



"The Chatsworth"
PLOT TWO

Clarence Gardens

Clarence Gardens is a small, select development based around an informal square and country lane, and is situated immediately south of Portishead town centre along the southern stretch of the High Street. The three wings around the informal square each have a southerly facing aspect and the newly created "street" alongside the existing Clarence Cottage, lends a village atmosphere to the new development. The existing cottage will be refurbished with a garden area enclosed by a stone wall and a new garage on its southern aspect.

Within 400 metres walking distance of local shops and community facilities, there is also a bus stop within 50 metres of the entrance to Clarence Gardens. The new development will feature local stone and render finishes, the sheltered site being screened by mature trees. Earthy hues have been chosen to complement the setting following the character of the conservation area which is the "Portishead Court Farm Environs". In this select development visual privacy to each home has been achieved through building orientation.

Quality of Living

Portishead

Clarence Gardens is situated in an area of special historic and architectural character within Portishead and is unusual because of the original location of a working Town Farm in the High Street. The area's close relationship of church and village farms, an indication of the origins of the Portishead settlement, is very much an unusual survivor in towns today. Remnants of the medieval period are thought to be in the line of the High Street, a limited number of 18th and early 19th century buildings have survived including a part of Clarence House. The centrepiece of the conservation area is St Peter's Church. Quite compact, with a short nave and chancel it is a typical example of a Somerset tower of the 15th century.

Clarence Gardens is a beautiful blend of the old and the new. A traditional build of high quality construction with the integration of modern design and new technology. Great design, good location and quality of specification are the hallmarks of a Chatsworth Home.

Quality of Life



CHATSWORTH
HOMES

The Specification

The aesthetic "village feel" to Clarence Gardens is achieved by the choice of a mixture of local stone and soft colour tone render with complementary stone cills.

Plots 1, 3 and 4 feature a mix of mixed colour cropped sandstone, bedded in a stone dust mortar, with buttermilk render to the rear and Sherwood stone cills to the windows. Plot 1, 3 and 4 have grey/blue natural slate roofs.

Plot 2 incorporates champagne render with plum colour stone cills, an Old English Red clay pantiled roof and grey/blue natural slate tiles to the porch and bay window.

Plots 5 and 6 are constructed from buttermilk rendered walls with buff colour stone cills, a Bridgwater Red clay pantile roof and grey/blue natural slates to the porches and catslide roofs.

Plots 7 and 8 are finished in "cottage" white render with Bathstone cills, Bridgwater Red clay pantiles and grey/blue natural slates to the porches and catslides.

Munster Joinery (U.K.) Limited have been chosen to provide the bespoke timber windows and doors. Natural and organic, strong and versatile, decorative and functional, energy efficient and renewable the Nordic Pine window and door system also ensures a long maintenance free period. Their range of Ultra Tech doors combine old fashioned values like strength and security with modern design and a selection of designs have been chosen to compliment the individuality of the plots.

For full specification please see enclosure. Please note that all choices are strictly subject to building stage and Purchaser's Extras have to be pre-paid prior to items being ordered.

Quality of Living

Home by Design



The Design

Chatsworth Homes are delighted to offer 8 new homes on this small "village development" ranging from two bedroom townhouses to four bedroom, three bathroom, family homes.

We prefer to sell our homes off-plan because we want you to be involved in every step of the process. This is where you take the step to not just buy a house but to buy your **NEW HOME**. A reservation fee secures the plot of your choice and if you have a purchaser for your old home already, then that's great. If you do not, then we can assist in finding a purchaser for you.

Once a purchaser is in place for your own property, the next stage is to style your new Chatsworth Home. You may be very eager to start choosing the interior of your dreams or you might feel a bit daunted by the huge selection of options open to you. Chatsworth Homes in-house interior design team, Home by Design, will guide you through the process and give you just as much guidance and advice as you want.

Chatsworth Homes offer our discerning purchasers either the **"Essentially You" Range of Designer Homes** or the **"Hi-Life" Homes of Excellence Range**. Both ranges come with fully fitted kitchens and flooring throughout. The **"Hi-Life"** Home includes granite worktops in the kitchen, porcelain floor tiling to all wet areas, fully tiled bathrooms and ensembles, solid oak flooring in the hallway and ornamental cornice. Or you can simply choose anything in between - whatever suits your budget.

All Chatsworth Homes come with fully integrated appliances with an option to upgrade if you so wish.

An appointment will be booked for you with our Home by Design consultant and you can spend a morning or an afternoon browsing through the samples to find just the right look for you.

With "the Chatsworth Experience" we believe the choice should be yours - **that IS our difference.**



CHATSWORTH
FINANCE

Available to assist you in the purchase of your new Chatsworth Home.

Quality of Life

Clarence Gardens

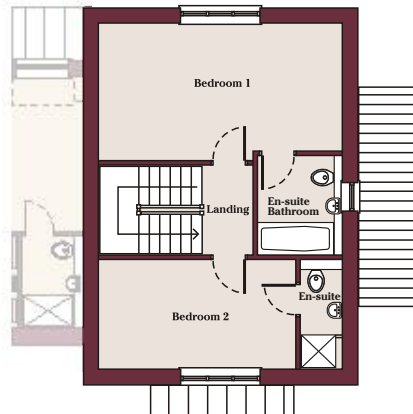
PORTISHEAD

"The Chatsworth"

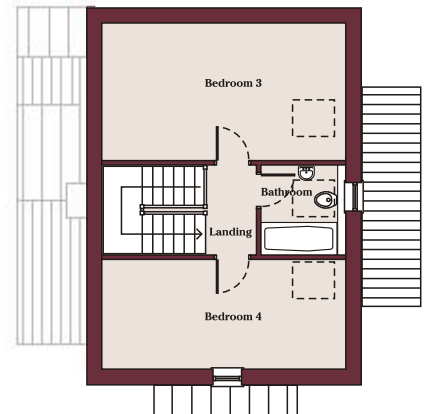
PLOT TWO



Ground Floor Plan



First Floor Plan



Second Floor Plan

Ground Floor

Entrance	: 1450 x 1350 (4' 9" x 4' 5")
Hallway (max.)	: 3150 x 2000 (10' 4" x 6' 6")
reducing to	: 1350 (4' 5")
Cloakroom	: 2000 x 1000 (6' 6" x 3' 3")
Living Room	: 5500 x 3100 (18' 0" x 10' 2")
Kitchen/Dining (into bay)	: 5500 x 3100 (18' 0" x 10' 2")

First Floor

Bedroom 1	: 5500 x 3145 (18' 0" x 10' 3")
En-suite Bathroom	: 2225 x 1937 (7' 3" x 6' 4")
Bedroom 2	: 4443 x 2545 (14' 6" x 8' 4")
En-suite Shower	: 2545 x 950 (8' 4" x 3' 1")
Landing	: 2000 x 1150 (6' 6" x 3' 9")

Second Floor

Bedroom 3* (max.)	: 5500 x 3145 (18' 0" x 10' 3")
Bedroom 4* (max.)	: 5500 x 2545 (18' 0" x 8' 4")
Main Bathroom	: 1975 x 1937 (6' 5" x 6' 4")
Landing	: 2000 x 1150 (6' 6" x 3' 9")

*Some eaves height restriction

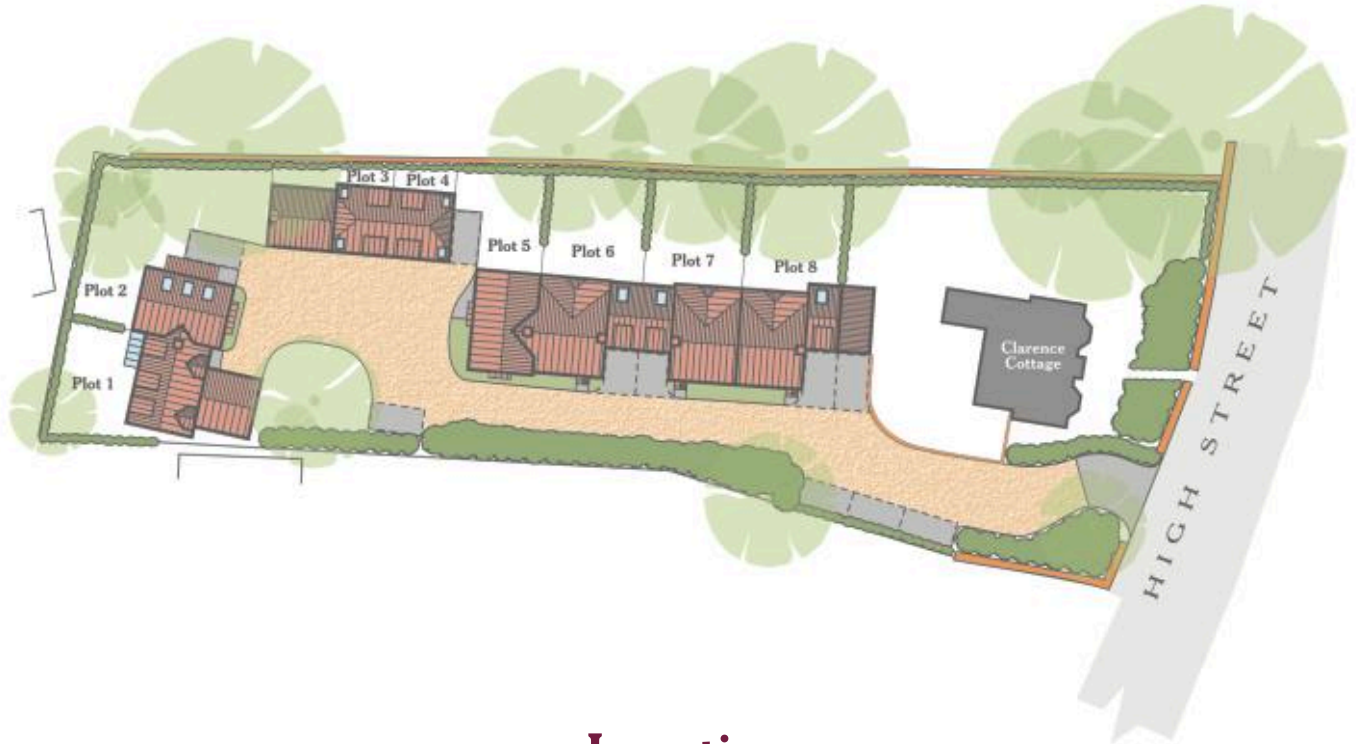
Quality of Living Quality of Life

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and they do not form any part of a contract. Whilst building works are in progress the specification may be altered without due notice and room measurements should not be relied upon for carpets, fitted furniture or curtains.

Clarence Gardens

PORTISHEAD

Site Layout



Location



CHATSWORTH
HOMES

Quality of Living Quality of Life

There should be a balance to life, and both our workplaces and living places should provide the environments where both these aspects of our lives can be lived to the full. Chatsworth Homes will always be proud of being able to provide a quality of living which is so vital to the quality of life.

Head Office: Old Bank House, Broad Street, Chipping Sodbury, Bristol, BS37 6AD
Telephone: 01454 858850 Fax: 01454 858851 Email: info@chatsworthhomes.co.uk Internet: www.chatsworthhomes.co.uk