



A DEVELOPMENT OF TEN  
3 BEDROOM MEWS STYLE HOUSES



WOODSTOCK HOMES

BUILDING YOUR HERITAGE



3 Bedroom Mews Style Houses



Ground Floor

**Living/Dining Room**  
5030 x 3990mm (16'6" x 13'1") max

**Kitchen**  
2710 x 1810mm (8'10" x 5'11")

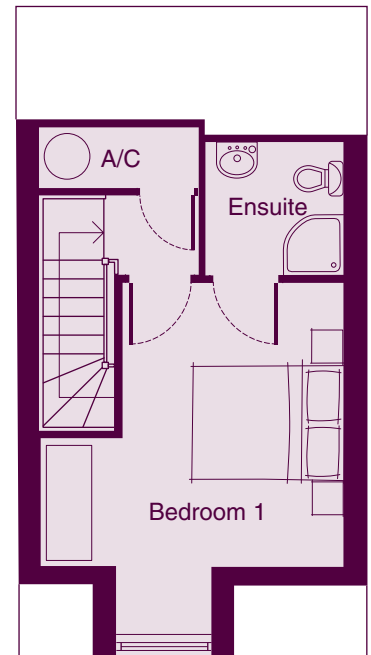
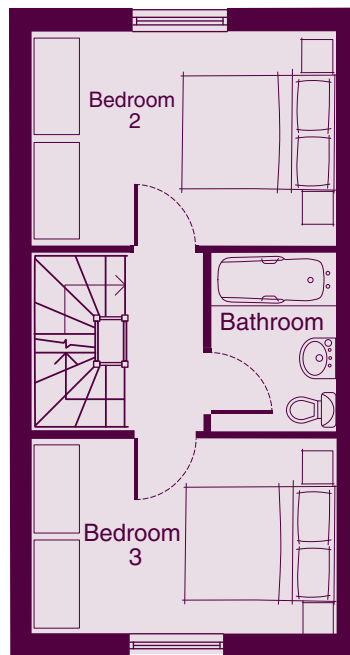
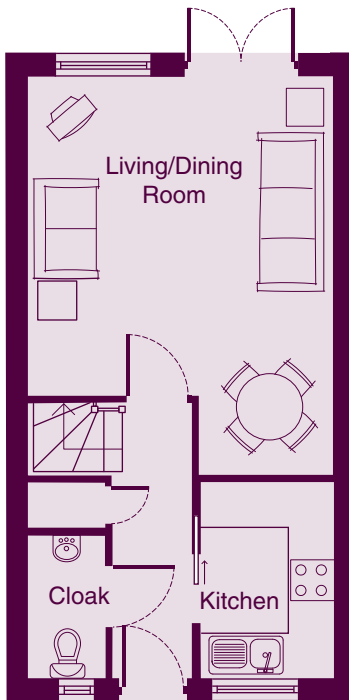
First Floor

**Bedroom 2**  
3990 x 2620mm (13'1" x 8'7") max

**Bedroom 3**  
3990 x 2710mm (13'1" x 8'10") max

Second Floor

**Bedroom 1 (inc ensuite)**  
3990 x 3925mm (13'1" x 12'10") max



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.





artist's impression



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, Woodstock Homes reserves the right to alter and amend specifications and layouts without notice. All photographs and artists' impressions depict typical Woodstock Homes showhomes/layouts and are not necessarily plot specific. Prior to reserving, all matters should be raised and confirmed with the acting agents.



# LOCATION



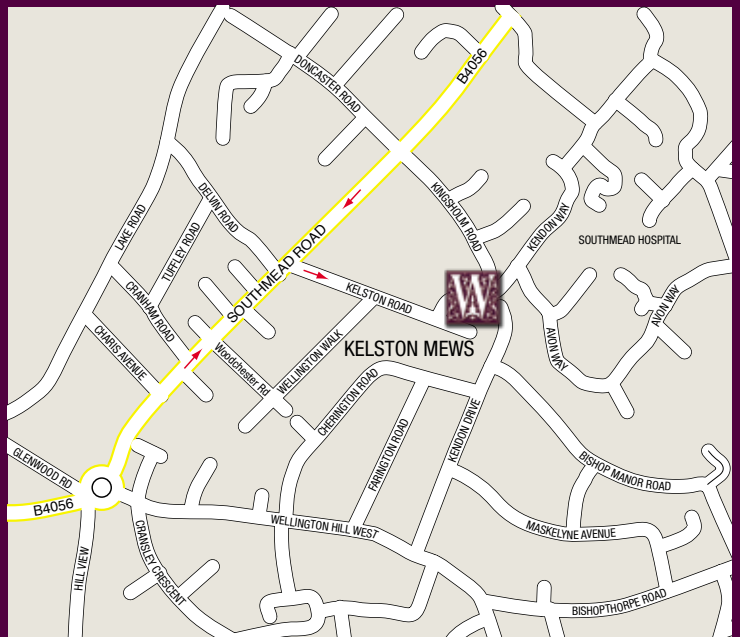
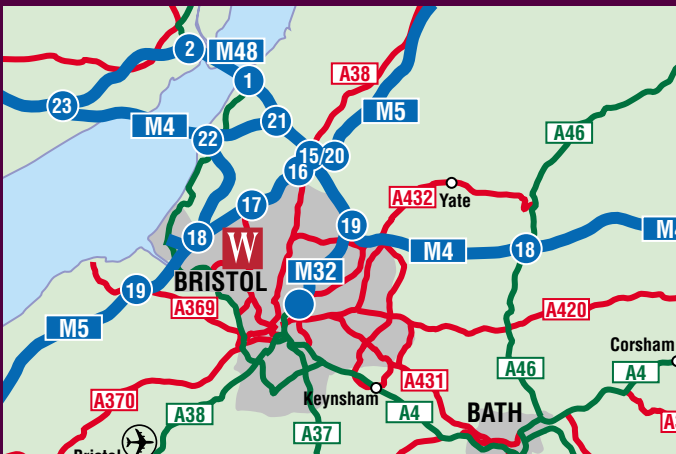
The Mall Shopping Centre, Cribbs Causeway



The Watershed in the centre of Bristol



Bristol's heritage - The Clifton Suspension Bridge



## Kelston Mews, Horfield, Bristol BS10 5ES

Tucked away at the end of a quiet cul-de-sac, Kelston Mews offers the ideal combination wherever you are on the housing ladder; a location that's convenient for local amenities and access to the city centre and nationwide links; plus the peace of mind that comes from owning a brand new home with a 10-year NHBC guarantee.

Yet, just yards from Southmead Hospital, Kelston Mews is surrounded by mature properties on gently sloping land. From the vantage point of the bedroom window on the top floor you'll be able to look to the south and west across large swathes of Bristol's leafy suburbs.

On the practical side, you'll find a choice of supermarkets, restaurants, pubs and cinemas, all within a mile or two of your new home and a wide range of education options. In addition there are many shopping and entertainment options not far away at Cribbs Causeway.

If you work in the city centre then you're only minutes from major bus routes and travelling further afield for business or relaxation, just jump in your car and you'll be joining the motorway network in no time.

With a choice of only 10 three-bedroom houses, Kelston Mews is certain to be at the top of many buyers' home-hunting list.

Woodstock Homes build only a relatively small number of new homes each year, so they are as special to us as we hope they are to you.

As the leading homebuilder in the South West and South Wales for well designed and appointed homes we take great care in our overall design and construction, from initial plans to final working techniques.

At each Woodstock location, our homes form a vibrant part of the community and we have an interest and involvement in

ensuring a balanced, environmentally sympathetic and high quality approach to every home.

We are small enough to care about every aspect of your new home, yet large enough to deliver high standards and the reassurance of the 'Buildmark' Warranty.

At Woodstock Homes we understand that moving home can, at times, be a stressful experience. However, our experienced team of sales professionals will work to ensure your move is as smooth as possible.



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