



BAILY COURT

DOWNEND BS16 5UL



WOODSTOCK
HOMES



Rooted in community

Discover one of the United Kingdom's finest suburbs.

Don't just take our word for it; The Sunday Times heralded it as such in a 2020 feature. This accolade isn't given lightly - come and see for yourself. Even better, experience its charm in a new home at Baily Court.

Downend offers stability with its charming array of Victorian terraced homes, complemented by elegant additions from the 1930s and 1950s. These homes have had decades to settle and mature, creating a harmonious neighbourhood untouched by the sprawling developments seen elsewhere.

Community spirit thrives here. From nurturing nurseries to the renowned University of the West of England campus, educational excellence is a cornerstone of Downend.

Despite the challenges of high streets nationwide, Downend's cafés, pubs, and shops buzz with the energy of loyal locals. Perhaps join the local cricket club, attend the annual Round Table fireworks display or take up one of the many local community groups - somewhere to meet old friends and make new ones.

With a wealth of sports and special-interest clubs, your social calendar can be as lively as you wish. Gardeners will delight in Baily Court's proximity to the well-kept Dial Lane allotments, perfect for cultivating your green thumb.

Moving to Baily Court means joining a community with deep roots. Your contributions will be welcomed and encouraged, and you'll soon find your own roots thriving in this warm and inviting suburb.



In glorious footsteps...

Hear the summer sound of leather on willow...

Just around the corner from Dial Lane, an English legend was born in 1848: W.G. Grace, widely regarded as the greatest cricketer in history.

His birthplace overlooks the ground and pavilion that proudly bear his name. As a boy, he likely roamed the land that is now Baily Court. With over 54,000 runs, 2,809 wickets, and 876 catches, Grace was a colossus for Gloucestershire and England, his career spanning an incredible 44 seasons in first-class cricket.

Grace's cricketer prime saw Downend transform from a small village into a vibrant Victorian suburb of Bristol. The village grew slowly around farms in Kingswood Forest, once a royal hunting ground managed by the Constable of Bristol Castle.

While other forest areas turned to mining, Downend remained an agricultural haven. Its growth mirrored that of nearby Bristol, with new job opportunities and public transport links.

W.G.'s cricketer adventures took him as far as Australia, Canada, and the USA. Journeys that once took weeks now take mere hours for locals, thanks to Bristol Airport and its various connections.

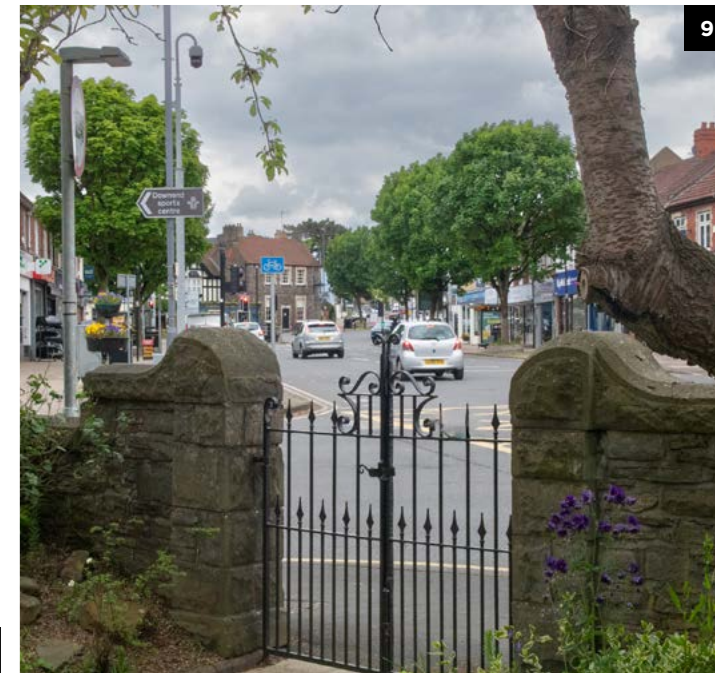
Baily Court is just minutes from the A4174 ring road and a short drive to the M4/M32 junction, giving you access to the entire motorway network. For train travel, Bristol Parkway Station is conveniently under five miles away, and Bath Spa station is just 13 miles distant.

From your doorstep, you're less than five miles down the A432 into the heart of Bristol, opening up a wealth of leisure, entertainment, shopping, and work opportunities. Prefer out-of-town shopping? The Cribbs Causeway retail park is under eight miles northwest.

Located on Bristol's northeastern tip, Baily Court offers easy access to the picturesque Cotswolds.

Whether you're a cricket enthusiast, a history buff, or someone seeking a vibrant community with modern amenities, Baily Court offers a perfect base. Embrace living in a place rich with history, surrounded by the beauty of the Cotswolds and the bustling life of Bristol.

By choosing Baily Court, you'll find not just a home, but a well-connected community with a promising future.



A RURAL DREAM FOR THE WELL-CONNECTED

1. Downend Cricket Ground
2. The Horseshoe Pub
3. Page Park
4. Bristol Airport
5. Bristol Balloon Fiesta
6. Page Park, Sensory Garden
7. Watershed
8. Clifton Suspension Bridge
9. Downend Local Shopping Area





A historic setting for modern living.

Nestled in a very special corner of Downend, Baily Court offers an inviting selection of homes. Choose from five elegant 2-bedroom, two-storey houses, two spacious 3-bedroom, three-storey houses, and two luxurious 4-bedroom, three-storey homes. Each residence provides a stylish and comfortable sanctuary.

Experience the cosy embrace of top-notch insulation, designed to keep you snug through the harshest winters while maintaining low energy bills. Plus, enjoy the year-round perk of photovoltaic roof panels, delivering free electricity to power your home sustainably.

Step through French doors from your living room into your beautifully landscaped garden, where you can gather with friends or put your green fingers to good use, blending indoor comfort with outdoor beauty.

Additionally, each home includes a dedicated parking space, a thoughtful convenience for every driver, making life that much easier.

Welcome to Baily Court, where modern comfort meets historic charm.



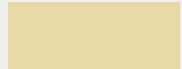



PLOTS: 1, 2, 5, 6 & 7
2 bedroom home



PLOTS: 3 & 8
4 bedroom home

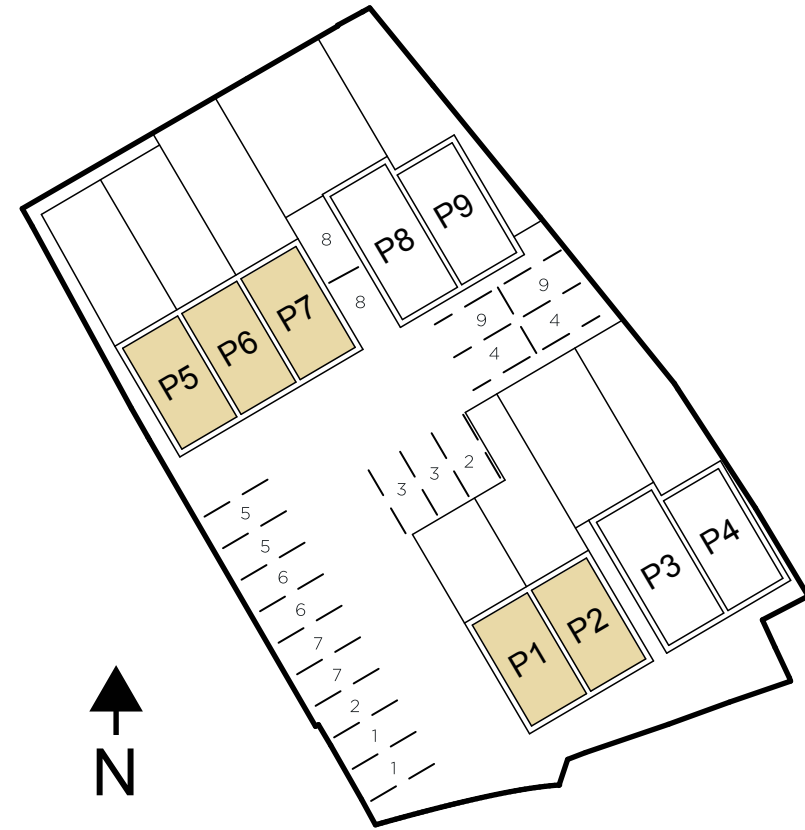


PLOTS: 4 & 9
3 bedroom home

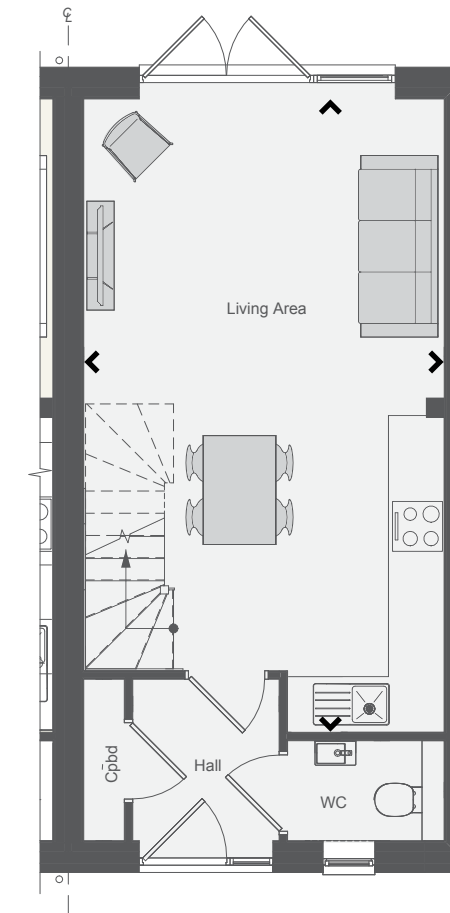
-  **PLOTS: 1, 2, 5, 6 & 7**
2 bedroom home
-  **PLOTS: 3 & 8**
4 bedroom home
-  **PLOTS: 4 & 9**
3 bedroom home
-  **EV CHARGING POINTS**



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.

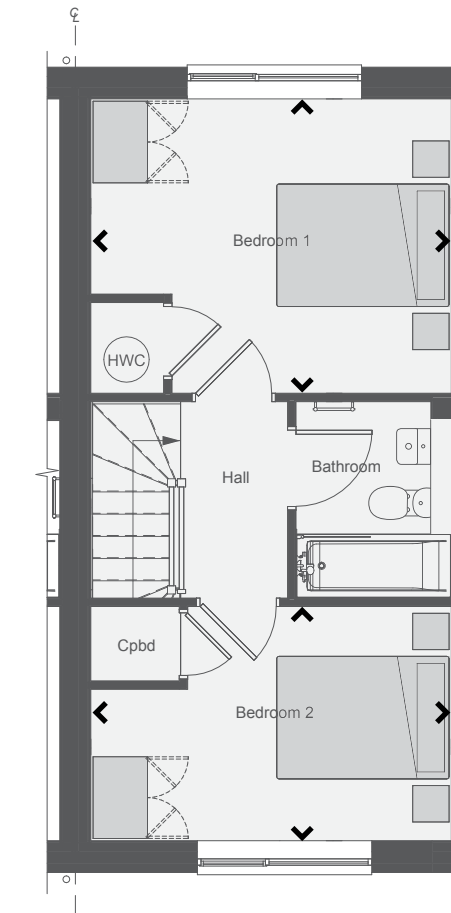


PLOTS: 1, 2, 5, 6 & 7
2 BEDROOM HOME



GROUND FLOOR

KITCHEN/LIVING/DINING
6.980 x 3.975mm (22' 11" x 13' 0")



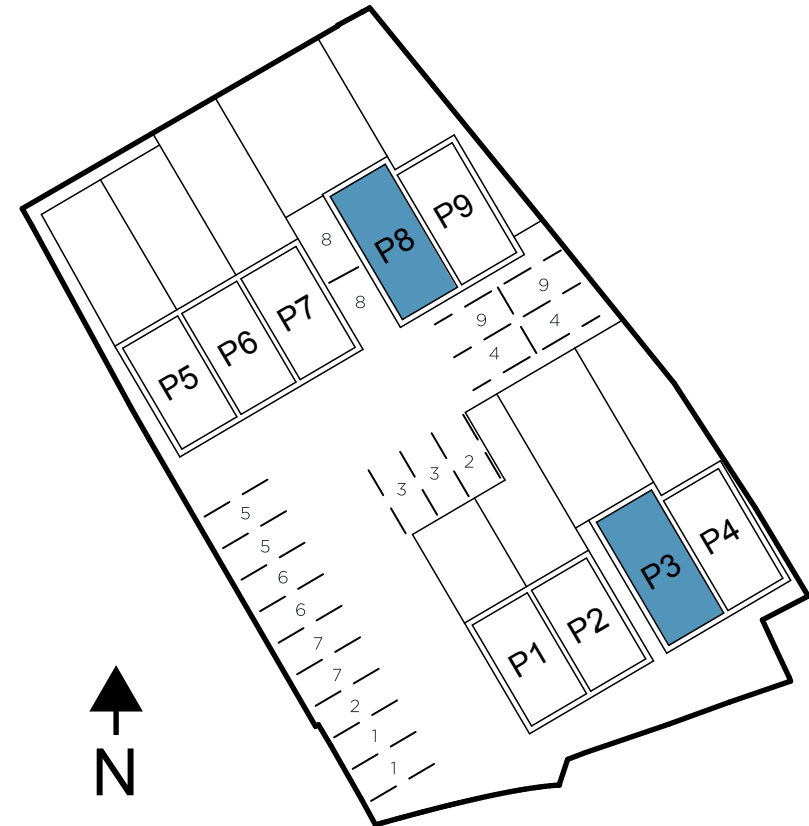
FIRST FLOOR

BEDROOM 1
3.975 x 3.240mm (13' 0" x 10' 8")

BEDROOM 2
3.975 x 2.580mm (13' 0" x 8' 6")

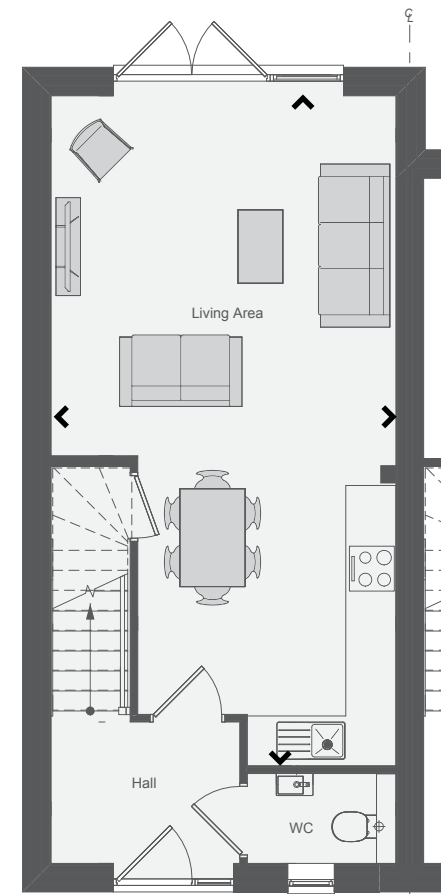
Computer generated images are indicative only. They are not intended to give a totally accurate impression of a specific property, its setting or surroundings. The dimensions shown have been taken from the maximum point of measuring and are for guidance only. They are not to be used for carpet sizes, appliance space or items of furniture. Woodstock Homes policy of continuous development may lead to plans and specifications being altered without prior notice at any time





PLOTS: 3 & 8

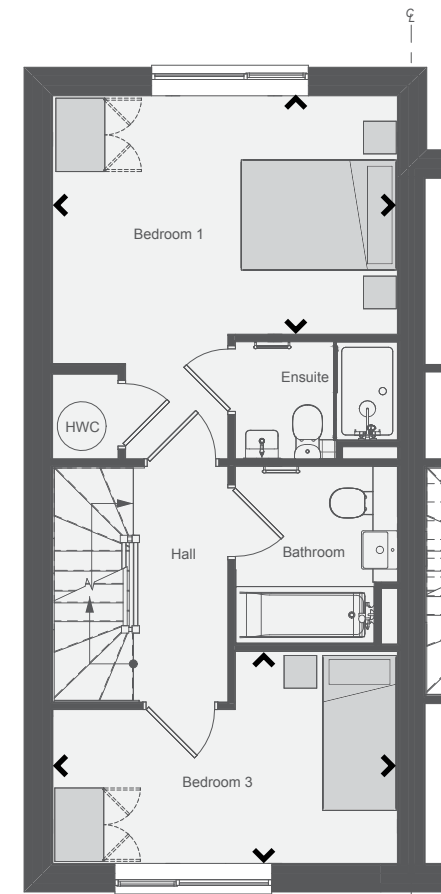
4 BEDROOM HOME



GROUND FLOOR

KITCHEN/LIVING/DINING

8.220 x 4.230mm (27' 0" x 13' 11")



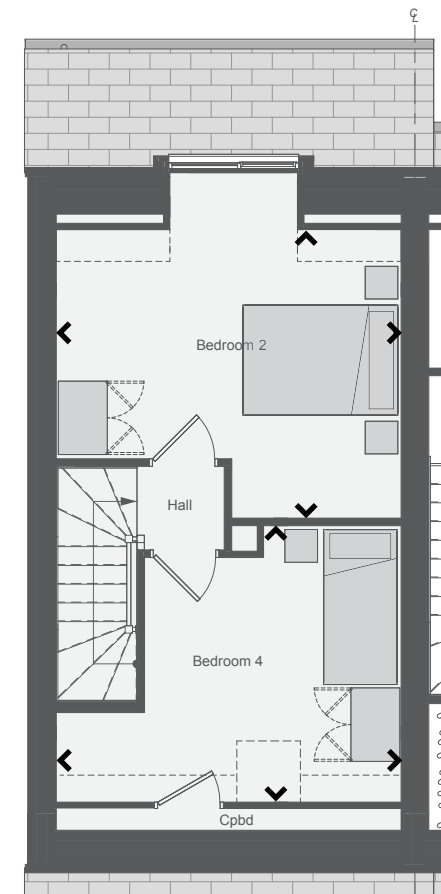
FIRST FLOOR

BEDROOM 1

4.450 x 4.230mm (14' 7" x 13' 11")

BEDROOM 3

4.230 x 2.600mm (13'11" x 8' 6")



SECOND FLOOR

BEDROOM 2

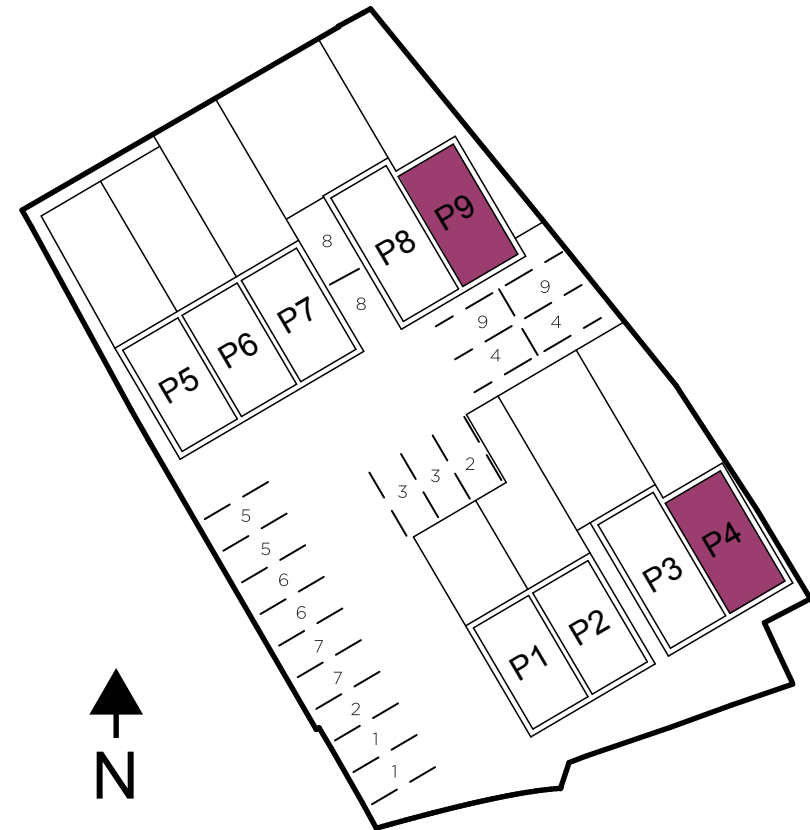
4.230 x 3.150mm (13'11" x 10' 4")

BEDROOM 4

4.230 x 3.060mm (13'11" x 10' 0")

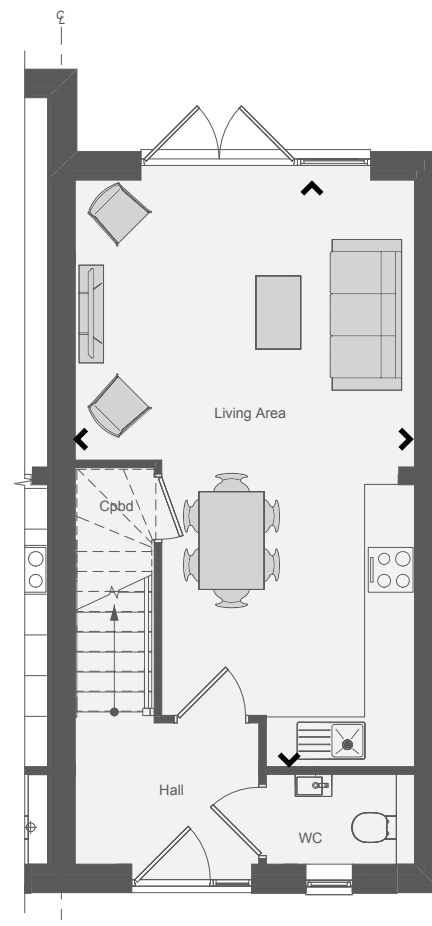
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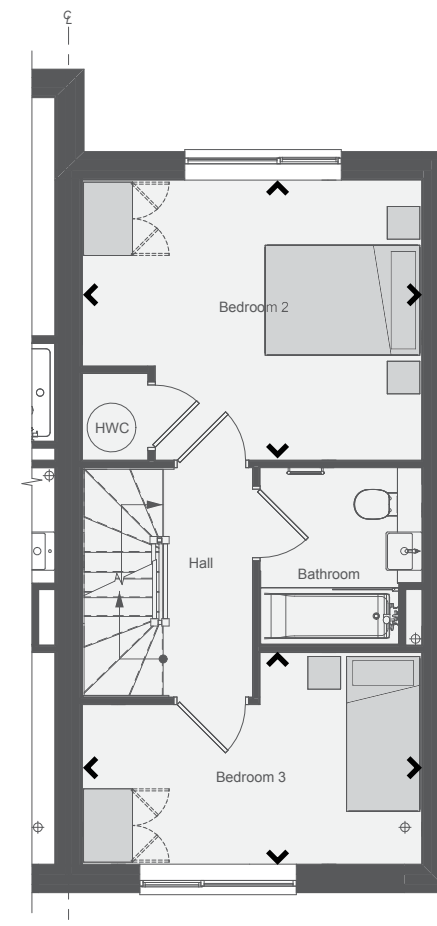
PLOTS: 4 & 9

3 BEDROOM HOME



GROUND FLOOR

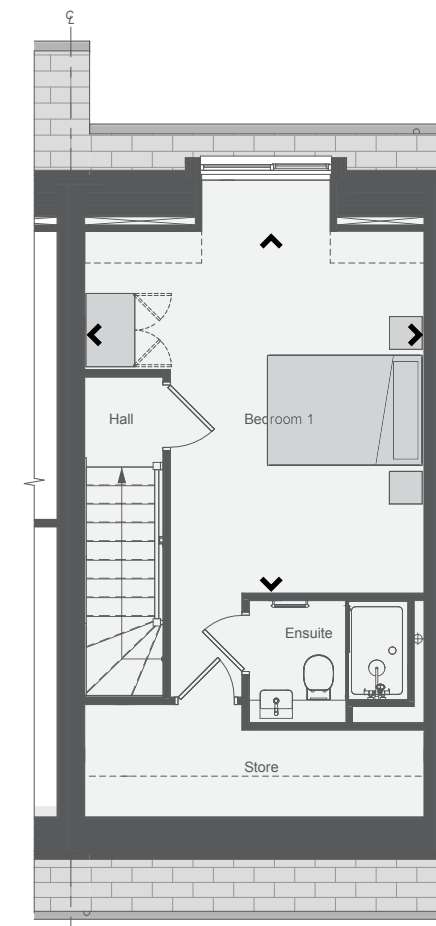
KITCHEN/LIVING/DINING
7.200 x 4.170mm (23' 8" x 13' 8")



FIRST FLOOR

BEDROOM 2
4.170 x 3.440mm (13' 8" x 11' 3")

BEDROOM 3
4.170 x 2.600mm (13' 8" x 8' 6")



SECOND FLOOR

BEDROOM 1
5.330 x 4.170mm (17' 6" x 13' 8")

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Beautiful interiors

Homes with the finest specification.

KITCHEN

- Individually designed kitchen with integrated features
- 40mm laminate worktops and upstands with glass splashback to hob
- AEG 600mm induction hob
- AEG chimney hood
- AEG single oven
- AEG Dishwasher
- Blanco single bowl with Blanco Jamia chrome tap.
- Luxury vinyl tile flooring

BATHROOM

- Contemporary white bathroom sanitaryware with semi-pedestal basins and chrome fittings.
- Thermostatic controlled mains feed shower above bath with glass screen.
- Chrome towel rail.
- Full height tiling to bath and shower, half height behind sanitaryware (3 & 4 bedroom houses only)
- Full height tiling to bath and shower, splashback to basin (2 bedroom houses only)
- Luxury vinyl tile flooring

FIXTURES & FITTINGS

- Natural oak finished doors with brushed chrome ironmongery.
- High quality balustrade with white satin finish.
- High performance front doors with chrome fittings.

LIGHTING & ELECTRICS

- LED downlights to kitchens, bathrooms and en-suites.
- Fibre optic cable into each property for ultra-fast internet connection.
- TV points to lounge and master bedroom suitable for terrestrial & satellite wired back to attic.
- External PIR lighting to front and rear.

HEATING & HOT WATER

- Air source heat pump. Radiators to all floors.

GENERAL

- Walls and ceilings painted in white emulsion.
- Woodwork painted in white satin.
- 10-year NHBC warranty.

EXTERNALS

- Paviments to parking.
- Turf and planting to front garden and turf to rear garden.
- Outside tap to garden.
- Quality close-board timber boundary fencing.

ENERGY EFFICIENCY FEATURES

- Predicted Energy Efficiency Rated A - each home is energy efficient.
- Efficient air source heat pump
- A+ rated oven.
- High performance double-glazed windows - minimise heat lose and maximise solar gain.
- High performance insulation.
- Low power LED lighting - 100% low energy lighting reducing energy consumption.

- Low water usage - homes fitted with aerated taps and showers to reduce water consumption.
- Sustainable urban drainage system - rainwater is collected across permeable surfaces, naturally filtered and stored, slowly released to prevent flooding.

- Thermostatically controlled radiator valves.
- All properties air leak tested.
- Solar panels - photo voltaic panels are fitted to generate electricity from the sun.
- Car charger to all properties.
- Low light levels to ensure bats aren't being effected by lighting.

ECOLOGICAL

- Biodiversity enhancing landscaping to encourage wildlife and achieving biodiversity net gain.
- Bat and bird boxes fitted to encourage wildlife.



A brighter tomorrow

At Woodstock Homes, we take immense pride in building 'A' Rated energy-efficient homes.

With a keen eye on the future and a journey towards net zero, we are wholeheartedly embracing new and improved technologies such as Photovoltaic solar panels (PV) and Electric Vehicle charging (EV). This commitment ensures not only a greener tomorrow but also homes with a significantly lower energy demand.

Each new home at Baily Court is meticulously constructed to surpass the latest Building Regulations, guaranteeing an 'A' Rating and offering exceptional environmental and financial advantages.

Designed with energy performance at their core, our homes feature superior insulation throughout the fabric of the building.

From the moment you move in, you'll notice the difference - your new home uses far less energy compared to older properties of similar size.

Our new homes require dramatically less energy to power and heat, making them not only more economical but also much more environmentally friendly to live - the best of both worlds.



- The average new build property uses approximately 9,414 kWh a year, as compared to older properties which use an annual average of 21,040 kWh meaning that the average new build uses over 55% less energy a year.*
- On average, buyers of new homes save over £1,600 on household bills per property each year.*

Average property in the year to March 2023

	Energy Usage (kWh)	Bills	Carbon Emissions (tonnes)
New Build	9414.13	£1,317.98	1.4
Existing	21,040.91	£2,945.73	3.6
Saving	11,626.79	£1,627.75	2.2
% Saving	55%	55%	60%

* Home Builders Federation 'Watt a save' July 2023



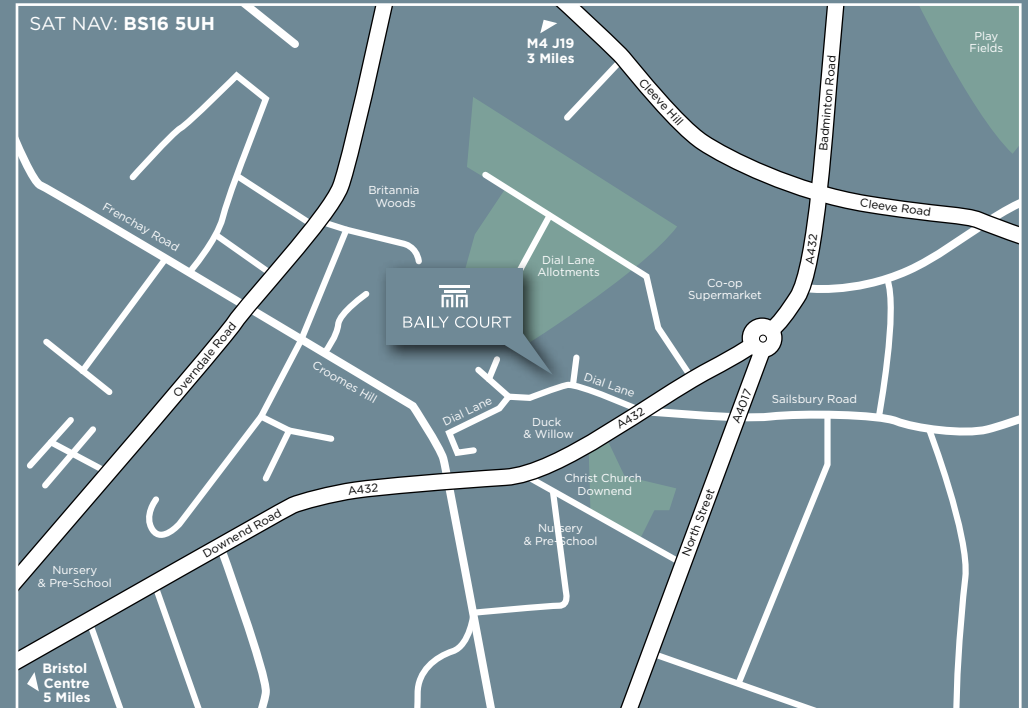
Make a wise move to Woodstock Homes.

As a premier housebuilder in the Southwest and South Wales, Woodstock Homes craft a select number of exquisitely designed and beautifully appointed homes that are recognised for excellence in the community and across our industry.

We blend the personal touch of a small company with the robust capabilities of a large one, ensuring every detail of your new home is perfect, backed by a 10-year NHBC warranty.

Our developments seamlessly integrate into the local community, promoting balance, environmental harmony, and exceptional quality in every home we build.

We take great care in the building quality of our homes, overseeing every step from design and planning to construction and those all-important final finishes. This meticulous process ensures that your home is not only a source of pride but also a wise investment for years to come.



Tel: 0117 974 1021
woodstockhomes.co.uk

Selling Agent
Tel: 0117 956 9555 & 07393 259892
emersonsgreen@connells.co.uk

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