



# PADDOCK RISE

NAILSEA BS48 4YQ



WOODSTOCK  
HOMES

# A home for the generations. Where tradition meets the future.

If you're thinking of moving to Paddock Rise, and you're new to the Nailsea area, you'll soon see why it's such a popular community.

Its deep historical roots have flourished with fresh growth to blossom into a modern town with all the amenities you would expect.

At its heart are the shopping centre and High Street, where you'll find a choice of supermarkets, small individual shops, restaurants, cafés and regular street markets, all with plentiful parking just yards away.

Let's not forget Nailsea's traditional pubs, whether you're dropping in for a quiet pint, a game of darts or skittles, or to use their function room for a celebratory get-together.

Education is always a key indicator of an area's desirability, and Nailsea achieves excellent marks. There's a choice of nurseries through to infant and primary schools, all leading towards the well-regarded secondary school and sixth form.

A community's strength is often measured by the number and range of its sports and leisure-interest clubs and societies. In Nailsea, you are truly spoiled for choice.

From yoga, local history, choirs, theatre, gardening, model railways, concert orchestra, allotments and keep fit, through to scouts and guides, croquet, rugby, cricket, football, archery, karate, and more, your days and evenings need never be empty or unrewarding. At all of them, friends old and new are always ready with a warm welcome.

As Nailsea continues its growth from traditional Somerset village into modern town, its inhabitants – whatever their age – prove that they're young at heart, with an infectious zest for living their lives to the full.





## A rural dream for the well-connected

For anyone of a fine vintage, Nailsea will always chime with the name and fame of Adge Cutler and the Wurzels.

Their Scrumpy and Western songs spoke to the wider world of the area's bucolic charms. Of cider and sunny fields of corn. Of family and friends and their funny ways. Many of Adge's songs were recorded live at The Royal Oak pub on Nailsea High Street.

Casting your eyes over the fields that provide the green setting of Nailsea these days, it's hard to imagine its industrial past. How many people know of the Somerset coalfield, which stretched southwards from Bristol?

Mining began in Nailsea in 1507, and the old winding tower at the Elms Colliery is a listed monument. Wind forward a couple of hundred years and coal from the local pits was used in the production of Nailsea glass, in the fourth-largest glassworks of its kind in the United Kingdom.

Though the glassworks is long gone, its memory lives on through the statue of The Glassblower and at the Crown Glass shopping centre in the heart of the town. And that memory has spread worldwide, with both local and international antique dealers and collectors choosing to invest in Nailsea glass.

As everyone knows, location is the most important word in home-buying – and, surrounded by thousands of acres of open countryside, Nailsea is the living proof.

Set just eight miles from Bristol, it's the perfect spot to call home if you work in the city, or your eyes light up at the thought of all its shopping and entertainment opportunities. The A370 can take you there in minutes. Or, if you'd rather go by rail, Exeter to Bristol trains stop just a few hundred yards from Paddock Rise at the Nailsea and Backwell station. That puts you on the fast track to London and the whole UK rail network.

Looking west, Nailsea is just a short drive to junction 20 on the M5, bringing the major regional shopping hub of Cribbs Causeway within easy reach. And, to the east, you can reach Bristol Airport in around 15 minutes, setting the world at your feet.

With a new home at Paddock Rise, you've never been better connected.





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- A RURAL DREAM FOR THE WELL-CONNECTED**
1. The Harbour Festival & Bristol Harbourside
  2. Bristol Hippodrome & City Nightlife
  3. Clevedon Court Countryside
  4. Bristol Airport
  5. Bristol Balloon Fiesta
  6. Clevedon Pier
  7. Crown Glass Shopping Centre
  8. Historic Roman Baths, Bath
  9. Tyntesfield House, Clevedon Court

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## A community where dreams can flourish

Small is beautiful, they say. And Paddock Rise combines the benefits of a small community with a surprisingly wide variety of homes.

For example, you'll find French doors that open into your garden to make the most of sunny summer days. Or perhaps a study will make all the difference when you work from home. And a separate dressing room is sure to be someone's idea of luxury.

There's plenty of room for grandparents looking forward to hosting family and friends, while excellent levels of insulation ensure year-round comfort while energy costs are minimised.

With 7 four-bedroom houses, and 2 two-bedroom and 1 three-bedroom bungalows, Paddock Rise presents a beautiful opportunity for you to select your perfect home adjacent to open fields in this very private and select corner of Nailsea.



**THE ASCOT**  
3 bedroom bungalow  
Plot: 1



**THE BEVERLEY**  
2 bedroom bungalow  
Plots: 2 & 3



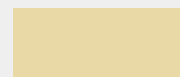
**THE CHEPSTOW**  
4 bedroom family home  
Plots: 12, 13 & 14



**THE DONCASTER**  
4 bedroom family home  
Plots: 6 & 7



**THE EPSOM**  
4 bedroom family home  
Plots: 8 & 9



**THE ASCOT**  
3 bedroom bungalow



**THE BEVERLEY**  
2 bedroom bungalow



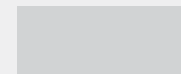
**THE CHEPSTOW**  
4 bedroom family home



**THE DONCASTER**  
4 bedroom family home



**THE EPSOM**  
4 bedroom family home



**AFFORDABLE HOUSING**



**CAR PORT**

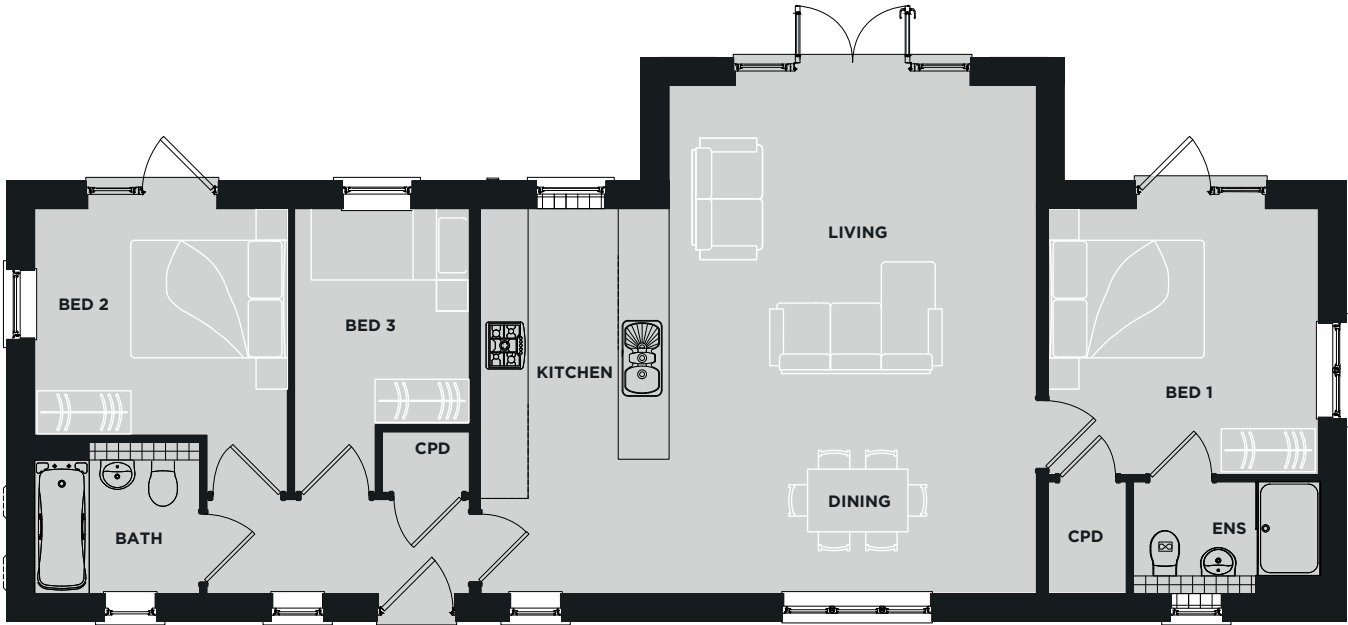
The development layout is for general guidance and may be subject to change. It is not intended to indicate specific boundaries and is not necessarily to scale. Any landscaping shown is purely to create an impression.



# THE ASCOT

3 BEDROOM BUNGALOW





**GROUND FLOOR**

**KITCHEN/LIVING/DINING**  
 7.090 x 6.490mm (23' 3" x 21' 4")

**BEDROOM 1**  
 3.450 x 3.397mm (11' 4" x 11' 2")

**BEDROOM 2**  
 3.622 x 3.226mm (11' 11" x 10' 7")

**BEDROOM 3**  
 3.622 x 2.220mm (11' 11" x 7' 3")

**TOTAL FLOOR AREA**  
**946 SQ FT**

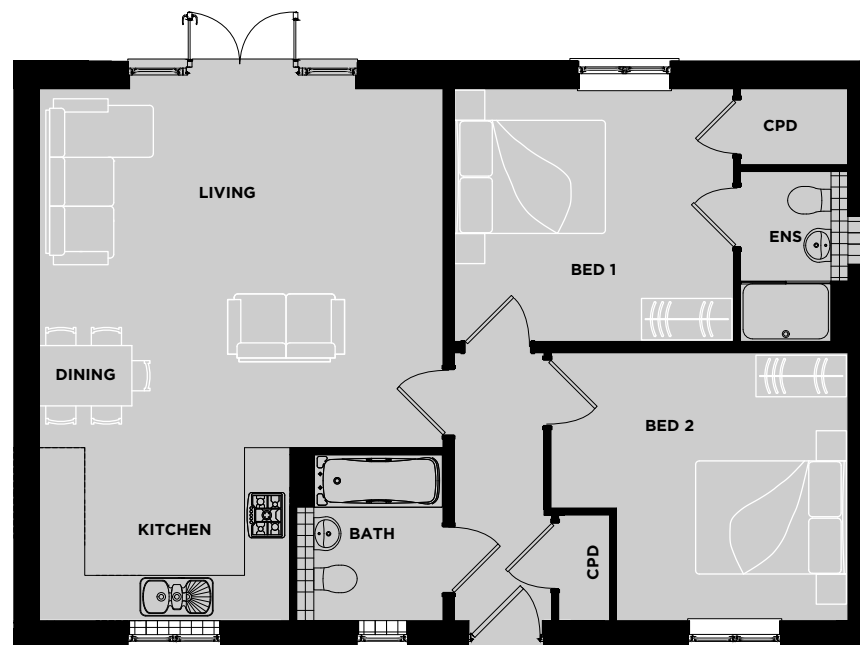
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# THE BEVERLEY

2 BEDROOM BUNGALOW





## GROUND FLOOR

### KITCHEN/LIVING

7.053 x 5.350mm (23' 2" x 17' 7")

### BEDROOM 1

3.702 x 3.350mm (12' 2" x 11' 0")

### BEDROOM 2

3.937 x 3.577mm (12'11" x 11' 9")

## TOTAL FLOOR AREA

**813 SQ FT**

Please note plot 3 is a handed version of the floorplan shown above.

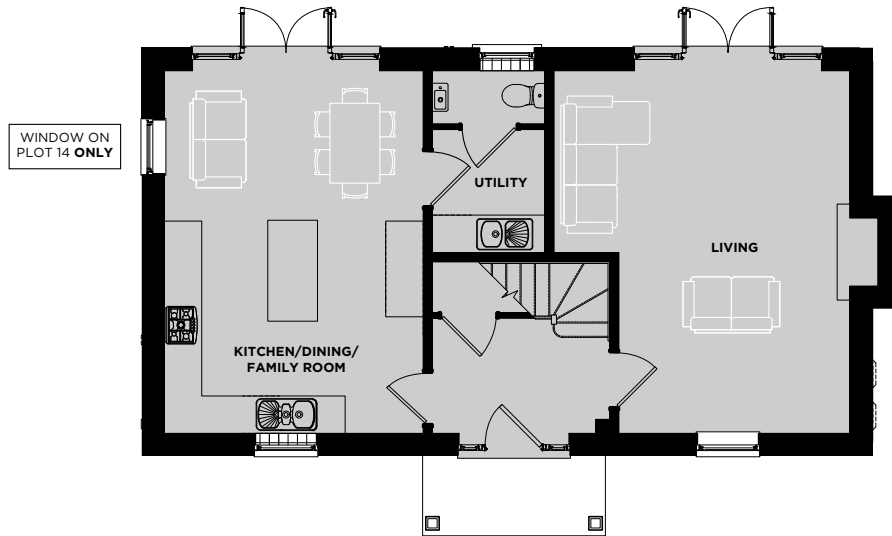
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# THE CHEPSTOW

4 BEDROOM FAMILY HOME





## GROUND FLOOR

### KITCHEN/DINING/FAMILY ROOM

5.815 x 4.175mm (19' 1" x 13' 8")

### LIVING

5.815 x 4.740mm (19' 1" x 15' 7")

## TOTAL FLOOR AREA

**1,375 SQ FT**



## FIRST FLOOR

### BEDROOM 1

5.815 x 3.757mm (19' 1" x 12' 4")

### BEDROOM 2

3.660 x 3.110mm (12' 0" x 10' 3")

### BEDROOM 3

3.060 x 2.612mm (10' 1" x 8' 7")

### BEDROOM 4

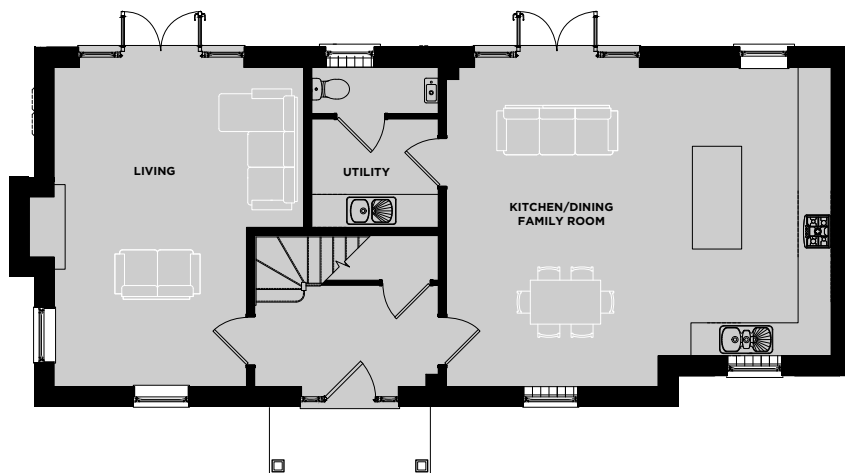
3.387 x 1.936mm (11' 1" x 6' 4")



# THE DONCASTER

4 BEDROOM FAMILY HOME





## GROUND FLOOR

### KITCHEN/DINING/FAMILY ROOM

7.000 x 5.815mm (23' 0" x 19' 1")

### LIVING

5.815 x 4.540mm (19' 1" x 14' 11")

## TOTAL FLOOR AREA

**1,731 SQ FT**

## FIRST FLOOR

### BEDROOM 1

3.622 x 3.557mm (11' 11" x 11' 8")

### DRESSING ROOM

3.557 x 2.100mm (11' 8" x 6' 11")

### BEDROOM 2

3.735 x 3.057mm (12' 3" x 10' 0")

### BEDROOM 3

3.388 x 2.679mm (11' 1" x 8' 10")

### BEDROOM 4

4.277 x 2.000mm (14' 1" x 6' 7")

Please note plot 7 is a handed version of the floorplan shown above.

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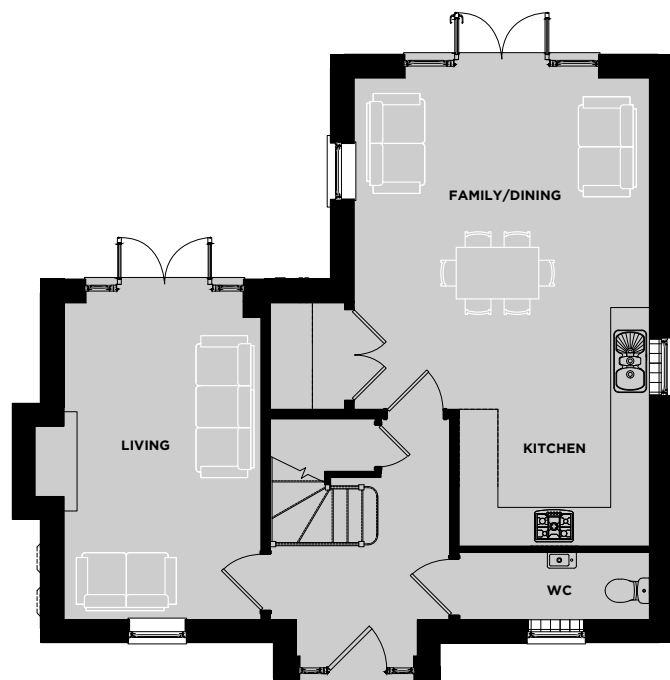


# THE EPSOM

4 BEDROOM FAMILY HOME







## GROUND FLOOR

### KITCHEN/DINING/FAMILY ROOM

7.260 x 4.578mm (23' 10" x 15' 0")

### LIVING

4.915 x 3.050mm (16' 2" x 10' 0")

## TOTAL FLOOR AREA

**1,320 SQ FT**

Please note plot 8 is a handed version of the floorplan shown above.

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## FIRST FLOOR

### BEDROOM 1

3.622 x 3.107mm (11' 11" x 10' 2")

### BEDROOM 2

3.675mm x 4.578mm (12' 1" x 15' 0")

### BEDROOM 3

3.260 x 2.960mm (10' 8" x 9' 9")

### BEDROOM 4

2.960 x 2.182mm (9' 9" x 7' 2")

# Beautiful interiors

## Homes with the finest specification.

### KITCHEN

- Individually designed kitchen with integrated features
- 30mm Quartz worktops and upstands with glass splashback to hob
- AEG 800mm induction hob
- AEG 600mm glass and stainless-steel extractor hood
- AEG double oven
- Rangemaster stainless-steel 1 ½ bowl sink with contemporary Monorise dual lever tap
- Integrated dishwasher
- Integrated washer/ dryer (excludes Chepstow, Doncaster and Epsom with Utility)
- Integrated frost free fridge freezer
- Pan drawers below induction hob
- Pull-out larder
- Task lighting
- Luxury vinyl tile flooring

### UTILITY (CHEPSTOW, DONCASTER AND EPSOM)

- Rangemaster stainless-steel single bowl sink with contemporary dual lever tap (Chepstow and Doncaster only)
- 40mm laminate worktops and upstands
- Plumbing and electrics for washing machine/tumble dryer
- Luxury vinyl tile flooring

### BATHROOMS & ENSUITES

- Contemporary Roca white bathroom sanitaryware with semi-pedestal basins and chrome fittings
- Thermostatic controlled mains feed shower above bath with glass screen (Bathrooms)
- Thermostatic controlled mains feed shower over 1200x800mm shower tray (Ensuites)
- Chrome towel rail
- Full height tiling to bath and shower, half height elsewhere
- Luxury vinyl flooring

### FIXTURES & FITTINGS

- Natural oak finished doors with brushed chrome ironmongery
- High performance front doors with chrome fittings

### LIGHTING & ELECTRICS

- LED downlights to kitchens, bathrooms and ensuites
- CAT 5 data cabling from incoming fibre to lounge and master bedroom
- Fibre optic cable into each property for ultra-fast internet connection
- TV points to lounge and master bedroom suitable for terrestrial and satellite wired back to attic
- External lighting to front and rear

### HEATING & HOT WATER

- Gas combination boiler (Ascot, Beverley, Chepstow and Epsom)
- Gas condensing boiler with hot water cylinder (Doncaster only)

### GENERAL

- Walls and ceilings painted in white emulsion
- Woodwork painted in white satin
- Bike storage provided
- 10-year NHBC warranty
- Carport (Plots 3, 6, 7, 8, 9, 12, 13 & 14)
- Chimney flue provided for woodburner\* (Plots 6, 7, 8, 9, 12, 13 & 14) \* Woodburner not included

### EXTERNALS

- Block paving to drives
- Turf and planting to front garden
- Turf to rear garden
- Outside tap to rear garden
- Generous patio areas to rear gardens
- Quality close-board timber boundary fencing

### ENERGY EFFICIENCY FEATURES

- Predicted Energy Assessment rating A
- High performance double-glazed windows
- High performance insulation
- Low energy lighting
- Thermostatically controlled radiator valves
- All properties air leak tested
- Photo Voltaic panels
- 7kW car chargers



# A better future

At Woodstock Homes we are proud to be building “A” Rated energy efficient homes.

As we look to the future and the drive towards net zero, we are embracing new technologies such as Photovoltaic solar panels ( PV ) and Electric Vehicle charging ( EV ) to ensure a greener future, and homes with a lower energy demand.

Each of the new homes at Paddock Rise are built to exceed the latest Building Regulations to ensure an “A” Rating and to provide enhanced environmental and financial benefits.

Our new homes are built with energy performance in mind, with high levels of insulation in the fabric of the building.

From the day you move in you can be assured that you will be using less energy than a similar size older property.

New homes need drastically less energy to power and heat and therefore are significantly cheaper and more environmentally friendly to run.

The average new build property uses approximately 9094 kWh a year, as compared to older properties which use an annual average of 21621 kWh.\*

On average, buyers of new homes save over £2,000 on household bills per property each year\*

\* Home Builders Federation ‘Watt a save’ Oct 2022





# Make a wise move to a wonderful home with Woodstock Homes

Woodstock Homes is one of the leading housebuilders in the South West and South Wales, recognised for building a select number of well-designed and beautifully appointed homes.

We are small enough to care about every aspect of your new home, yet large enough to deliver the highest standards of build quality alongside a 10-year NHBC warranty.

Wherever we build, our developments form a vibrant part of the local community in ensuring a balanced, environmentally sympathetic and high-quality approach to every home.

We pride ourselves in the quality of our homes with consideration to the complete process - from initial design and planning, through to construction techniques and the final finishes, fixtures and fittings to give you a home you can be proud of and that will be a sound investment for years to come.





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- 1 Golden Acres, Tickenham
- 2 Chewton Court, Keynsham
- 3. Filwood Gardens, Kingswood
- 4. Chewton Court, Keynsham
- 5. Sheep Field Gardens, Portishead



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