

# Woodlands

Barrow Gurney, Bristol



# Woodlands

Hospital Road, Barrow Gurney, Bristol,  
Bristol, Somerset BS48 3SF

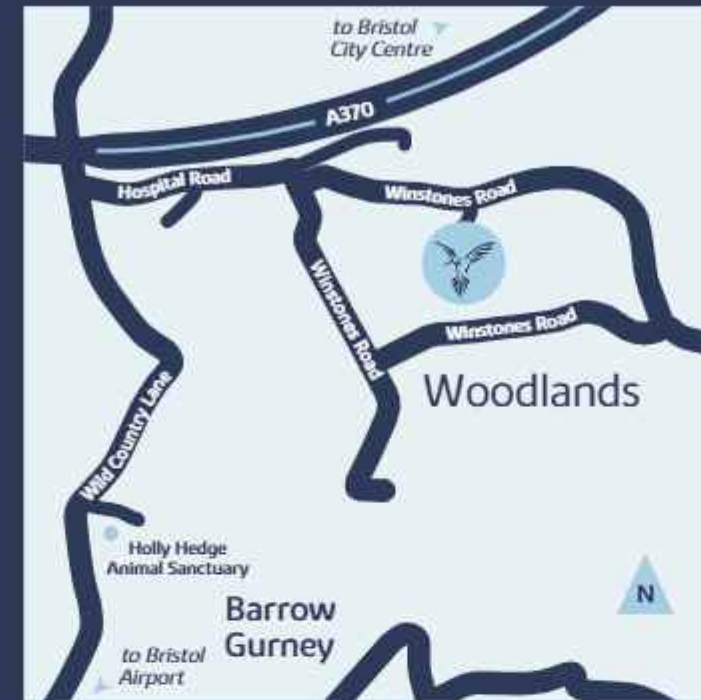
01174 537 761

## From A370 heading east:

- Take the exit towards Barrow Gurney
- Turn left onto B3130
- At the roundabout, take the 2nd exit onto Weston Road
- Turn right onto Wild Country Lane
- Turn left onto Hospital Road
- Turn right onto Winstones Road for Bovis Homes

## From A370 heading west:

- Take the B3128 exit towards Clevedon/Portishead/Long Ashton
- Slight left onto Long Ashton Road
- Continue onto Weston Road
- Turn left onto Wild Country Lane
- Turn left onto Hospital Road
- Turn right onto Winstones Road for Bovis Homes



# Woodlands

Barrow Gurney, Bristol

When you have finished with this brochure please recycle it.

Cover photograph of Autumn leaves. Not view from the development. The streetscenes have been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

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Oleeve Hall, Cheltenham Road, Bishop's Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 500

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[bovishomes.co.uk](http://bovishomes.co.uk)



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# Welcome to Woodlands

Three-to five-bedroom modern executive homes are nestled by trees in a picturesque countryside setting.





# The best in family living, at one with nature

Breathe in the fresh air, spend time with family and friends, rest and feel at peace. Woodlands is designed to provide executive homes in a peaceful woodland setting.

Woodlands offers an exquisite range of sixty-six three- to five-bedroom detached family homes. The homes sit within woodland surroundings which are being preserved to create a forest paradise where one can live in harmony with nature.

Architecturally designed exteriors with red brick finishes are complemented by feature cladding in a range of modern materials and peppered with modern high-quality doors and windows. Large feature windows allow light to flow in. Each home also boasts allocated parking for at least two vehicles, either as driveway or garage space.

All the homes offer substantial living space perfect for sophisticated entertaining or family fun. Large kitchens feature in a variety of configurations all open to either dining or family space for an open plan feel. Generous bedrooms provide usable spaces while a private en suite bathroom is part of each master bedroom suite, supplying privacy when it's needed.

Generous gardens will allow homeowners to make the most of the natural environment while providing a private outdoor space to enjoy barbecues and summer celebrations. The homes are also designed with sustainability in mind with some homes including solar panels to the roofs.



Aerial view of the Woodlands - Computer generated image



Indicative lifestyle photography



# From city to country, and everything in between

Located in Barrow Gurney, a scenic village to the Southwest of Bristol, Woodlands claims access to nearby cities and towns complemented by the best in country living.

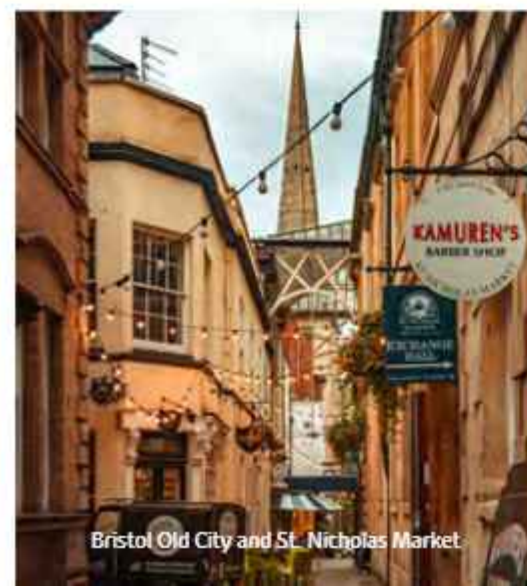
Stylish Bristol and historic Bath provide city and town lifestyle within easy reach, Bristol with its industrial expression and Bath with its Romanesque architecture and old town ambience. Both hubs provide an exciting array of dining, shopping, and culture.

The historic Ashton Park Estate with 850 acres of Woodlands and lakes, its famous deer park and its

imposing Ashton Court Mansion is just five minutes away provide a beautiful location for long walks and summer picnics. To the south you will find the Mendip Hills Area of National Beauty home to the dramatic Cheddar Gorge a stunning place to breathe in the fresh air. The coastal scenery and cobbled beaches of Weston-Super-Mare and Portishead are also within easy reach.







## Woodlands at Barrow, your gateway to Bristol

The city of Bristol, with its heart just 30 minutes from Woodlands, is the nerve centre of England's Southwest; a vibrant city to explore.

Bristol's maritime and industrial heritage give the city an atmosphere that is truly unique. The port that once sat at the centre of the city now houses trendy restaurants, boutique shops and high street staples as well as art installations, galleries and the M Shed, home to the museum about all things Bristol. There is something new around every corner. You may stumble across one of Banksy's incredible hometown pieces of street art, find yourself in one of Bristol's beautiful parks or gardens such as the University of Bristol Botanical Garden, follow the laughter from Bristol's Comedy Festival or discover one of Bristol's many events, from the Bristol Harbour Festival through to art events and more.

Bristol provides a wealth of shopping experiences with all tastes catered for. The modern shopping centres of Broadmead and Cabot Circus provide the high street's most stylish selection of outlets from Zara, Next, Urban Outfitters and Monki amongst

many others. The Mall at Cribbs Causeway is the Southwest's largest shopping centre, and as well as housing a plethora of shops also hosts some of Bristol's most trendy events including Bristol Fashion Week. In stark contrast are the independent street markets that take place throughout Bristol including the popular Harbourside Street Food Market, the Tobacco Factory market with its mix of food and art and the contemporary St Nicholas Market.

The city of Bristol might be renamed the city of culinary delights. A foodie's dream location, the city offers a wealth of dining opportunities including three Michelin starred restaurants. Whether it's afternoon tea at Thornbury Castle, brunch at Klosterhaus or Boca Bar or street food from Chilli Daddy there is sure to be an option to suit any palate. Or why not enjoy some of the local pubs and bars where you can sample locally made beer or some famous Southwest cider or Scrumpy.



# So well connected

Sitting at the heart of England's sprawling South, Woodlands provides exceptional access from Devon to London and throughout South Wales.

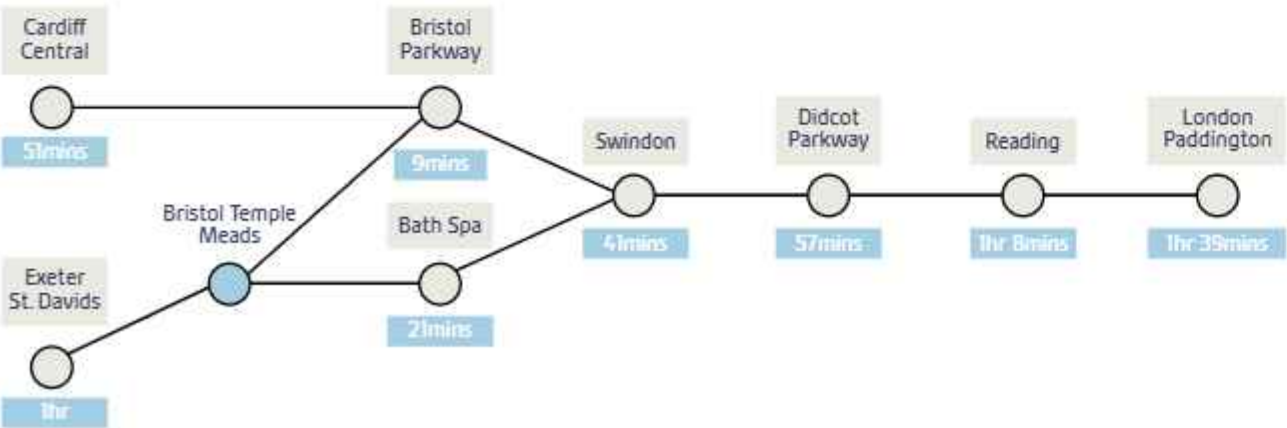
Sitting just 20 minutes from Bristol's well connected Temple Meads Train Station, Woodlands is blessed with links to the excitement of Central London and charming Bath Spa to the East, Wales' vibrant capital Cardiff to the West and attractive historical Exeter to the South. Quick links to the South's major M4 and M5 motorways in around 30 minutes mean that the entire of South England and Wales is yours to explore; from the quintessentially English beaches that speckle the coastline through to the quaint villages that sit throughout the South.

Bristol Airport is just a 8-minute drive from Woodlands, providing connections throughout the UK, Europe, Africa and even as far as Orlando, USA. From Bristol airport you can access many of Europe's most popular holiday destinations making the travel for a weekend trip to Barcelona or a beach holiday in Rhodes a hassle-free experience.

Travel Times from Woodlands by Road

	Time	Distance
Bristol Airport	8 mins	3.5 miles
Bristol	20 mins	6 miles
Bath	46 mins	20 miles
Cardiff	59 mins	43 miles
Swindon	1 hr 8 mins	45 miles
Exeter	1 hr 27 mins	78 miles
London	2 hr 51 mins	123 miles

Travel Times by Train from Bristol Temple Meads



Please note travel time from Woodlands to Bristol Temple Meads is around 20 minutes depending on traffic



Platforms at Bristol Temple Meads Station



M5 Motorway



Bristol balloon festival



# Woodlands

## Barrow Gurney, Bristol



3 bedroom home

The Cypress

4 bedroom home

The Alder

The Ashton

The Aspen

The Bourton

The Chestnut

The Maple

5 bedroom home

The Lime

The Oak

The Pine

The Yew

This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.





# The Cypress

3 bedroom home

Plots 1, 6, 13

Ground floor	metres	feet / inches
Kitchen / Dining Area	3.13 x 5.53	10' 3" x 18' 2"
Sitting Room	4.41 x 3.40	14' 6" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	4.08 x 3.28	13' 5" x 10' 9"
Bedroom 2	2.83 x 3.28	9' 3" x 10' 9"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

**The Cypress**  
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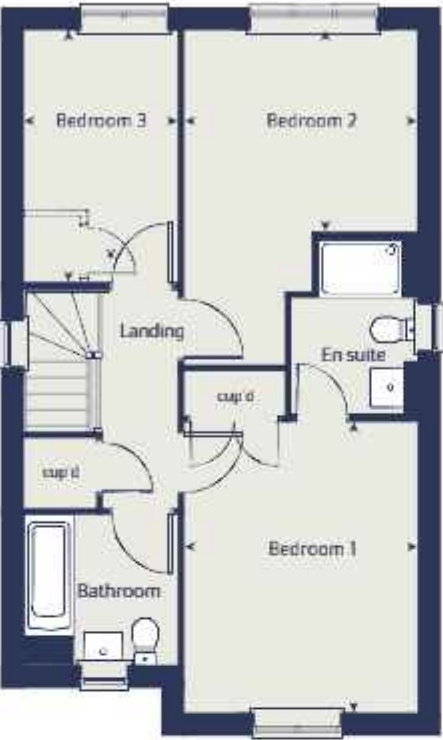
- † This is a handed plot (reflected as viewed here)
- W Optional fitted wardrobe for optional customer upgrade

ovn	oven	ffz	fridge freezer
n	hob	ffs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	◀ ▶	measuring points
for	freezer		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

First floor



Ground floor





# The Alder

4 bedroom home

Plot 9

Ground floor	metres	feet / inches
Kitchen	3.53 x 3.24	11' 7" x 10' 8"
Sitting Room	3.39 x 4.29	11' 1" x 14' 1"
Dining Room	5.26 x 3.24	17' 3" x 10' 8"

First floor	metres	feet / inches
Bedroom 1	3.39 x 3.89	11' 1" x 12' 9"
Bedroom 2	3.03 x 4.32	9' 11" x 14' 2"
Bedroom 3	3.03 x 3.78	9' 11" x 12' 5"
Bedroom 4	3.36 x 3.13	11' 0" x 10' 3"

**The Alder**  
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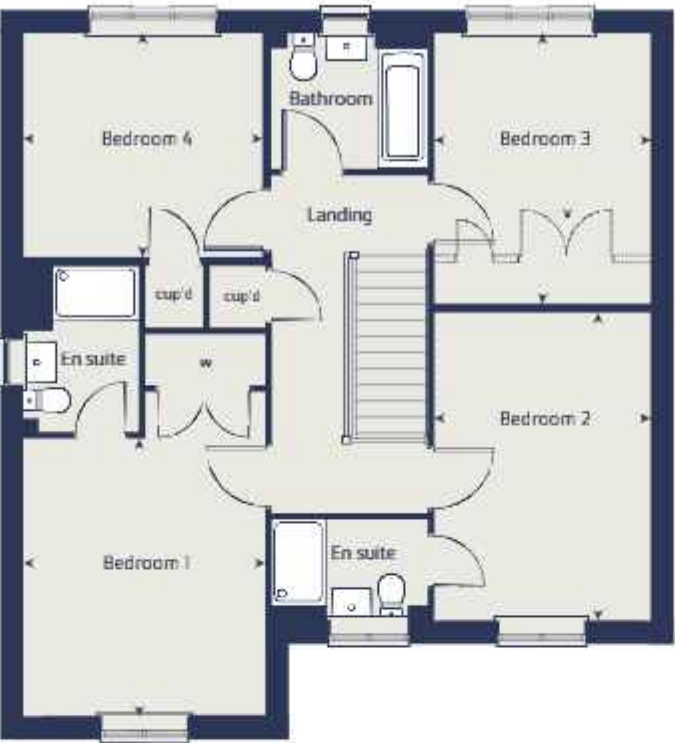
W Optional fitted wardrobe for optional customer upgrade

ovn	oven	ffz	fridge freezer
n	hob	ffs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	← →	measuring points
fr	fridge		

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First floor



Ground floor





# The Ashton

4 bedroom home

Plots 5, 8, 15, 21, 27, 29, 31, 32, 34, 36, 38, 45, 52

Ground floor	metres	feet / inches
Kitchen	3.50 x 2.78	11' 6" x 9' 1"
Sitting Room	4.20 x 4.60	13' 9" x 15' 1"
Family	3.24 x 3.09	10' 8" x 10' 2"
Dining Area	3.24 x 3.09	10' 8" x 10' 2"
Study	2.24 x 2.10	7' 4" x 6' 11"

First floor	metres	feet / inches
Bedroom 1	3.90 x 2.95	12' 10" x 9' 8"
Bedroom 2	3.22 x 3.32	10' 7" x 10' 11"
Bedroom 3	3.38 x 3.72	11' 1" x 12' 3"
Bedroom 4	2.93 x 3.13	9' 7" x 10' 3"

**The Ashton**  
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- W - Optional fitted wardrobe for optional customer upgrade

ovn	oven	ffz	fridge freezer
n	hoo	ffs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	lender	w	wardrobe
f	fridge	← →	measuring points
fzr	freezer		

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First floor



Ground floor





# The Aspen

4 bedroom home

Plots 2†, 3†, 7†, 10†, 17, 18, 26, 28, 53†, 56, 64

Ground floor	metres	feet / inches
Kitchen / Dining Area	3.38 x 7.78	11' 1" x 25' 6"
Sitting Room	5.04 x 3.39	15' 6" x 11' 1"
Study	2.02 x 2.02	6' 8" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.82	14' 10" x 12' 6"
Bedroom 2	3.11 x 3.01	10' 2" x 9' 11"
Bedroom 3	2.42 x 4.08	7' 11" x 13' 4"
Bedroom 4	2.46 x 3.61	8' 1" x 11' 10"

**The Aspen**  
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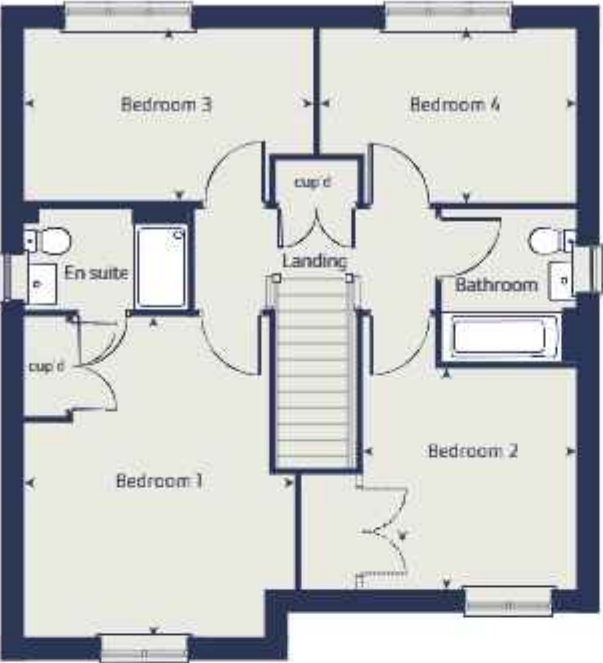
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- W - Optional fitted wardrobe for optional customer upgrade

ovn	oven	ffz	fridge freezer
n	hob	ffs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup/d	cupboard
ldr	larder	w	wardrobe
f	fridge	↔	measuring points
fzr	freezer		

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First floor



Ground floor





# The Bourton

4 bedroom home

Plots 14<sup>1</sup>, 25<sup>1</sup>, 43, 48, 50<sup>1</sup>, 58<sup>1</sup>, 65<sup>1</sup>

Ground floor	metres	feet / inches
Kitchen	3.53 x 3.24	11' 7" x 10' 8"
Sitting Room	3.39 x 4.29	11' 1" x 14' 1"
Family Area	5.26 x 3.24	17' 3" x 10' 8"
Dining Room	2.97 x 5.96	9' 9" x 19' 7"

First floor	metres	feet / inches
Bedroom 1	3.39 x 3.89	11' 1" x 12' 9"
Bedroom 2	3.03 x 4.32	9' 11" x 14' 2"
Bedroom 3	3.03 x 3.78	9' 11" x 12' 5"
Bedroom 4	3.36 x 3.13	11' 0" x 10' 3"

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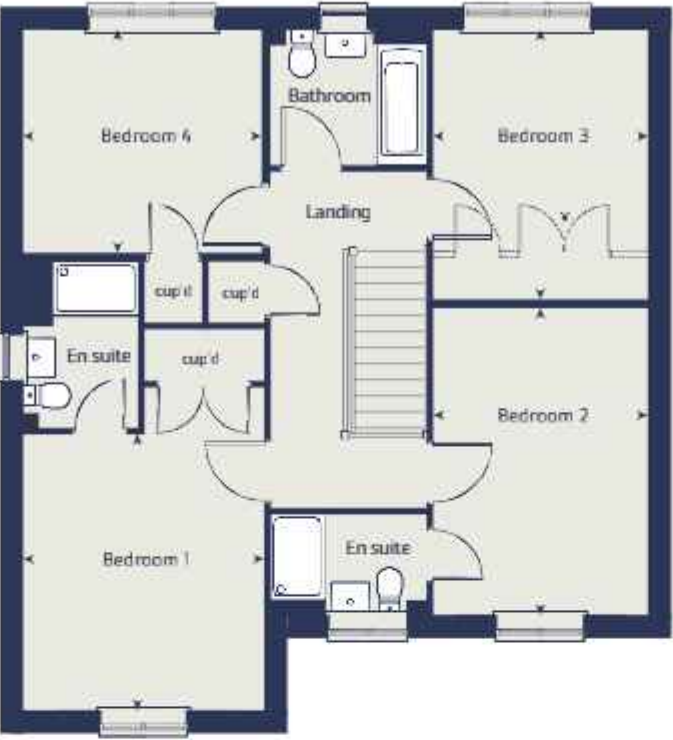
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- ✓ Optional fitted wardrobe for optional customer upgrade

ovn	oven	ffz	fridge freezer
n	hob	ffs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	↔	measuring points
fr	freezer		

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First floor



Ground floor





# The Chestnut

4 bedroom home

Plots 4, 16, 47, 55, 63

Ground floor	metres	feet / inches
Kitchen	3.05 x 4.05	10' 0" x 13' 3"
Sitting Room	3.41 x 4.98	11' 2" x 16' 4"
Dining Area	3.05 x 2.83	10' 0" x 9' 3"
Family	1.55 x 2.83	5' 1" x 9' 3"
Study	3.41 x 1.81	11' 2" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.48 x 3.25	14' 8" x 10' 8"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	2.31 x 3.42	7' 7" x 11' 3"
Bedroom 4	2.32 x 3.21	7' 7" x 10' 6"

**The Chestnut**  
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- \* Optional window. Please see sales consultant for further details
- V Optional fitted wardrobe for optional customer upgrade

ovn	oven	ffz	fridge freezer
n	hob	ffs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	◄ ►	measuring points
fzr	freezer		

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First floor



Ground floor





# The Maple

4 bedroom home

Plots 11, 12, 23, 24<sup>†</sup>, 35, 37, 51, 54<sup>†</sup>, 57, 66

Ground floor	metres	feet / inches
Kitchen	3.50 x 3.81	11' 6" x 12' 6"
Sitting Room	3.50 x 4.51	11' 6" x 14' 9"
Dining Area	7.29 x 3.03	23' 11" x 9' 11"
Study	2.50 x 2.29	8' 3" x 7' 6"

First floor	metres	feet / inches
Bedroom 1	3.50 x 3.60	11' 6" x 11' 10"
Bedroom 2	3.57 x 3.69	11' 8" x 12' 1"
Bedroom 3	2.90 x 4.14	9' 6" x 13' 7"
Bedroom 4	2.90 x 2.95	9' 6" x 9' 8"

**The Maple**  
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ovn	oven	ffz	fridge freezer
n	hoo	ffz	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup b	cupboard
ldr	lander	w	wardrobe
f	fridge	← →	measuring points
fr	fridge		

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First floor



Ground floor





# The Lime

5 bedroom home

Plots 19, 20, 41, 44, 46, 49

Ground floor	metres	feet / inches
Kitchen	3.92 x 4.24	12' 10" x 13' 11"
Sitting Room	3.86 x 5.39	12' 8" x 17' 8"
Dining Room	3.86 x 2.78	12' 8" x 9' 1"
Family Area	3.77 x 3.59	12' 5" x 11' 9"
Study	2.55 x 3.59	8' 4" x 11' 9"

First floor	metres	feet / inches
Bedroom 1	4.06 x 3.75	13' 4" x 12' 4"
Bedroom 2	4.06 x 3.52	13' 4" x 11' 7"
Bedroom 3	3.27 x 3.24	10' 9" x 10' 7"
Bedroom 4	2.26 x 3.55	7' 5" x 11' 8"
Bedroom 5	2.86 x 2.64	9' 5" x 8' 8"

**The Lime**  
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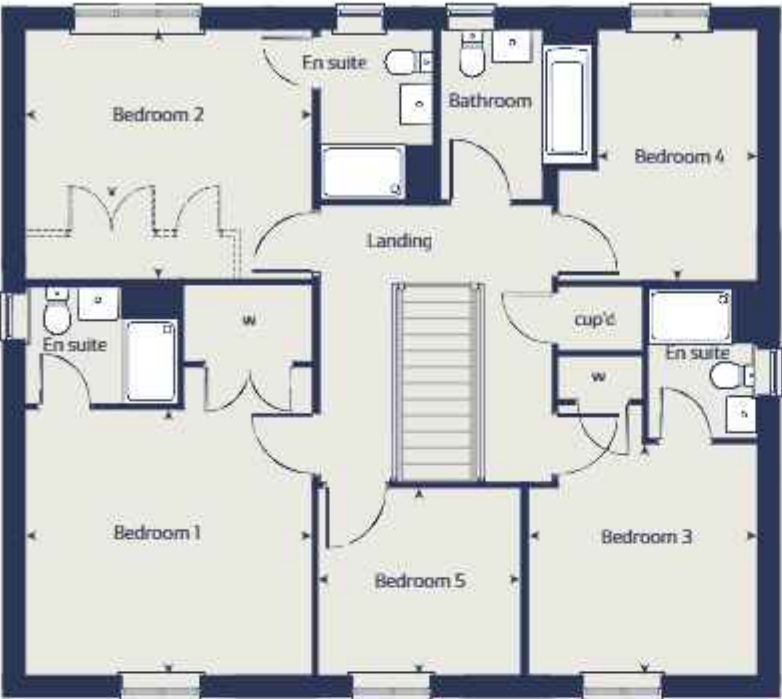
W - Optional fitted wardrobe for optional customer upgrade

ovn	oven	ffz	fridge freezer
n	hob	ffs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	← →	measuring points
frz	freezer		

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First floor



Ground floor





# The Oak

5 bedroom home

Plots 33, 40\*, 42, 61\*

Ground floor	metres	feet / inches
Kitchen	4.07 x 5.10	16' 9" x 13' 4"
Sitting Room	4.06 x 5.71	13' 4" x 18' 9"
Dining Room	3.06 x 4.07	10' 0" x 13' 4"
Family	4.51 x 4.22	14' 9" x 13' 10"
Study	2.38 x 4.51	7' 10" x 14' 9"

First floor	metres	feet / inches
Bedroom 1	4.09 x 4.69	13' 5" x 15' 5"
Bedroom 2	3.41 x 4.37	11' 2" x 14' 4"
Bedroom 3	3.16 x 4.10	10' 4" x 13' 5"
Bedroom 4	3.20 x 2.32	10' 6" x 7' 7"
Bedroom 5	2.35 x 3.20	7' 8" x 10' 6"

**The Oak**  
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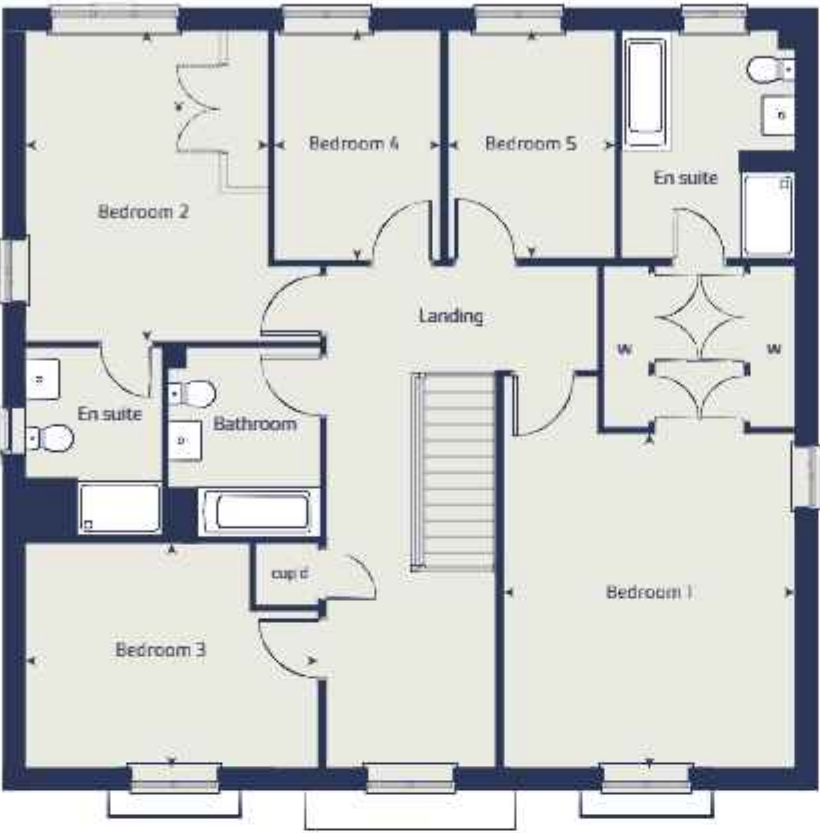
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W Optional fitted wardrobe for optional customer upgrade

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ds	dishwasher space	tds	tumble dryer space
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ldr	larder	w	wardrobe
f	fridge	↔	measuring points
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First floor



Ground floor





# The Pine

5 bedroom home

Plots 39, 60<sup>†</sup>, 62<sup>†</sup>

Ground floor	metres	feet / inches
Kitchen	3.68 x 4.66	12' 1" x 15' 3"
Sitting Room	4.07 x 6.24	13' 4" x 20' 5"
Dining Area	4.66 x 7.59	15' 3" x 24' 11"
Study	4.13 x 4.18	13' 7" x 13' 8"

First floor	metres	feet / inches
Bedroom 1	4.18 x 4.91	13' 8" x 16' 1"
Bedroom 2	3.80 x 4.13	12' 6" x 13' 7"
Bedroom 3	3.59 x 4.13	11' 9" x 13' 7"
Bedroom 4	3.81 x 4.18	12' 6" x 13' 8"
Bedroom 5	2.75 x 3.55	9' 0" x 11' 8"

**The Pine**  
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ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	◀ ▶	measuring points
fzr	freezer		

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First floor



Ground floor





# The Yew

5 bedroom home

Plots 22†, 30, 59‡

Ground floor	metres	feet / inches
Kitchen	3.17 x 3.72	10' 5" x 12' 2"
Sitting Room	3.18 x 4.69	10' 5" x 15' 5"
Dining Area	3.17 x 4.74	10' 5" x 15' 7"
Study	3.18 x 1.76	10' 5" x 5' 9"

First floor	metres	feet / inches
Bedroom 1	3.73 x 3.49	12' 3" x 11' 5"
Bedroom 3	3.23 x 4.20	10' 7" x 13' 9"
Bedroom 5	2.92 x 2.27	9' 7" x 7' 5"

Second floor	metres	feet / inches
Bedroom 2	3.23 x 4.46	10' 7" x 14' 8"†
Bedroom 4	3.73 x 2.57	12' 3" x 8' 5"†

**The Yew**  
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

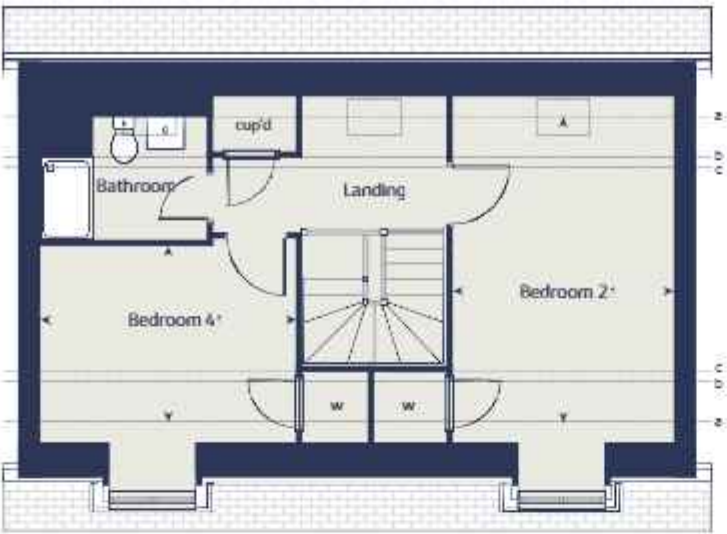
- Optional window. Please see sales consultant for further details.
- This is a handed plot (reflected as viewed here).
- Height levels apply (see below).
- Height level of 1.6m.
- Height level of 2.1m.
- Full height level.

ovn	oven	ftz	fridge freezer
n	hob	ftfs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	← →	measuring points
fr	freezer		

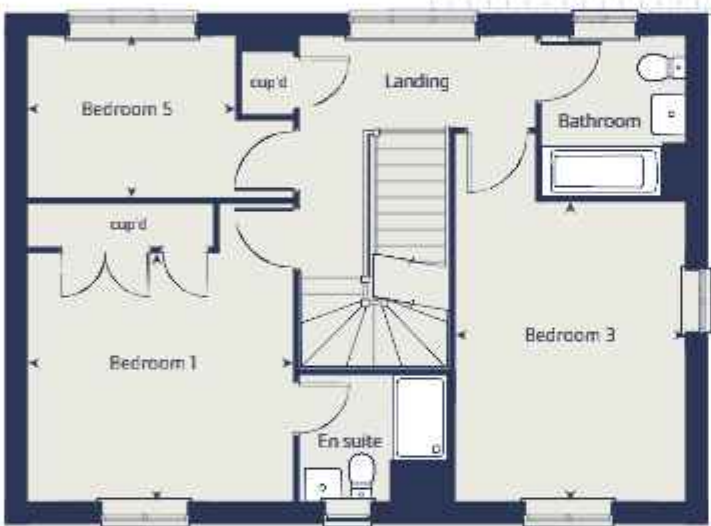
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Second floor



First floor



Ground floor





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Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

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You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.

## Purchase assistance schemes

Whenever you are in the home-buying market - a first-time buyer, looking to step-up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

### Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

### Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

### Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.





