HOMEFIELDS

PORTISHEAD, BRISTOL

Five, brand new contemporary, four/five bedroom, detached properties. Approached by gated entrance into private estate and set in landscaped gardens

MAGENTA PROPERTIES LIMITED

HOMEFIELDS

PORTISHEAD, BRISTOL

Five, brand new contemporary, four/five bedroom, detached properties. Approached by gated entrance into private estate and set in landscaped gardens

- Five, newly constructed four and five bedroom detached properties (approx 2350 sq ft)
- Set in landscaped gardens with private gated entrance
- Impressive entrance hall with engineered oak flooring
- Contemporary, oak staircase and glass balustrades
- Spacious open plan kitchen/breakfast/family room and separate utility, all with tiled floor
- 4/5 Bedrooms with master arranged with en-suite shower room
- 2/3 further bath/shower rooms
- Gas fired central heating/hot water
- Underfloor heating throughout ground floor

Careful consideration has been given to the design and choice of all materials, resulting in a superior and impressive finish.

The property is offered with a ten year NHBC warranty, and the accomplished track record of an established local development company, who specialise in bespoke developments within the most desirable locations.

LOCATION

Portishead is regarded as a sought after coastal town, located in under 6 miles from the City of Bristol.

The attractive High Street is lined with both well-known brands and independent stores. Nearby Portishead Quays Marina is home to restaurants and cafés with views across the yachts. The Town benefits from picturesque scenery, historical walking trails with coastal views and the Portishead Lido.

It provides exceptionally easy access to the M5/M4 motorway networks, as well as benefiting from the facilities of this popular town. There is a wide choice of reputable schools, both state and independent which are available within a short distance. It has good rail links from Nailsea and Bristol, providing fast access to London and other major Cities. Bristol Airport offers a number of both European and long haul flights.

DIRECTIONS

By car: Exit the M5 at Junction 19 and follow The Portbury Hundred road towards the town centre.
By train and bus: Main line trains stop at Bristol Temple Meads, from where you can catch a connecting bus to Portishead.
By air: Bristol Airport is around 14 miles from Portishead. Catch the bus from the airport to Bristol terminals, then take a connecting service to Portishead.

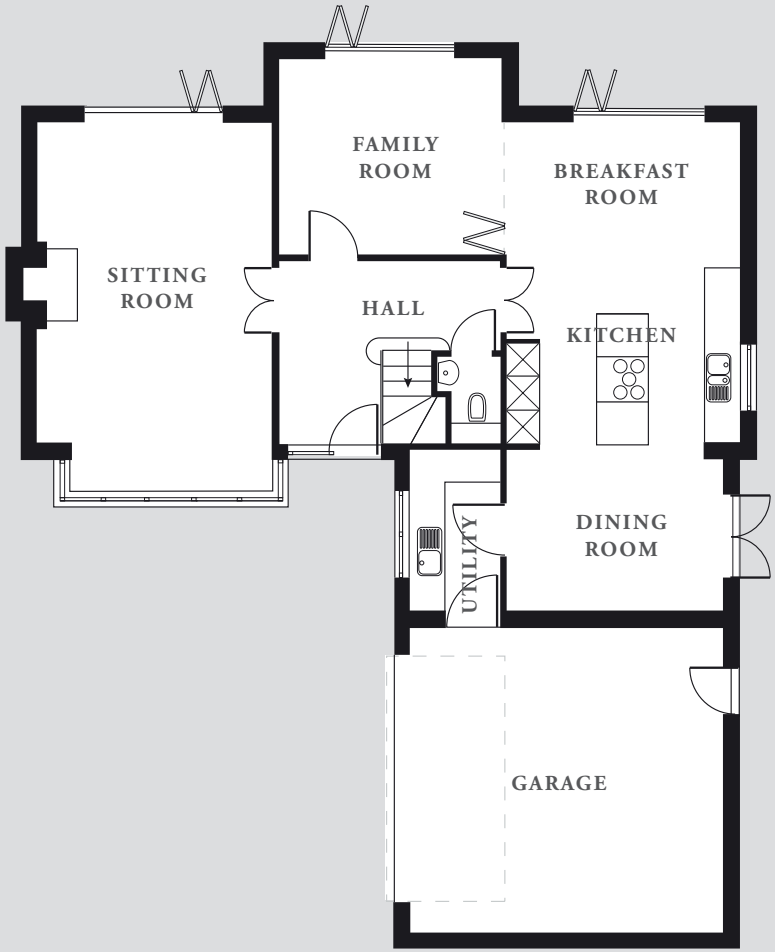
SITE PLAN

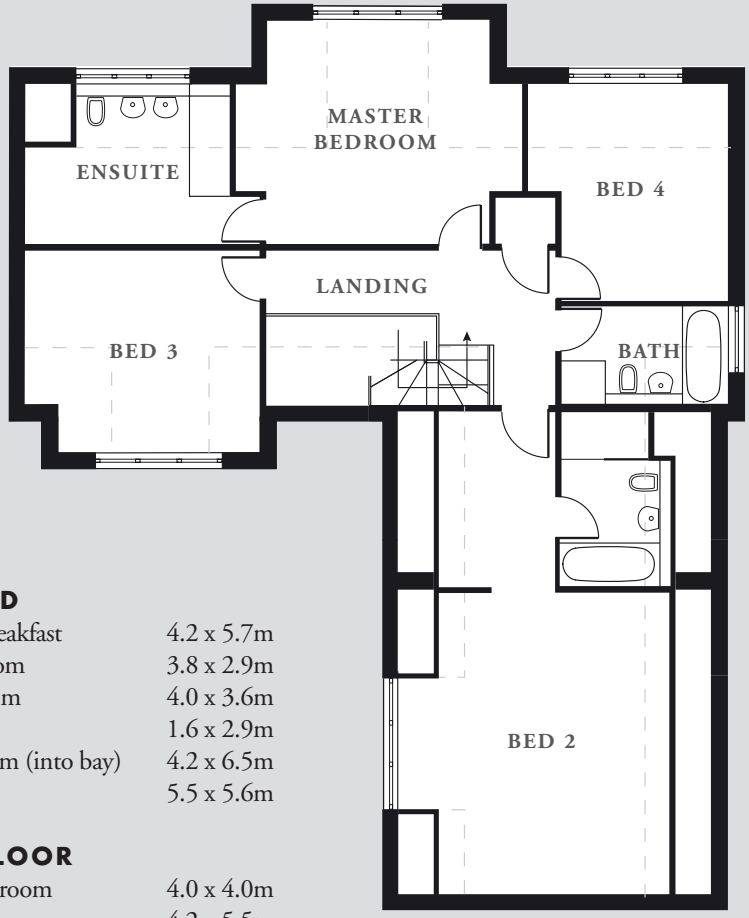
PLOTS 1, 2 & 5

PLOTS 1 AND 5 WILL BE HANDED

PLOTS 1, 2 & 5 FLOOR PLAN

PLOT 2





GROUND

Kitchen/Breakfast	4.2 x 5.7m
Dining Room	3.8 x 2.9m
Family Room	4.0 x 3.6m
Utility	1.6 x 2.9m
Sitting Room (into bay)	4.2 x 6.5m
Garage	5.5 x 5.6m

FIRST FLOOR

Master Bedroom	4.0 x 4.0m
Bedroom 2	4.2 x 5.5m
Bedroom 3	4.2 x 3.7m
Bedroom 4	3.6 x 3.8m

APPROXIMATE DIMENSIONS
(to be confirmed and taken at widest points)

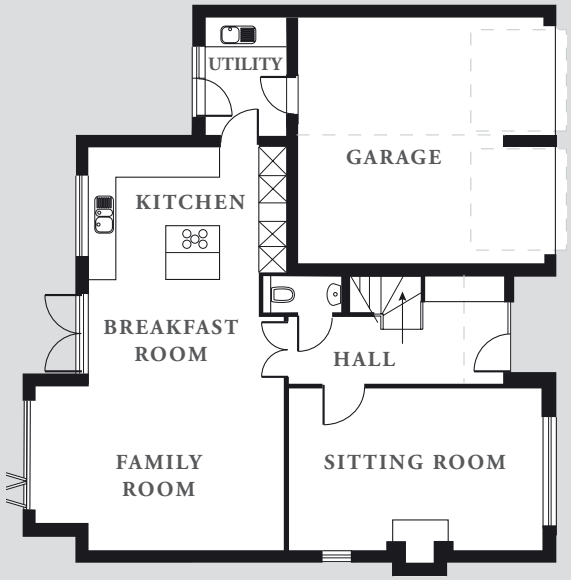
PLOTS 1 AND 5 WILL BE HANDED

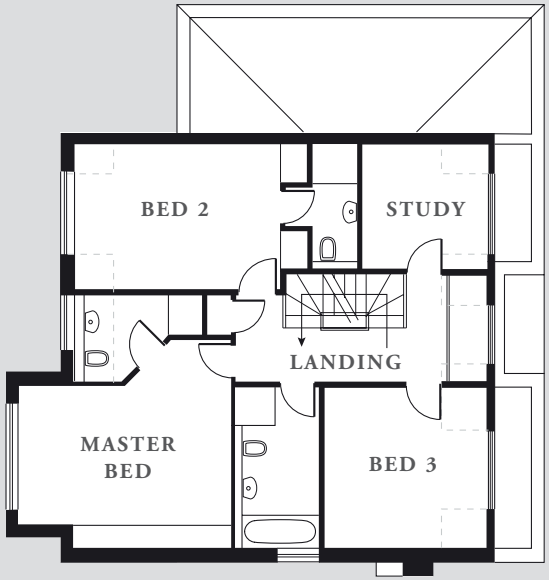
PLOTS 3 & 4

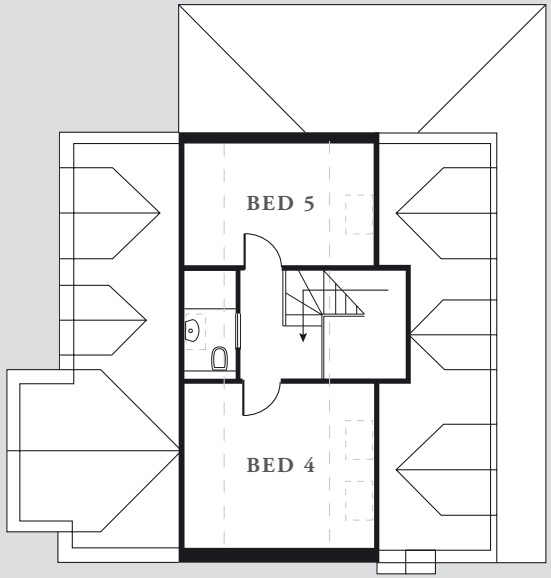
PLOT 4 WILL BE HANDED

PLOTS 3 & 4 FLOOR PLAN

PLOT 3







GROUND

Kitchen/Breakfast	4.4 x 5.3m
Family Room	5.2 x 3.7m
Utility	1.8 x 2.6m
Sitting Room	5.7 x 3.7m
Garage	5.5 x 5.6m

FIRST FLOOR

Master Bedroom	4.7 x 4.0m
Bedroom 2	4.5 x 3.3m
Bedroom 3	4.7 x 3.6m
Study	2.8 x 2.8m

SECOND FLOOR

Bedroom 4	4.0 x 3.8m
Bedroom 5	4.0 x 2.8m

APPROXIMATE DIMENSIONS
(to be confirmed and taken at widest points)

PLOT 4 WILL BE HANDED

SPECIFICATION

KITCHENS

- Contemporary style kitchen
- Central island
- Branded appliances - double oven, fridge-freezer, dishwasher
- Stone work surfaces and upstands
- Separate Utility room
- Tiled floors

BATHROOMS & EN-SUITES

- Concealed W/C cisterns and Geberit push plates
- Soft close W/C seats
- Recessed valve thermostatic showers and glass screens
- Comprehensive contemporary wall and floor tiling
- Shaver sockets
- Heated towel rails
- Underfloor electric heating to master/guest bathrooms
- Underfloor heating (downstairs only)

ELECTRICAL

- Black nickel finish switches and sockets
- Wired for digital TV and Sky
- BT/Data cabling
- TV points in principal rooms
- Mains supply smoke detectors
- LED down lights

NOTE INTERIOR FINISHES

- Oak veneered flush doors with chrome ironmongery
- Walls and woodwork painted in smooth matt emulsion/eggshell in light contemporary shades
- Double glazed, powder-coated, alumunium windows

TENURE

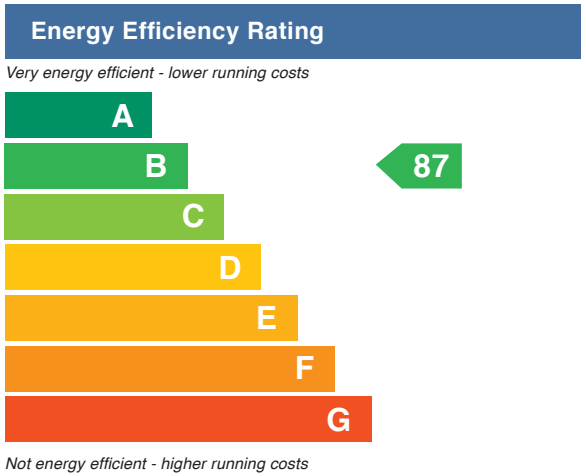
- Freehold

WARRANTY

- 10 Year NHBC Warranty

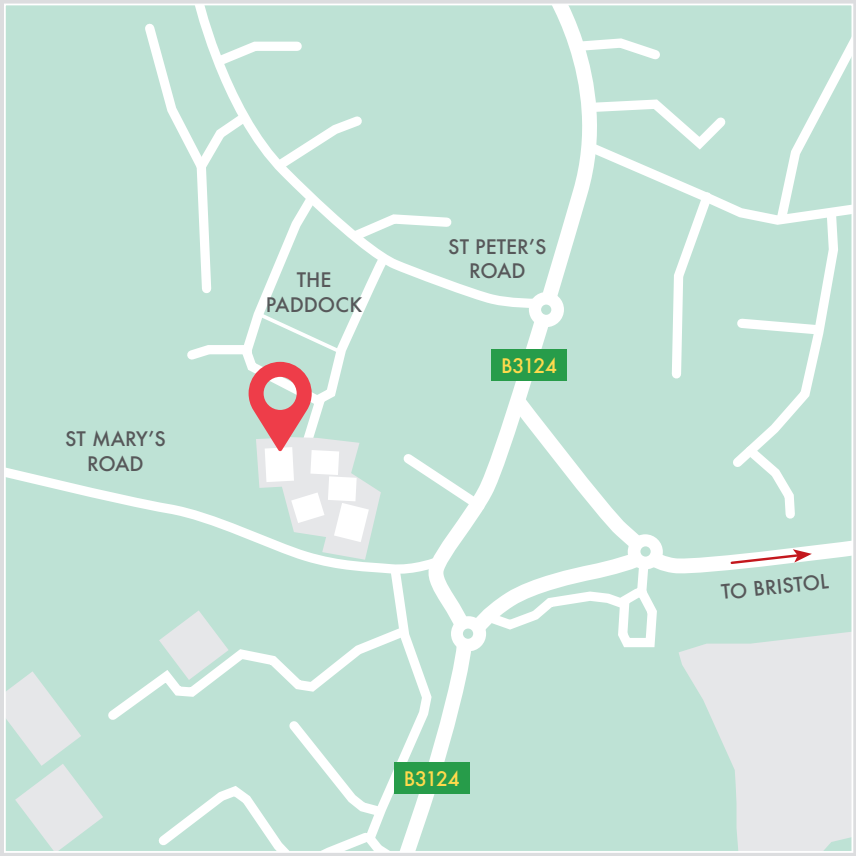
NHBC

PREDICTED ENERGY ASSESSMENT



LOCATION

M4
M49
M5
PORTISHEAD
M32
A432
A38
A369
A4
M5
BRISTOL
A420
A4
A370
A37
A38
BRISTOL
AIRPORT


ST PETER'S
ROAD
THE
PADDOCK
B3124
ST MARY'S
ROAD
TO BRISTOL
B3124

SPECIFICATION

THE DEVELOPER

MAGENTA

PROPERTIES LTD

Magenta Properties Ltd specialises in the design and construction of high quality and distinctive, executive-style homes.

•

It has carved a niche market of small developments, ranging from large one off detached properties up to developments of nine units.

•

Its team works hard to develop sites in prime locations and to ensure that the sites are enhanced with architectural styles and materials in keeping with their surroundings.

•

The Company was formed in late 1991 with the philosophy that quality counts. Its aims are to create interesting designs with a view to breaking away from the "square box" layouts, so often associated with new properties.

•

High standards of workmanship are ensured by exemplary on-site management and regular communication with each trade. This attention to detail has ensured the Company has created a portfolio of desirable properties around the Bristol and Bath areas.

HOMEFIELDS

PORTISHEAD, BRISTOL

CREATING HOMES OF DISTINCTION

IMPORTANT NOTICE: Whilst every effort has been made to ensure accuracy, this brochure has been produced for illustrative purposes only. Information contained herein is provided for guidance and will not form any part of any contract or constitute any offer, representation or warranty. All areas, measurements, Layouts and distances are referred to as a guide only. Room dimensions have tolerances and should not be used to determine measurements for appliances or items of furniture. For the purposes of the Property Misdescriptions Act, Magenta Properties Limited reserves the right to alter and amend specifications and layouts without notice. All photographs and artists' impressions depict typical Magenta Properties Limited showhomes/layouts and are not necessarily plot specific. Prior to reserving, all matters should be raised and confirmed with the Acting Sales Advisors

© MAGENTA PROPERTIES LIMITED