



HORNBY PLACE

STOKE BISHOP, BRISTOL



WELCOME

Hornby Place is an exclusive and unique development situated in Stoke Bishop, one of Bristol's most desirable areas. Offering 14 beautifully designed homes within a cul-de-sac setting, these architecturally outstanding five bedroom homes blend beautifully with the surrounding landscape and yet offer a modern living in this popular location.





HISTORY

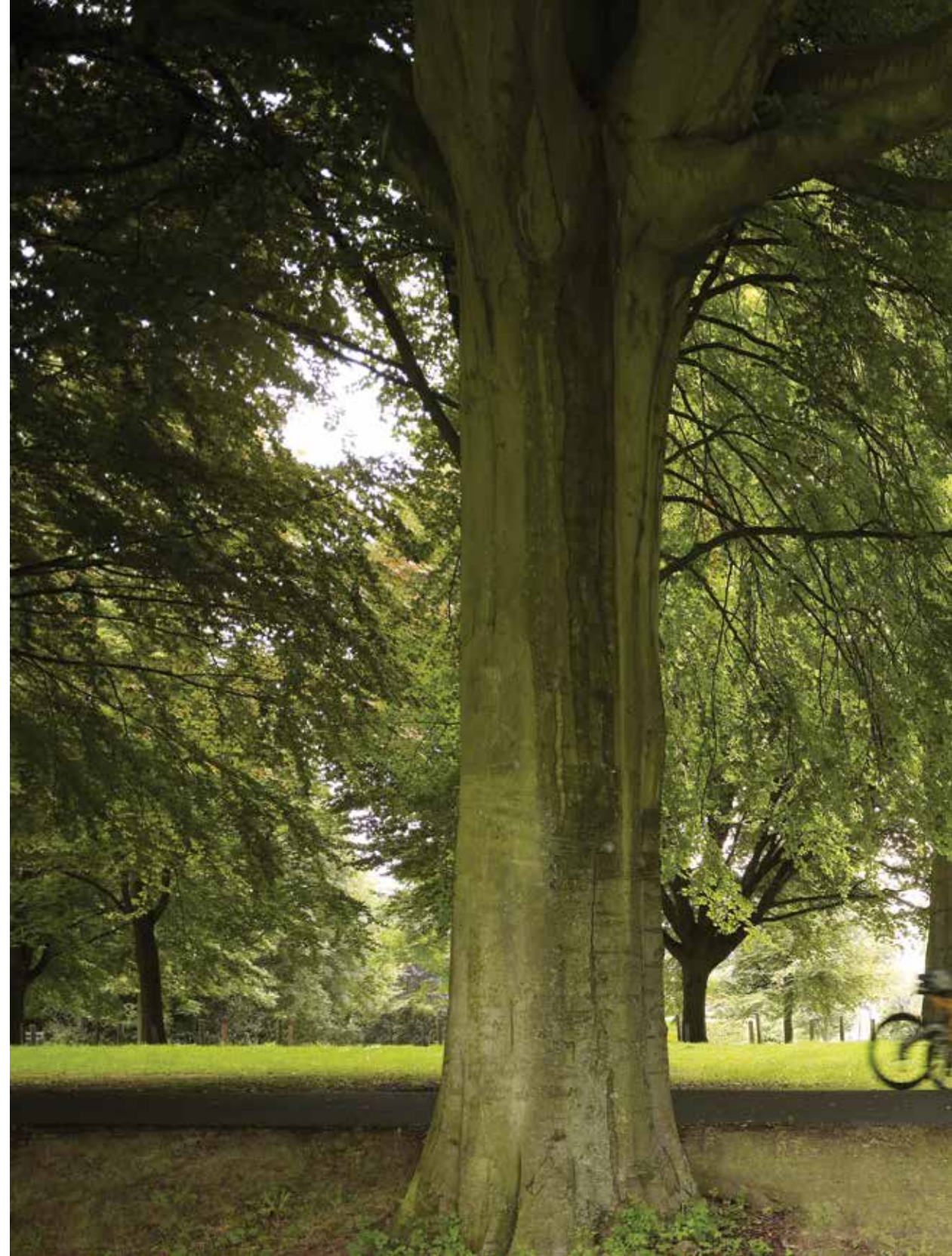
The development is located on the site of a former dairy which originated in the 19th Century. At that time Stoke Bishop was a rural area, and the dairy formed part of Stoke Abbey Farm, which still stands today.

Operating in Bristol from the 1920's Hornby's Dairies acquired the site in 1941 after the demolition of their city premises which was badly damaged during a wartime blitz in November 1940.

Hornby's Dairies served Bristol for many years from various depots and outlets around the city. Eventually the business was sold to a larger dairy, and then on again to Unigate & Dairy Crest the household names we know today. During that time the site underwent many changes, activities intensified to a distribution centre but then, eventually outgrew its location and operations ended in 2010 leaving the site vacant.



Milk delivery from Stoke Abbey Farm





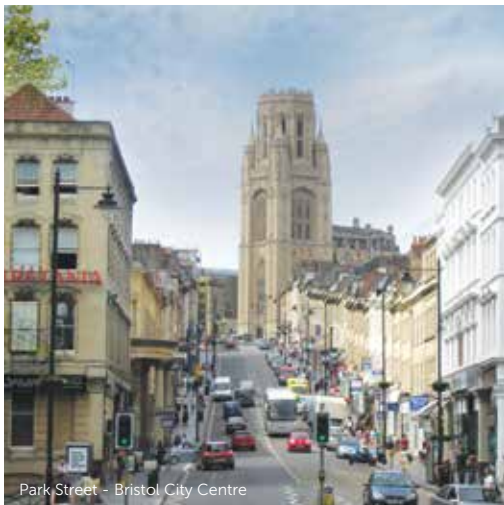


LOCATION

Hornby Place offers the rare opportunity to purchase a new home within the suburb of Stoke Bishop. Architecturally designed to blend beautifully with the surrounding landscape and yet offer a modern and exclusive alternative to the traditional housing in the area, Shepperton Homes have created a stunning development in the heart of one of Bristol's most desirable locations.

Stoke Bishop is a leafy suburb approximately 3 miles outside the city centre. Positioned close to Durdham Down this is a popular location for families to enjoy Bristol's open spaces and offers a versatile lifestyle.

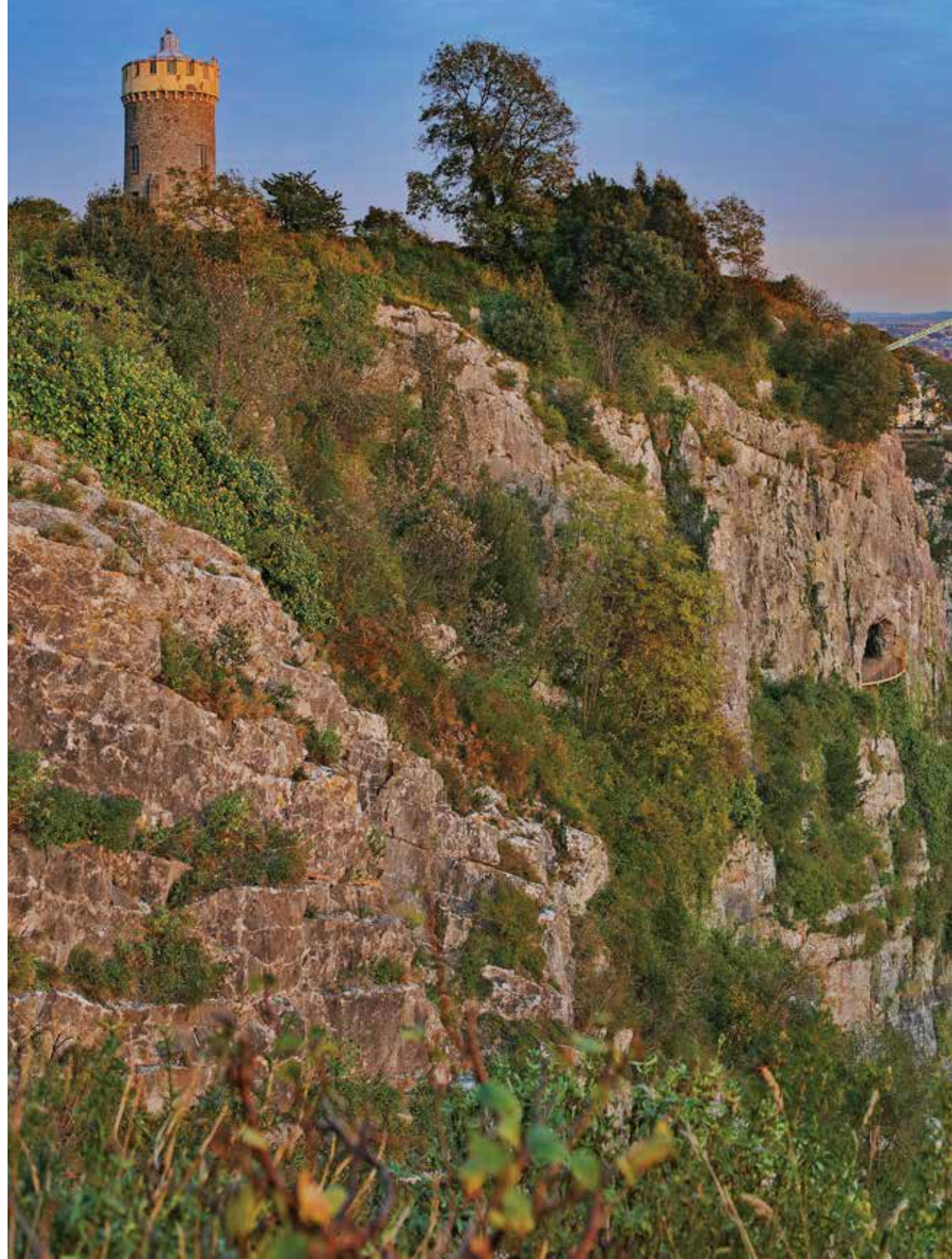
Stoke Bishop lies to the North West of the city and is within easy reach of both the M4 & M5 road networks and the city centre. Community facilities and local shops are a short walk away on Druid Hill. There are numerous excellent schools within the area and a community feel that makes Stoke Bishop a very popular location.



Park Street - Bristol City Centre



Druid Hill - Stoke Bishop







THE SITE

Each of the stunning properties at Hornby Place have been designed to create a home that offers flexible modern living whilst preserving and promoting the architectural quality of its location.

The individual properties benefit from a mixture of open plan living spaces and more formal reception rooms. Features include stunning bay windows, master bedrooms with dressing rooms and en-suites and roof spaces which offer extra bedrooms or study areas.

Constructed to an exacting standard and with a specification chosen to provide a luxurious finish. The fabric of the houses combine high quality materials and the latest building technology to provide both an exceptional appearance and energy efficient performance.



Seven Sisters - Durdham Down



Druid Hill - Stoke Bishop

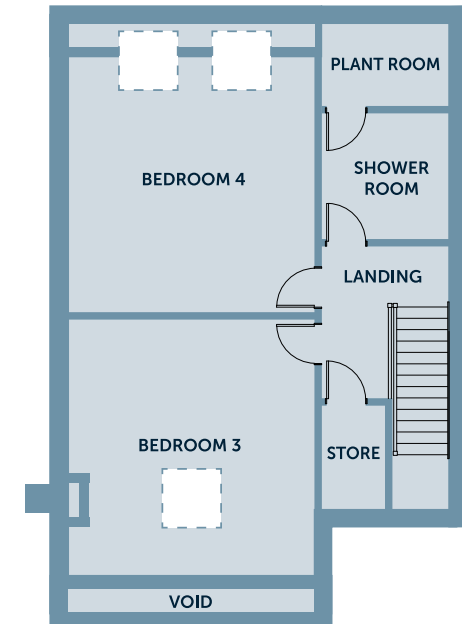
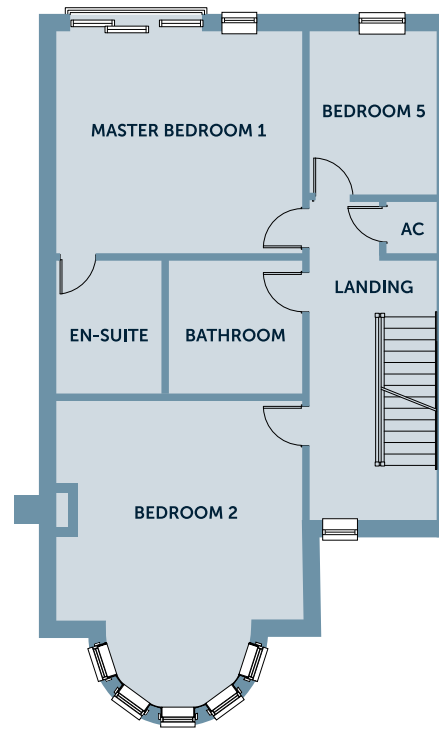
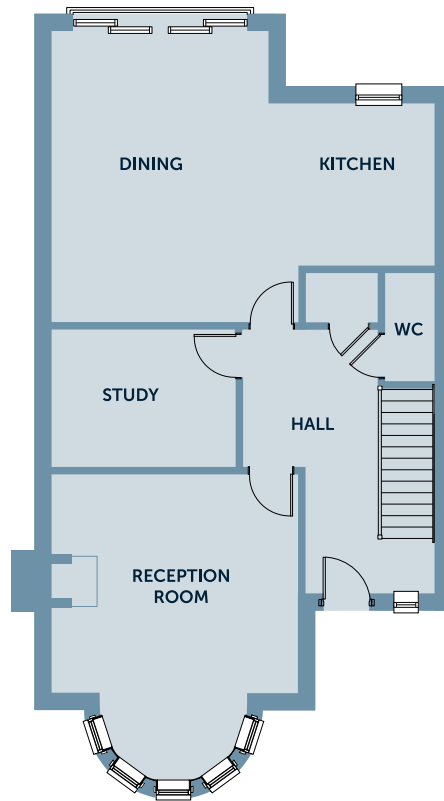




This site plan is for orientation purposes only. All external finishes, colours, landscaping, layouts and boundaries should be checked with the sales advisor at the time of reservation.



NO. 1, 2 & 3



Ground Floor	Sq Ft	Sq M
Kitchen / Dining	25' 2" x 19' 3"	7.67 x 5.85
Reception Room*	16' 3" x 14' 5"	4.95 x 4.39
Study	12' 2" x 9' 1"	3.70 x 2.76

First Floor	Sq Ft	Sq M
Master Bedroom 1	16' 4" x 14' 9"	4.97 x 4.48
Bedroom 2	16' 4" x 14' 5"	4.97 x 4.39
Bedroom 5	8' 5" x 10' 10"	2.57 x 3.30

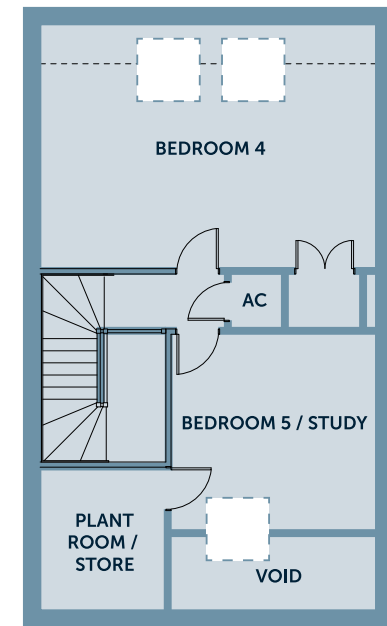
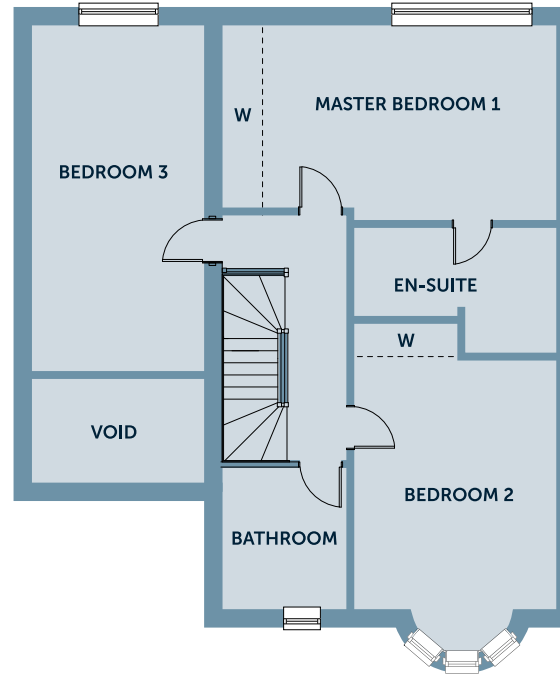
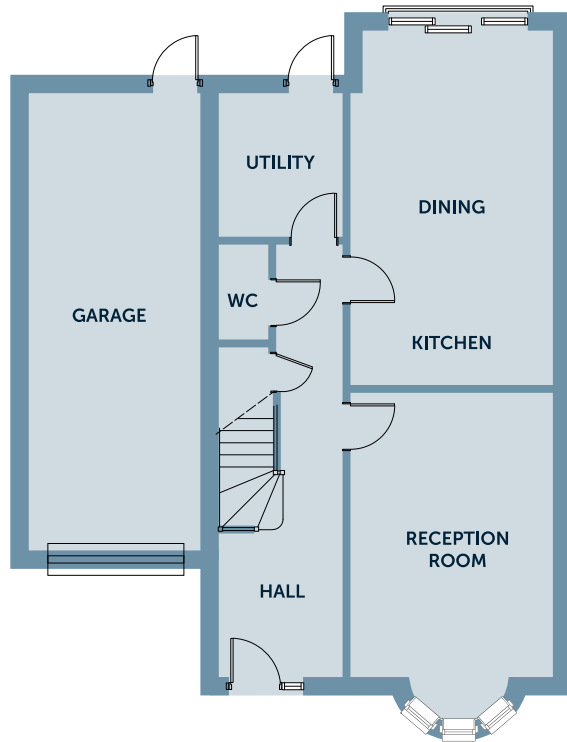
Second Floor	Sq Ft	Sq M
Bedroom 3	16' 3" x 17'	4.95 x 5.17
Bedroom 4	16' 3" x 17'	4.95 x 5.17

* Excluding bay - Dimensions measured at widest part of the room and were correct at time of printing, however things may change and should be checked with the sales advisor at time of reservation.





NO. 4



Ground Floor	Sq Ft	Sq M
Kitchen / Dining	12' 6" x 22'	3.79 x 6.72
Reception Room*	12' 6" x 17' 9"	3.79 x 5.40

First Floor	Sq Ft	Sq M
Master Bedroom 1	20' 9" x 12' 2"	6.31 x 3.71
Bedroom 2*	12' 6" x 15' 7"	3.79 x 4.74
Bedroom 3	10' 7" x 21' 9"	3.22 x 6.62

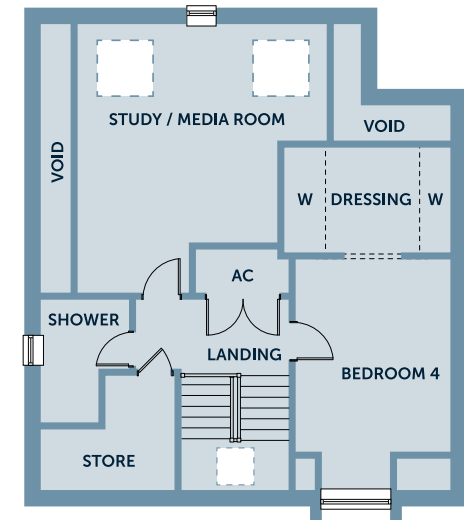
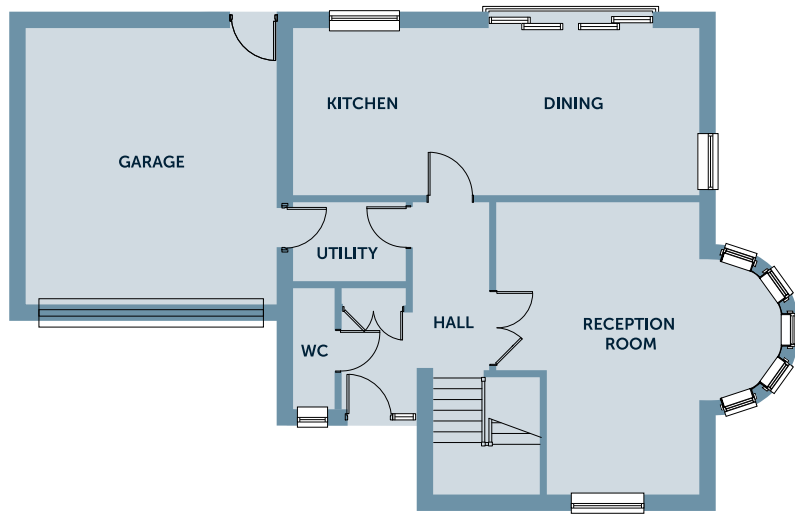
Second Floor	Sq Ft	Sq M
Bedroom 4	20' 9" x 10' 5"	6.31 x 3.17
Bedroom 5 / Study	12' 8" x 12' 4"	3.84 x 3.76

* Excluding bay - Dimensions measured at widest part of the room and were correct at time of printing, however things may change and should be checked with the sales advisor at time of reservation.





NO. 5



Ground Floor

	Sq Ft	Sq M
Kitchen / Dining	28' 5" x 11' 8"	8.66 x 3.55
Reception Room*	14' 3" x 20' 6"	4.32 x 6.25

First Floor

	Sq Ft	Sq M
Master Bedroom 1	11' 6" x 16' 1"	3.50 x 4.90
Bedroom 2*	10' 7" x 16' 3"	3.22 x 4.94
Bedroom 3	9' 3" x 16' 3"	2.81 x 4.95
Bedroom 5	9' 3" x 9' 5"	2.81 x 2.86

Second Floor

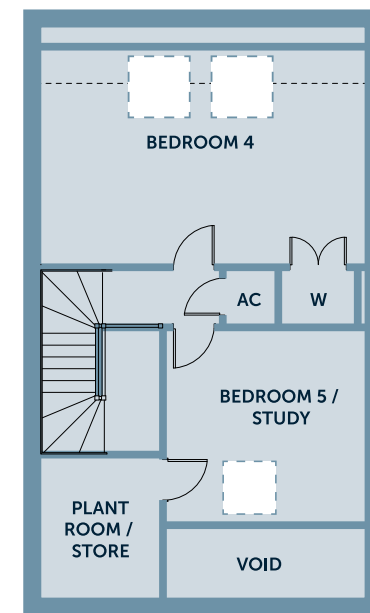
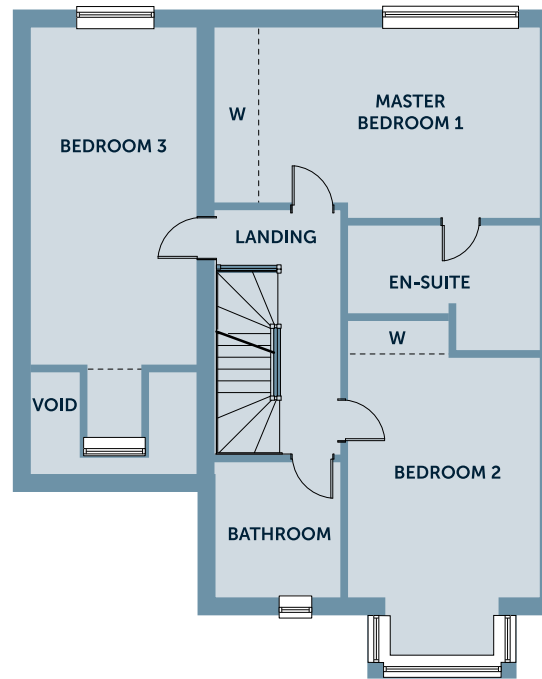
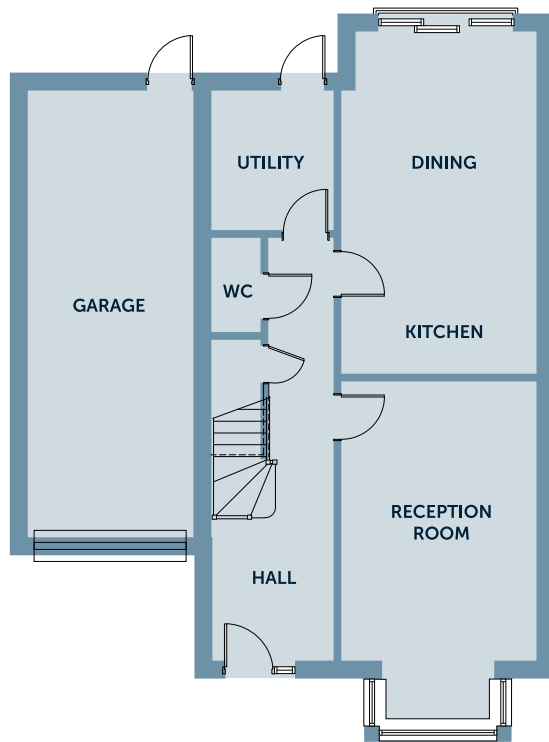
	Sq Ft	Sq M
Bedroom 4	10' 7" x 16' 2"	3.22 x 4.93
Study / Media Room	17' 4" x 18' 11"	5.29 x 5.76

* Excluding bay - Dimensions measured at widest part of the room and were correct at time of printing, however things may change and should be checked with the sales advisor at time of reservation.





NO. 6 & 7



Ground Floor	Sq Ft	Sq M
Kitchen / Dining	12' 6" x 21' 10"	3.79 x 6.65
Reception Room*	12' 6" x 17' 9"	3.79 x 5.40

First Floor	Sq Ft	Sq M
Master Bedroom 1	20' 9" x 12' 2"	6.31 x 3.71
Bedroom 2*	12' 6" x 15' 7"	3.79 x 4.74
Bedroom 3	10' 7" x 21' 9"	3.22 x 6.62

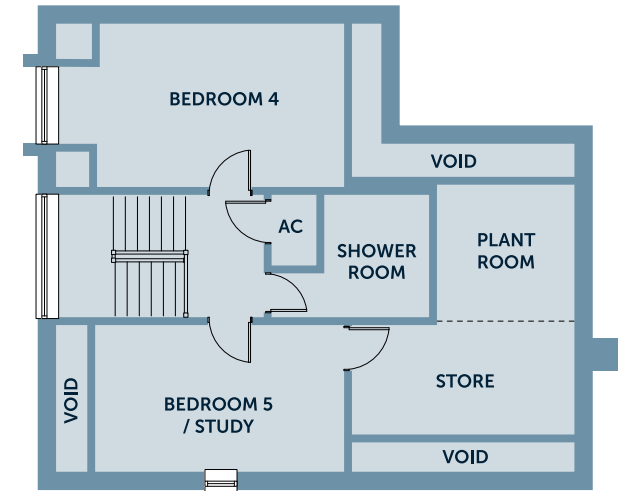
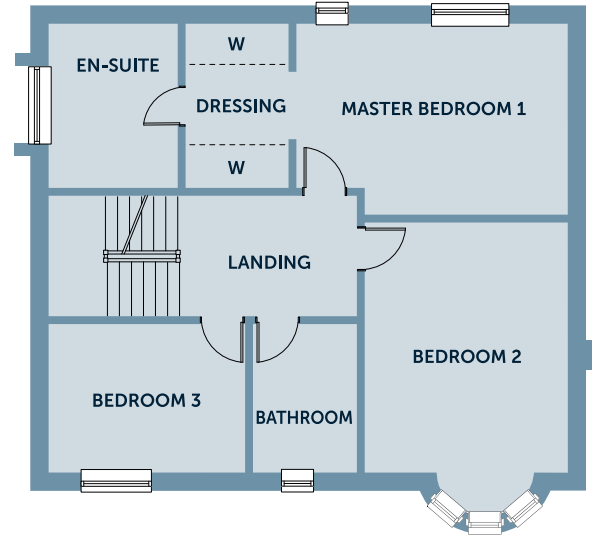
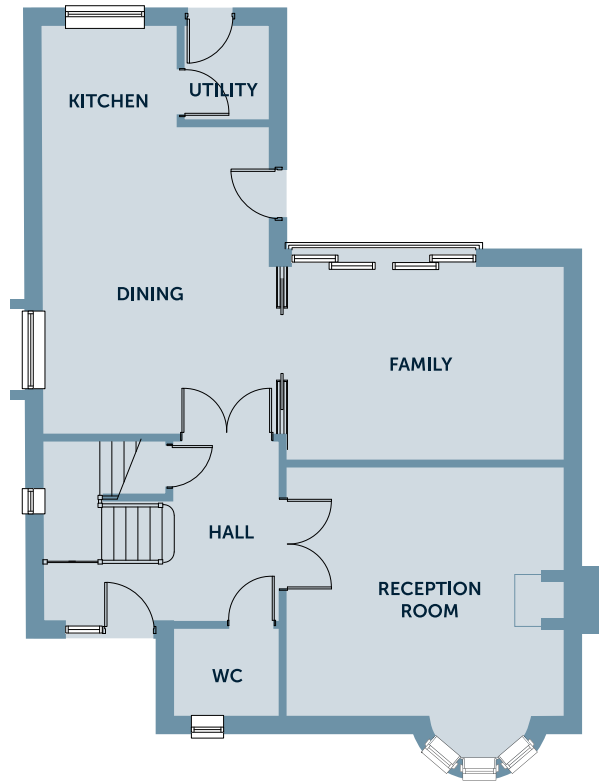
Second Floor	Sq Ft	Sq M
Bedroom 4	20' 9" x 10' 5"	6.31 x 3.17
Bedroom 5 / Study	12' 8" x 12' 4"	3.84 x 3.76

* Excluding bay - Dimensions measured at widest part of the room and were correct at time of printing, however things may change and should be checked with the sales advisor at time of reservation.





NO. 8



Ground Floor	Sq Ft	Sq M
Kitchen / Dining	14' 1" x 25' 4"	4.30 x 7.72
Reception Room*	17' 3" x 15' 7"	5.25 x 4.75
Family	17' 3" x 12'	5.25 x 3.65

First Floor	Sq Ft	Sq M
Master Bedroom 1	17' 1" x 12'	5.20 x 3.65
Bedroom 2*	12' 9" x 15' 7"	3.87 x 4.75
Bedroom 3	12' 5" x 9' 4"	3.79 x 2.85

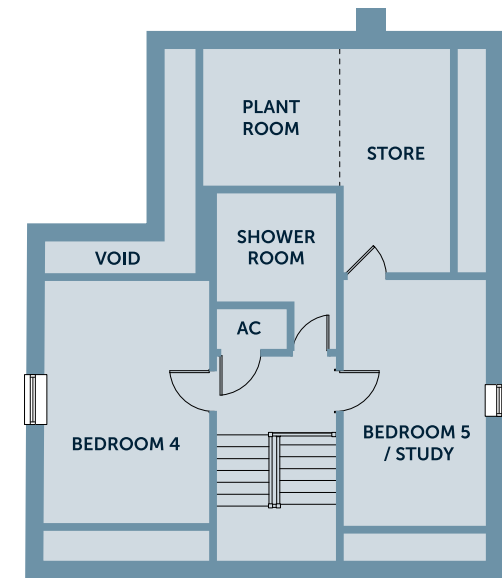
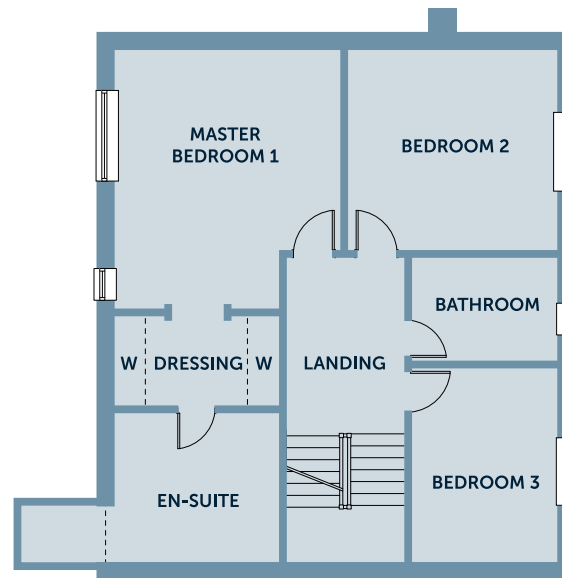
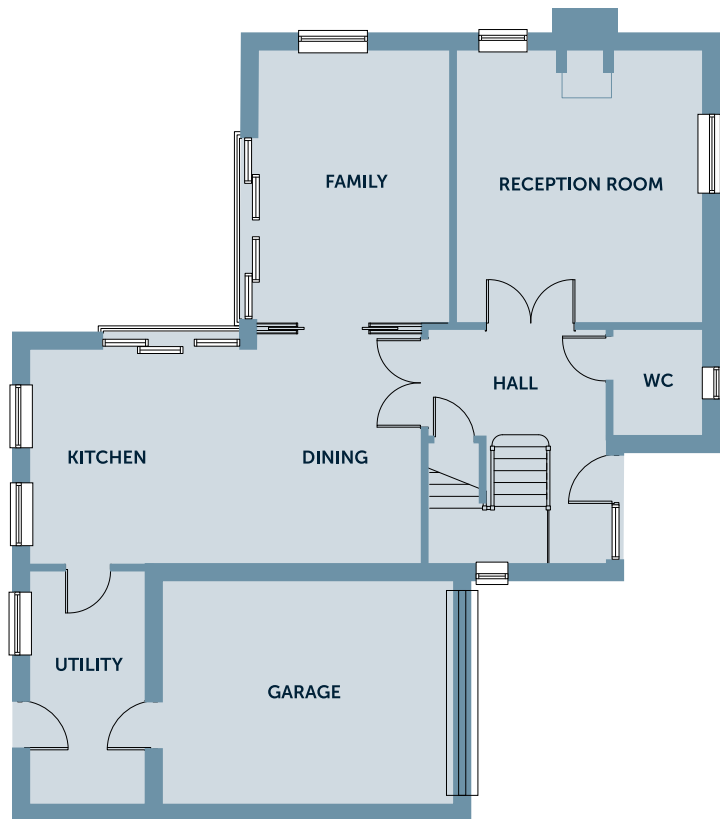
Second Floor	Sq Ft	Sq M
Bedroom 4	17' 11" x 10' 5"	5.46 x 3.17
Bedroom 5 / Study	15' 8" x 9' 4"	4.77 x 2.85

* Excluding bay - Dimensions measured at widest part of the room and were correct at time of printing, however things may change and should be checked with the sales advisor at time of reservation.





NO. 9 & 10



Ground Floor	Sq Ft	Sq M
Kitchen / Dining	24' 9" x 14' 7"	7.54 x 4.44
Reception Room	15' 7" x 17' 3"	4.75 x 5.25
Family	12' x 17' 3"	3.65 x 5.25

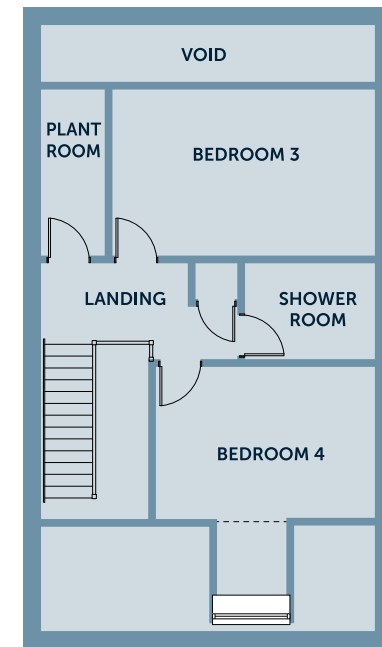
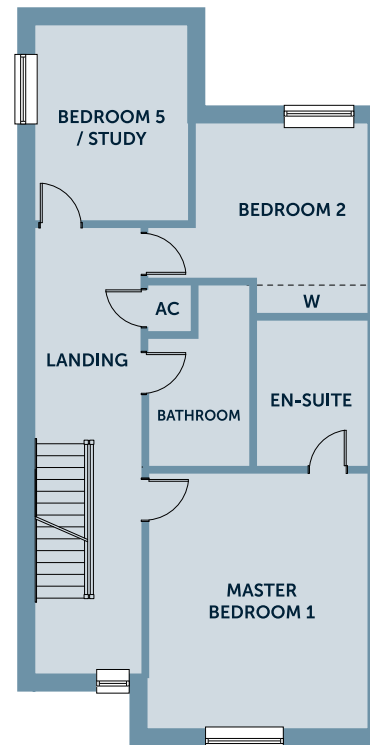
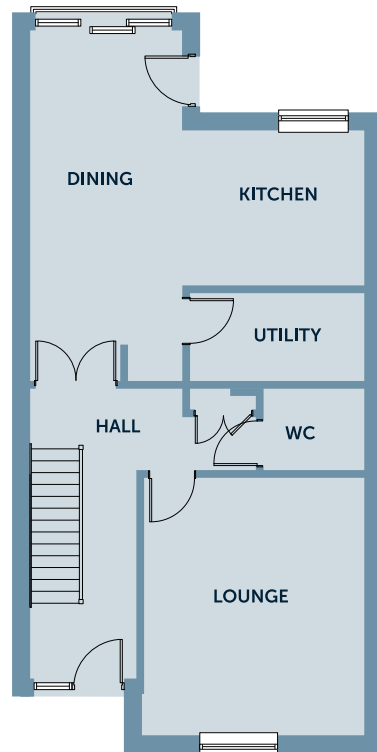
First Floor	Sq Ft	Sq M
Master Bedroom 1	14' 5" x 16' 5"	4.38 x 5
Bedroom 2	13' 4" x 12' 8"	4.06 x 3.85
Bedroom 3	9' 4" x 12' 5"	2.85 x 3.79

Second Floor	Sq Ft	Sq M
Bedroom 4	10' 5" x 15' 8"	3.17 x 4.77
Bedroom 5 / Study	9' 4" x 15' 8"	2.85 x 4.77





NO. 11, 12, 13 & 14



Ground Floor	Sq Ft	Sq M
Kitchen	11' 7" x 9' 10"	3.52 x 3
Dining	9' 8" x 22' 2"	2.95 x 6.75
Reception Room	14' x 16' 3"	4.27 x 4.95

First Floor	Sq Ft	Sq M
Master Bedroom 1	14' x 16' 3"	4.27 x 4.95
Bedroom 2	14' 2" x 12' 2"	4.32 x 3.70
Bedroom 5 / Study	9' 8" x 12' 5"	2.95 x 3.79

Second Floor	Sq Ft	Sq M
Bedroom 3	17' x 10' 10"	5.17 x 3.30
Bedroom 4	14' 2" x 14' 8"	4.32 x 4.47





— SPECIFICATION —

At Shepperton Homes we strive to provide a superior specification.
Below is a summary of some of the features at Hornby Place.

Interior

- Farrow & Ball paint with gloss woodwork
- Oak veneer internal doors
- Quality wool carpets to bedrooms and living rooms
- Engineered oak flooring to entrance hall
- TV distribution system
- Fitted wardrobe to master bedroom
- Oak stairs, including handrail, newel and spindles
- White modern sockets and switches
- Gas fire or log burner to fire places * where shown

Kitchens

- Quality Nobilia® German kitchens
- Fully integrated Siemens appliances
- Silestone® work tops with under mount sink and mixer tap
- LED lighting to ceiling and units

Bathrooms

- Villeroy & Boch sanitary ware
- Matki Shower enclosures
- Porcelanosa® ceramic tiling to walls and floor
- Heated chrome towel rails
- Electric underfloor heating

General

- Velfac® Scandinavian double glazed composite windows
- Contemporary oak entrance doors
- High efficiency 'A' rated gas boiler
- Solar thermal hot water
- Landscaped garden with natural stone paving, turf and 6ft fences
- Power and light to garages
- 10 year NHBC warranty







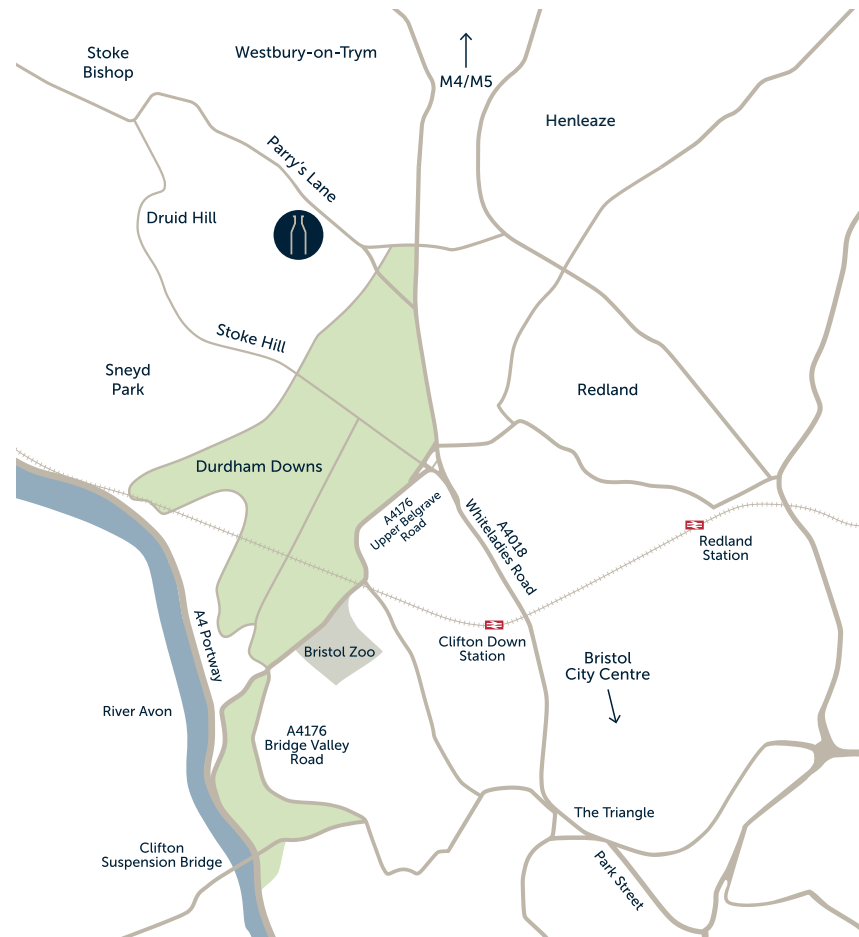
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Shepperton
HOMES

Building with Pride

Incorporated in 1952 by our founder Cyril K Davis, we have been building homes that we can be proud of for many years. Together with our commitment to quality, high levels of workmanship and excellent specification we are pleased to continue our tradition of building quality homes at Hornby Place.

Working together with the NHBC and LABC to ensure the highest standards are maintained Shepperton Homes were Finalists for the West of England LABC Building Excellence Awards 2014.



Cyril K Davis & workman, Shepperton 1960

Shepperton

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