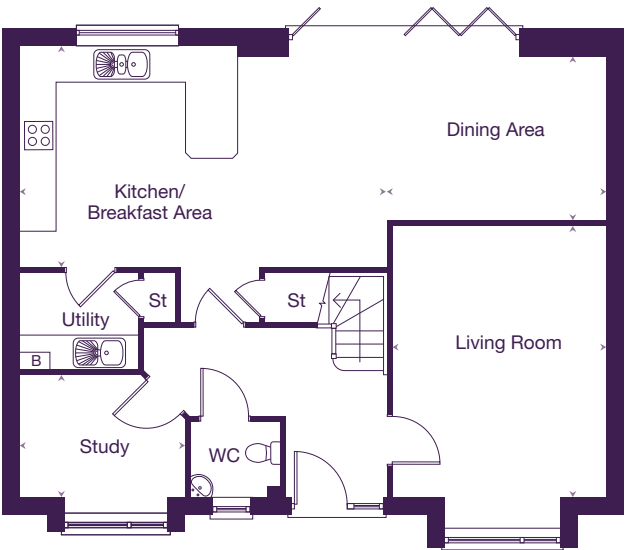


THE ARMIRA
4 BEDROOM HOME

The Amira is a 4 bedroom home which boasts spacious rooms throughout, perfect for families looking for extra space.

The open-plan kitchen/breakfast/dining area has bi-folding doors which lead you through to the garden. A separate living room with bay window, study and a guest cloakroom complete the ground floor.

Upstairs, the landing leads to the master bedroom with its en suite shower room, bedroom 2 also with an en suite shower room and two further bedrooms served by the family bathroom with separate shower.



GROUND FLOOR

Kitchen/Breakfast Area	
6.30m × 3.78m [†]	20'8" × 12'5"†
Living Room	
5.16m [†] × 3.65m	16'11"† × 12'0"
Dining Area	
3.80m × 3.00m	12'6" × 9'10"
Study	
2.84m × 2.10m	9'4" × 6'11"



FIRST FLOOR

Master Bedroom	
5.48m [†] × 3.68m [†]	18'0"† × 12'1"†
Bedroom 2	
3.88m × 2.79m	12'9" × 9'2"
Bedroom 3	
3.79m [†] × 3.68m [†]	12'5"† × 12'1"†
Bedroom 4	
3.68m × 2.75m	12'1" × 9'0"

Key
B – Boiler CYL – Cylinder Cupboard
E/S – En Suite St – Storage WC – Cloakroom

PLOTS – 510, 542, 551 & 552

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SOMERDALE
KEYNSHAM

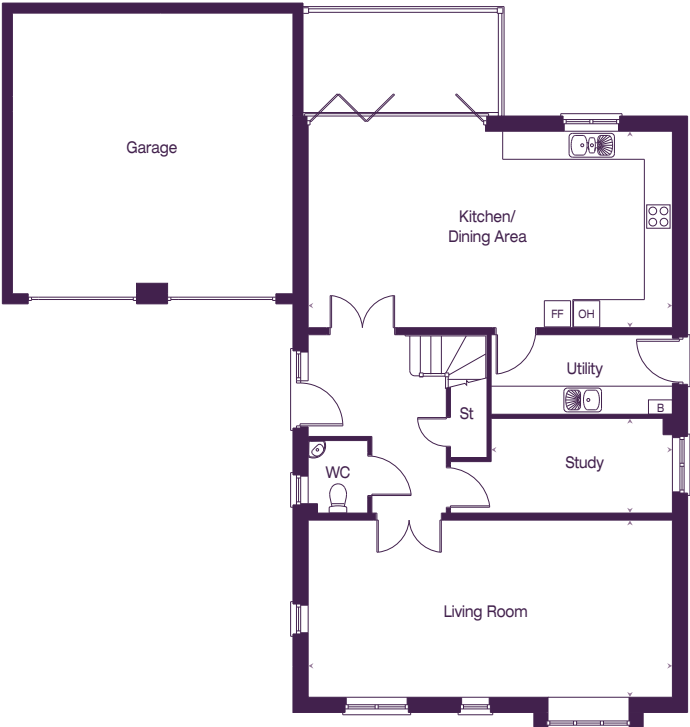


THE BIGNOR
4 BEDROOM HOME

The Bignor is a 4 bedroom home which boasts well-sized rooms throughout, perfect for families looking for extra space.

The open-plan kitchen/breakfast area has bi-folding doors which lead you through to the garden. A separate living room, utility room, study and a guest cloakroom complete the ground floor.

Upstairs, the landing leads to the master bedroom with its en suite bathroom, dressing area and terrace. Bedroom 2 also features an en suite shower room. Two further double bedrooms are served by the family bathroom.



GROUND FLOOR

Kitchen	3.63m x 4.2m	11'11 x 13'9"
Dining Area	4.16m x 4.2m	13'8 x 13'9"
Living Room	7.79m x 3.78m	25'7 x 12'5"
Study	3.87m x 2.02m	12'9 x 6'8"



FIRST FLOOR

Master Bedroom	3.94m x 3.48m	12'11 x 11'5"
Bedroom 2	3.79m x 3.78m	12'6 x 12'5"
Bedroom 3	3.87m x 3.78m	12'8 x 12'5"
Bedroom 4	3.72m x 3.13m	12'3 x 10'3"

PLOTS – 531, 532, 535, 536, 539 & 540

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SOMERDALE
KEYNSHAM



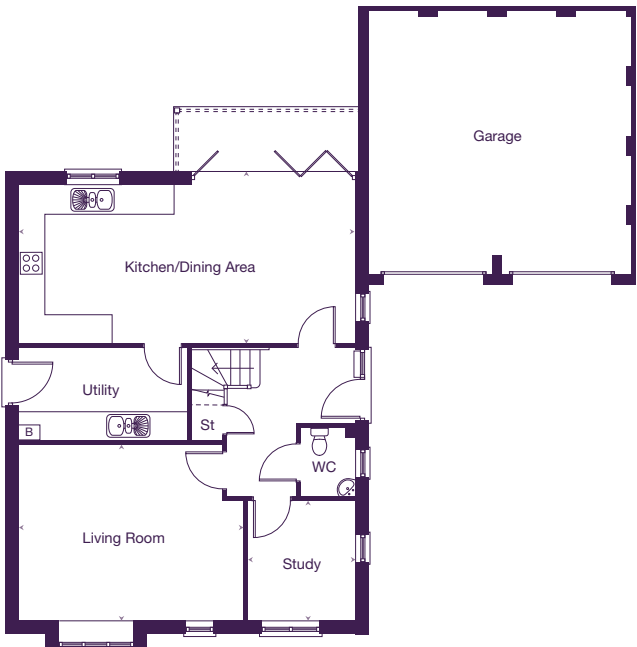
THE LULLINGSTONE

4 BEDROOM HOME

There's plenty of space to cater for busy family lifestyles in the 4 bedroom Lullingstone.

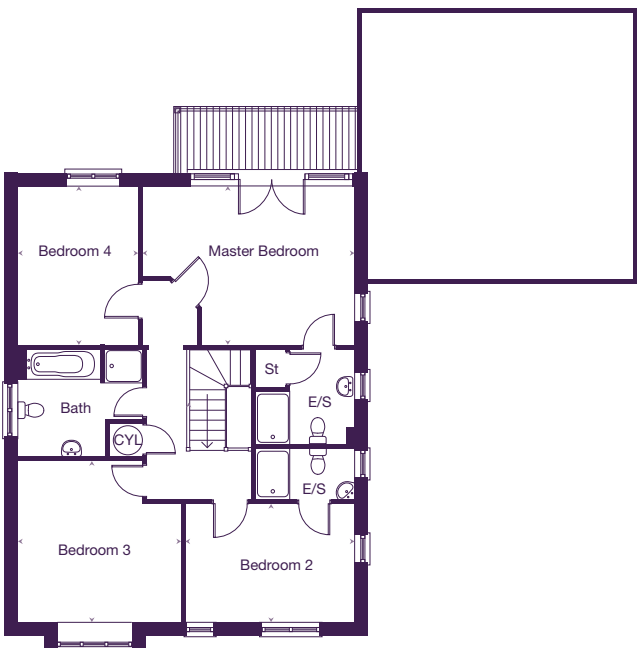
The entrance hallway leads you through to the living room, study, guest cloakroom and open-plan kitchen/dining area with bi-folding doors which lead you through to the garden, plus the added convenience of a utility room with a door to the garden.

Upstairs, the landing leads to a well-proportioned master bedroom with en suite shower room and balcony, bedroom 2 with en suite shower room and two further spacious bedrooms served by the master bathroom.



GROUND FLOOR

Kitchen/Dining Area	
7.79m × 3.65m	25'7" × 12'0"
Living Room	
5.20m × 4.08m	17'1" × 13'4"
Study	
2.76m × 2.47m	9'1" × 8'1"



FIRST FLOOR

Master Bedroom	
4.92m [†] × 3.66m [†]	16'2" [†] × 12'0" [†]
Bedroom 2	
3.90m × 2.71m	12'10" × 8'11"
Bedroom 3	
3.77m [†] × 3.68m [†]	12'4" [†] × 12'1" [†]
Bedroom 4	
3.65m × 2.75m	12'0" × 9'0"

Key
B – Boiler CYL – Cylinder Cupboard
E/S – En Suite St – Storage WC – Cloakroom

PLOTS – 529, 530, 533, 534, 537 & 538

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SOMERDALE
KEYNSHAM



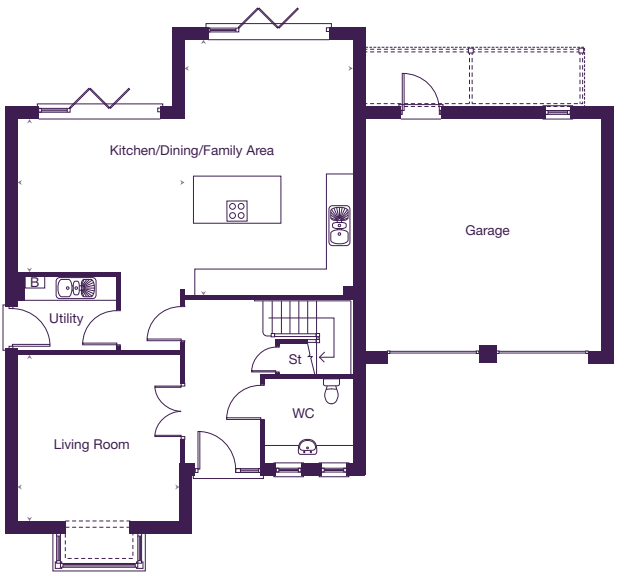
THE BRADING

4 BEDROOM HOME

There's plenty of space to cater for busy family lifestyles in the 4 bedroom Brading.

The entrance hallway leads you through to the living room, guest cloakroom and open-plan kitchen/dining/family area with centre island and bi-folding doors that lead you through to the garden, plus the added convenience of a utility room with a door to the garden.

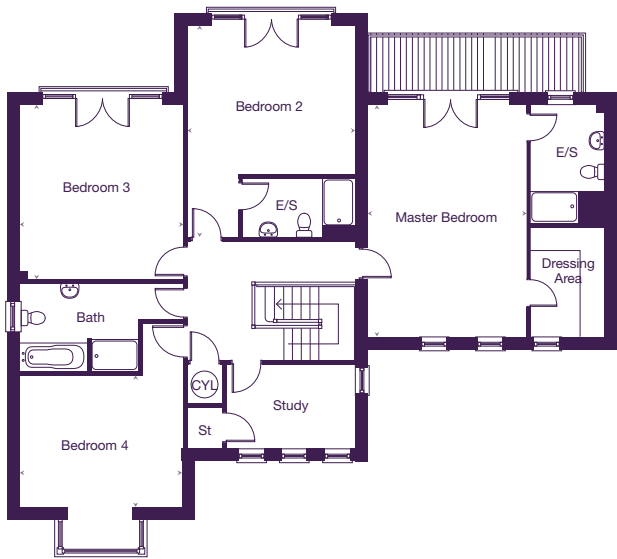
Upstairs, the landing leads to a well-proportioned master bedroom with en suite shower room, dressing area and balcony, bedroom 2 with en suite shower room and two further spacious bedrooms and the study, all served by the master bathroom.



GROUND FLOOR

Kitchen/Family/Dining Area
8.47m × 5.88m 27'7" × 19'2"

Living Room
4.21m × 4.17m 13'8" × 13'6"



FIRST FLOOR

Master Bedroom
5.84m × 4.09m 19'1" × 13'4"

Bedroom 2
5.38m × 4.24m 17'6" × 13'9"

Bedroom 3
4.41m × 3.92m 14'4" × 12'8"

Bedroom 4
4.12m × 3.32m 13'5" × 10'8"

Key
B – Boiler CYL – Cylinder Cupboard
E/S – En Suite St – Storage WC – Cloakroom

PLOTS – 576, 577, 579, 580, 582, 583, 585 & 586

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SOMERDALE
KEYNSHAM



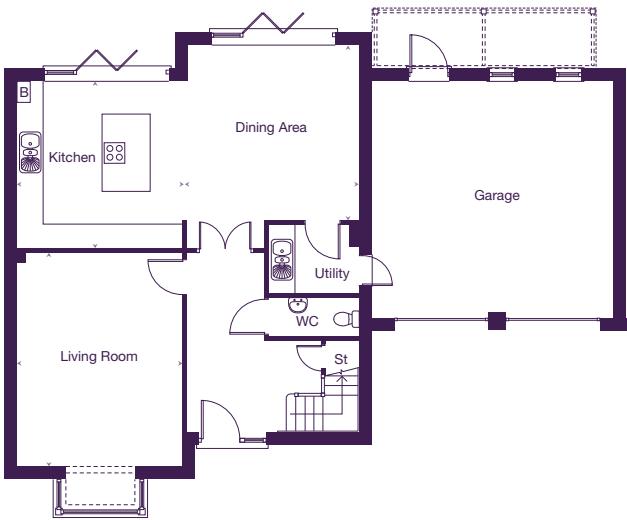
THE ROCKBOURNE

4 BEDROOM HOME

There's plenty of space to cater for busy family lifestyles in the 4 bedroom Rockbourne.

The entrance hallway leads you through to the living room, guest cloakroom and open-plan kitchen/dining area with a centre island and bi-folding doors that open out to the garden, plus the added convenience of a utility room with a door to the garage.

Upstairs, the landing leads to a well-proportioned master bedroom with en suite shower room, dressing area and balcony, bedroom 2 with en suite shower room and two further spacious bedrooms, plus the study all served by the master bathroom.



GROUND FLOOR

Kitchen	4.23m x 4.11m	13'10" x 13'6"
Dining Area	4.31m x 4.19m	14'2" x 13'9"
Living Room	5.24m ⁺ x 4.08m	17'2" ⁺ x 13'5"



FIRST FLOOR

Master Bedroom	5.79m x 4.05m	19'0" x 13'4"
Bedroom 2	4.19m x 3.42m	13'9" x 11'3"
Bedroom 3	4.14m x 3.75m	13'7" x 12'4"
Bedroom 4	4.08m x 3.28m	13'5" x 10'9"

Key
B – Boiler CYL – Cylinder Cupboard
E/S – En Suite St – Storage WC – Cloakroom

PLOTS – 578, 581, 584 & 587

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SOMERDALE
KEYNSHAM



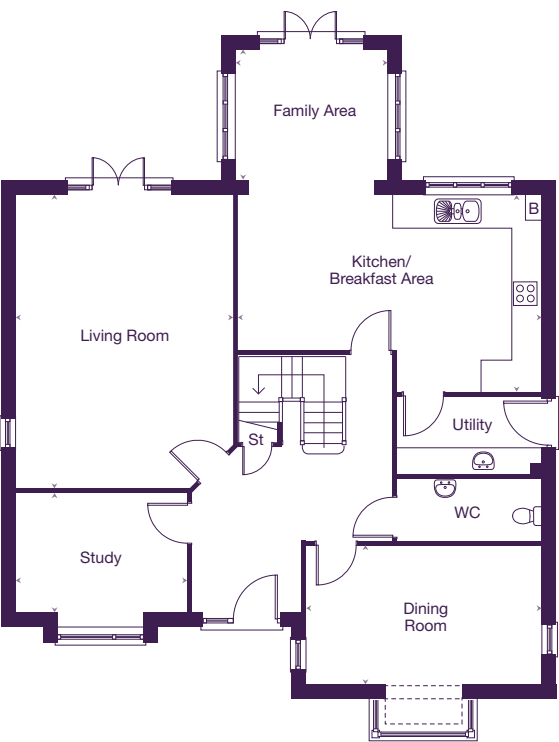
THE RUSTON

5 BEDROOM HOME

The Ruston is a stunning 5 bedroom home which boasts spacious rooms throughout, perfect for families looking for extra space.

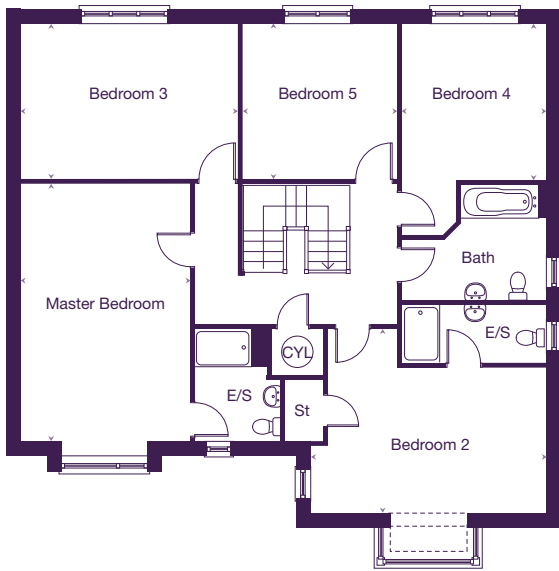
The entrance hallway leads you through to the dining room, study, guest cloakroom and open-plan kitchen/breakfast/family area and living room, both with double doors that open out to the garden, plus the added convenience of a utility room with a door to the garden.

Upstairs, the landing leads to the master bedroom with en suite shower room, bedroom 2 with en suite shower room and three further bedrooms served by the master bathroom.



GROUND FLOOR

Kitchen/Breakfast Area	
6.16m [†] × 3.97m [†]	20'2" [†] × 13'0" [†]
Living Room	
5.94m × 4.38m	19'6" × 14'4"
Family Area	
3.03m × 2.97m	9'11" × 9'9"
Study	
3.44m × 2.40m	11'3" × 7'11"
Dining Room	
4.76m × 2.76m [‡]	15'7" × 9'1" [‡]



FIRST FLOOR

Master Bedroom	
5.19m × 3.44m	17'0" × 11'3"
Bedroom 2	
4.39m × 3.19m	14'5" × 10'5"
Bedroom 3	
3.71m × 2.92m	10'5" × 9'7"
Bedroom 4	
4.76m × 2.95m [‡]	15'7" × 9'8" [‡]
Bedroom 5	
3.19m × 3.17m	10'6" × 10'5"

Key
B – Boiler CYL – Cylinder Cupboard
E/S – En Suite St – Storage WC – Cloakroom

PLOTS – 522, 525, 527, 528, 547 & 548

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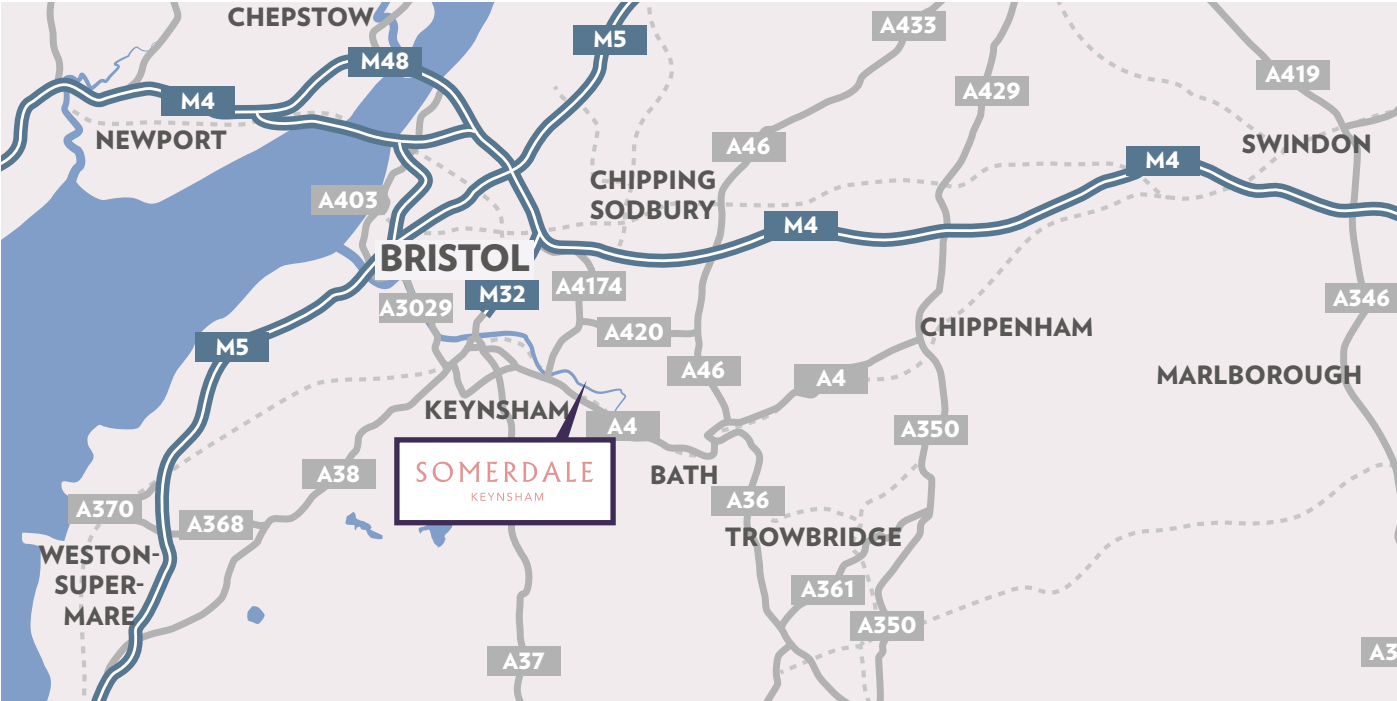
THE TAYLOR WIMPEY STORY

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th century. Today we are one of the largest homebuilders in the UK, completing over 13,000 homes each year.

Our aim is to be the nation's leading residential developer for creating value and delivering quality. We completed 13,341 homes in 2015, of which 19% were affordable homes. In 2015, through planning obligations, we invested £335m in the areas in which we built. We provide public transport, road improvements and education facilities on many developments. Landscaping and open space, including play areas and sports pitches, provide the structure to many of our developments.

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Somerdale development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the sales executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Please speak to our sales executives regarding the tenure of our new homes. Information correct at time of going to print. 34521/August 2019.

DIRECTIONS




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



Somerdale
Somerdale Road
Keynsham
Bristol BS31 2AU

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730 Waterside Drive
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**Taylor
Wimpey**