

Charles Church @ Beaufort Park

Bristol



CHARLES CHURCH



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of timberframe construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.



CHARLES CHURCH



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.



Welcome to Beaufort Park

Nestled on the outskirts of Bristol, Beaufort Park enjoys an enviable position in Patchway, a suburb on the north side of the city, allowing for easy access to one of the UK's most stunning cities, while enjoying a respite from the hustle and bustle of city life.

Patchway enjoys easy access to a plethora of exciting opportunities for days out for all the family, from the Bristol Zoo Project with over 50 acres to explore to the exciting Aerospace Bristol, which celebrates the area's amazing aviation achievements. There's also plenty of outdoor opportunities for nature lovers to enjoy, including the Blaise Castle Estate, Cabot Tower, and Brandon Hill.

Bristol is the cultural and creative hub of the Severn Valley, with an abundance of music and art festivals taking place throughout the year, including the internationally renowned Balloon Fiesta. This modern city boasts a rich heritage with something around every single corner, from independent boutiques and cafés to historical landmarks, including the iconic Clifton Suspension Bridge.

For everyday needs, Patchway offers everything residents will need, including high street chains and independent shops, and the Coniston Medical Practice. There are a range of schooling options for all ages such as Callicroft Primary Academy and the local community school. The Norman Scott Park is a local hub, boasting a family run café with views across the park and a local sports and social club offering live entertainment and more. Patchway is also home to great local eating spots at The Venue, and Gloucester Road offers the UK's longest row of independent shops.

Always in reach

Located just minutes from the M4 and M5, Beaufort Park is perfectly placed for commuters. With Bristol city centre 20 minutes away, residents are able to make the most of the city centre whether for work or entertainment purposes. From its position, Beaufort Park also offers unparalleled access to various towns and cities across the South West and Wales, including Bath, Weston-super-Mare, and Gloucester. By rail, Bristol enjoys easy access to Taunton, Plymouth, and Cardiff, with London Paddington just 90 minutes away by train.

Approximate travel distance by car to:

Patchway train station:	3.8 miles
Cribbs Causeway shopping centre:	1 mile
Bath:	18.7 miles
Bristol Airport:	13.9 miles
Bristol city centre:	6.1 miles



Charles Church @ Beaufort Park

- The Cromer (2)
- The Rhossili (3)
- The Chopwell (4)
- The Sandwood (4)
- The Hendon (4)
- The Bamburgh (4)
- The Turnberry (4)
- The Hollicombe (4)
- The Seacombe (4)
- The Kingsand (5)
- The Heysham (4)
- The Torrisdale (5)
- Affordable Housing



Our homes



CHARLES CHURCH



● The Cromer



● The Rhossili



● The Chopwell



● The Sandwood



● The Hendon



● The Bamburgh



● The Turnberry



● The Hollicombe



● The Seacombe



● The Kingsand



● The Heysham



● The Torrisdale

The Cromer



The Cromer



CHARLES CHURCH

Perfectly-proportioned, the Cromer has a stylish open plan kitchen/dining/living room with bi-folding doors leading into the garden. It also features two good-sized bedrooms - one with an en suite - a family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

QUICK OVERVIEW



x2 Bedrooms



x1 Bathroom



x1 En suite



2 parking spaces



EV charging point



B [89] Energy Efficiency Rating



Ground floor



First floor

	Metres		Metres
Kitchen/Dining	4.44 x 3.71	Bedroom 1	4.44 x 3.02
Living room	4.44 x 2.81	Bedroom 2	3.38 x 2.20

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The Rhossili



The Rhossili

The Rhossili is thoughtfully-designed to be a practical as well as an attractive living space. The living/ dining room has bi-fold doors to the garden. With a family bathroom and three bedrooms – one of which benefits from an en suite - there's plenty of space upstairs to spread out as well as to store items.

QUICK OVERVIEW

-  x3 Bedrooms

-  x1 Bathroom

-  x1 En suite

-  2 parking spaces

-  EV charging point

-  **B [89]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	3.29 x 3.00
Living room	5.40 x 2.96



First floor

	Metres
Bedroom 1	3.53 x 3.32
Bedroom 2	3.32 x 3.29
Bedroom 3	2.91 x 2.20

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The Chopwell



The Chopwell

The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room/snug and the quiet space of a separate living room. A utility room, bi-fold doors to the garden and a garage, are welcome family-friendly features.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



B [90] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	7.32 x 5.75
Living room	3.94 x 3.15



First floor

	Metres
Bedroom 1	4.11 x 3.54
Bedroom 2	4.25 x 3.20
Bedroom 3	2.99 x 2.79
Bedroom 4	3.16 x 2.77

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The Sandwood



📍 The Sandwood

The Sandwood gives careful thought to practical – as well as attractive – family-friendly space. The integral garage has internal access via the utility room, and the kitchen/dining room has bi-fold doors to the garden. With a family bathroom and four bedrooms – two of which benefit from en suites - there’s plenty of space upstairs for you all to spread out. This is a practical and well-designed family home to grow up in.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



B [90] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	7.32 x 5.75
Living room	3.94 x 3.15



First floor

	Metres
Bedroom 1	4.11 x 3.54
Bedroom 2	4.25 x 3.20
Bedroom 3	2.99 x 2.79
Bedroom 4	3.16 x 2.77

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The Hendon



The Hendon

The Hendon is a new home that offers plenty of flexibility to a growing family. With its four bedrooms and two bathrooms, the home office, the open-plan kitchen/dining room, or the separate living room, this is a home with a carefully considered layout. Bi-fold doors to the garden let the outside in, and an integral garage is another useful feature.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



A [92] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	8.56 x 3.32
Living room	4.37 x 3.50



First floor

	Metres
Bedroom 1	4.00 x 3.50
Bedroom 2	3.71 x 2.85
Bedroom 3	3.96 x 2.58
Bedroom 4	3.68 x 3.40
Study	2.58 x 1.89

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The Bamburgh



The Bamburgh


For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. A really spacious open-plan kitchen/ snug and dining room and a separate living room provide the perfect balance of both practical and welcoming living space for family life. Bi-fold doors to the enclosed back garden, and a separate bath and shower in the family bathroom, are excellent features in this new home.

QUICK OVERVIEW

 x4 Bedrooms

 x1 Bathroom

 x1 En suite

 Single garage and x2 parking spaces

 EV charging point

 **A [93]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	7.81 x 6.20
Living room	5.30 x 3.84



First floor

	Metres
Bedroom 1	3.84 x 3.31
Bedroom 2	3.90 x 3.57
Bedroom 3	3.17 x 2.69
Bedroom 4	2.94 x 2.69

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The Turnberry



The Turnberry

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with a breakfast bar and bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a garage complete this family-friendly home.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



A [93] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Family	8.56 x 3.10
Dining room	3.33 x 2.72
Living room	4.86 x 3.11



First floor

	Metres
Bedroom 1	3.98 x 3.37
Bedroom 2	4.37 x 2.70
Bedroom 3	4.04 x 3.37
Bedroom 4	3.23 x 2.78

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The Hollicombe



The Hollicombe

This impressive four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. There's an integral garage and the utility room has outside access – two convenient and practical features that are part of the appeal of the Hollicombe as a family home.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En suites



Single garage
and x2 parking spaces



EV charging point



A [94] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Family	8.90 x 3.42
Living room	4.29 x 3.50



First floor

	Metres
Bedroom 1	4.43 x 3.50
Bedroom 2	3.82 x 3.16
Bedroom 3	3.70 x 3.16
Bedroom 4	3.68 x 2.99

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The Seacombe



The Seacombe

A huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En suites



Single garage
and x2 parking spaces



EV charging point



A [93] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	8.56 x 5.46
Living room	4.62 x 4.18



First floor

	Metres
Bedroom 1	4.19 x 2.87
Bedroom 2	3.85 x 3.06
Bedroom 3	3.98 x 3.21
Bedroom 4	3.21 x 2.92

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The Kingsand




The Kingsand


This is a classic double-fronted, 2.5 storey town house. The Kingsand has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/family room, which has bi-fold doors to the garden, and the balance of five bedrooms and four bathrooms. It's especially useful that both the bedrooms on the second floor are en suite, while bedroom one also enjoys a dressing room.

QUICK OVERVIEW

 x4 Bedrooms

 x1 Bathroom

 x2 En suites

 Single garage and x2 parking spaces

 EV charging point

 **A [93]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Family	6.20 x 7.44
Living room	3.42 x 4.05

First floor

	Metres
Bedroom 1	3.47 x 3.70
Bedroom 2	2.67 x 3.54
Bedroom 3	3.26 x 3.81

Second floor

	Metres
Bedroom 4	3.67 x 3.98
Bedroom 5	3.47 x 3.98

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The Heysham



The Heysham


The stunning Heysham is a four-bedroom home with space and flexibility for comfortable modern living. A study on the ground floor, and a dedicated home gym upstairs, are two ideas for the extra space that's included in the layout. The ample ground floor living spaces have a wonderful flow, with bi-fold doors to the garden, while upstairs the impressive bedroom one benefits from a dressing area and an en suite.

QUICK OVERVIEW

 x4 Bedrooms

 x1 Bathroom

 x1 En suite

 Single garage and x2 parking spaces

 EV charging point

 **A [94]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	7.32 x 3.90
Living room	5.44 x 3.90
Family room	3.33 x 3.27
Study	3.90 x 1.78



First floor

	Metres
Bedroom 1	3.95 x 3.07
Bedroom 2	3.95 x 3.07
Bedroom 3	3.95 x 3.27
Bedroom 4	3.96 x 2.15
Gym	2.34 x 2.15

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The Torrisdale




The Torrisdale


The Torrisdale is a superb family home, designed to give you excellent versatility. The star of the ground floor is a huge open-plan kitchen/dining room/snug, with the contemporary features of an island and bi-fold doors to the garden. There's also a separate living room, study and ample storage. Upstairs, five bedrooms and three bathrooms give plenty of scope for a growing family and for guests.

QUICK OVERVIEW

 x4 Bedrooms

 x1 Bathroom

 x2 En suites

 Single garage and x2 parking spaces

 EV charging point

 **A [94]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	7.32 x 3.90
Living room	5.44 x 3.90
Family room	3.33 x 3.27
Study	3.90 x 1.78



First floor

	Metres
Bedroom 1	3.95 x 3.07
Bedroom 2	3.95 x 3.07
Bedroom 3	3.95 x 3.27
Bedroom 4	3.96 x 2.15
Gym	2.34 x 2.15

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Specification

General

- Electrical media plate to living room
- Polished chrome sockets and light switches on ground floor only
- White downlighters to kitchen, utility, WC, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Oak-effect internal doors with modern chrome ironmongery
- Gas central heating
- UPVC double glazed lockable windows
- Wireless burglar alarm
- UPVC double glazed lockable windows
- Wardrobes to bedroom one in 4 and 5-bedroom homes

Kitchen

- Choice of kitchen units (subject to build stage)
- Choice of Quartz worktops (subject to build stage)
- Worktop upstand to kitchen and utility
- Undermounted sink
- Soft close doors and drawers
- AEG stainless steel oven/AEG microwave*
- Stainless steel 5-burner hob*
- Integrated fridge/freezer*
- Integrated washer
- Integrated dishwasher*
- Glass splashback from a range of colours

*As per individual kitchen drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- Bi-fold doors on 4 and 5-bedroom homes
- Outside socket and tap
- EV charging point 7KWh Mode 3
- Rear and front gardens turfed
- Lockable windows
- External wall lights
- Smoke detectors to hall and landing
- Power and light to garage (personnel doors to detached garages when within curtilage of plot)
- 1.8-metre high fence and gate
- Solar panels (please refer to your Sales Advisor to confirm details)

Warranty

- 2-year Charles Church warranty
- 10-year new homes warranty





Enhance your new home

Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> **The choice is all yours.**

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options.

> Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



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We've actively enhanced biodiversity at Beaufort Park.

Proud to be building communities.

When creating Charles Church @ Beaufort Park, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Charles Church @ Beaufort Park has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



Education

Charles Church will transfer land back to South Gloucestershire Council to deliver a primary school and associated nursery. Charles Church are also providing a financial contribution per plot towards various community infrastructure works, which include the delivery of the school and nursery.

Community Facility

Charles Church will deliver a 'local centre' which will include ground floor retail/commercial use and above floor residential. As part of this local centre, Charles Church will be transferring land back to South Gloucestershire Council to deliver a 'community hub', which will include a broad range of community uses.

Sports

In addition to the central neighbourhood area of play and the sports pitches on the site entrance, a series of smaller play areas will be delivered through the development. Charles Church will include a landscaped area of play in the north west corner of the development.

Housing

Charles Church are committed to delivering a minimum of 25.5% of the development as affordable housing, made up of a mix of affordable rent as well as shared ownership. The affordable housing comprises of a range of 1 and 2-bedroom apartments and 2 to 5-bedroom houses, which are wheelchair accessible.



Top 10 reasons to buy a new home



1 Save money on bills.

New homes are more efficient — cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

2 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

3 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

4 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

5 Modern living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

6 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

7 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and, depending on the stage of build, you have a choice of fittings and finishes.

8 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

9 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable), and fire retardant materials.

10 High spec living.

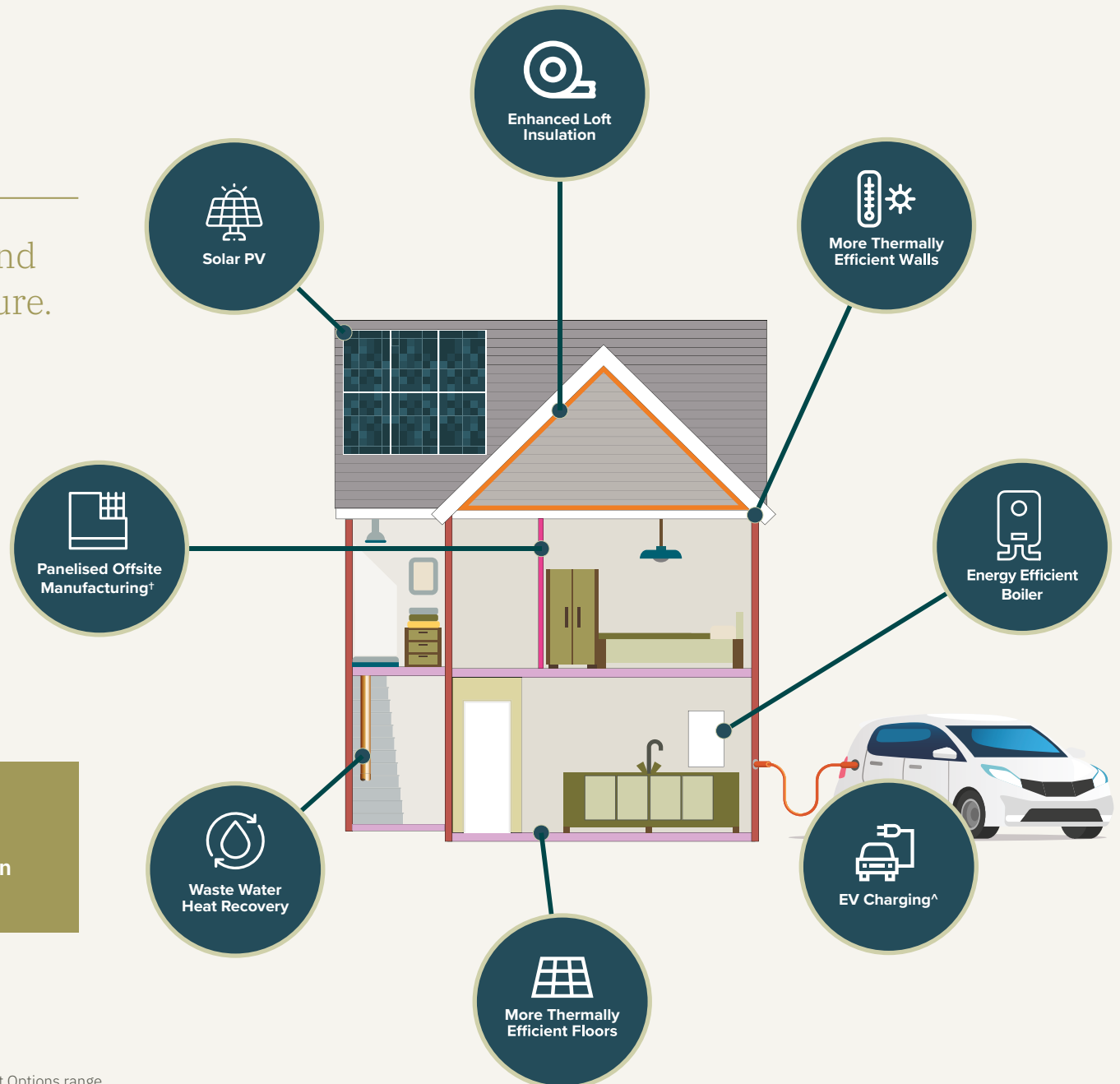
When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en suite and dressing room.



Eco Range homes

New build homes are changing, and together, we're embracing the future.

Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you, and the really cosy feeling of knowing it's better for the environment.



When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).

NB: not all homes will be built using timber frame technology.

^NB: Not all homes will have EV chargers, but they can be added from our Select Options range.

31% reduction in carbon emissions



Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please ask your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our **Select Options** range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised off site-manufactured timber technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to £6,730* over the lifetime of a 25 year mortgage.



Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.



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