



## **RINGING ENDORSEMENT FOR KINGFISHER COURT**

There can be no finer endorsement of the quality of a new homes development than the Construction Manager choosing to buy a home there.

Simon Taylor recently found himself in the strange position of having to do a key handover to himself and his partner Georgina Middle at Kingfisher Court, a development by Woodstock Homes in Fishpool Hill, Bristol.

“Being involved in the site from start to finish, I know just how well these properties have been designed and built. The specification is superb and the location down a quiet country lane but just minutes from Cribbs Causeway and the motorway network,” says Simon.

Simon and Georgina's purchase means that there is now just one luxury family home remaining on the first phase.

"The sales rate at Kingfisher Court has really bucked the trend and proves that there is plenty of demand for our new homes. They are selling fast because they offer high specifications and great value" says Martin Newman, Managing Director of Woodstock Homes. "With its fantastic location and superb specification, it is no surprise that this is probably the top selling site in North West Bristol. Because of the success of the site we have brought forward the release of the final phase of just eight 3 and 4 bedroom high specification homes which feature three new house types."

The beautiful houses at Kingfisher Court offer traditional family accommodation with a separate living and dining room and an en-suite shower room to the main bedroom as well as a bathroom. The kitchen/breakfast room has a ceramic tiled floor and integrated appliances including a range cooker. Amongst the many "extras" offered as standard are oak doors, quality ironmongery and a burglar alarm system. Each home has a generous patio area, a turfed front and rear garden, and a garage with power, light and a remote controlled up and over door as well as additional parking space.

One of the main attractions of Kingfisher Court is undoubtedly the fact that it falls within the South Gloucestershire Education Authority and the catchment area of the popular Marlwood School in Alveston. It is also just a couple of minutes walk away from an ofsted commended primary school and nursery. Locally there's shops, dentists, doctors and leisure facilities but it's also very convenient for Bristol City Centre.

List price for the remaining plot on phase 1 at Kingfisher Court list is £275,000

although for a proceedable buyer able to complete in June this last plot can be purchased at a special price of just £250,000. However Martin Newman warns that anyone interested in buying it needs to get in touch as soon as possible before it is snapped up.

One of the properties on Phase 2 has already been reserved so selling agents Connells are expecting it to be just as popular as the first phase and anticipate high levels of demand. "We are advising buyers to act quickly to secure their preferred plot," says Branch Partner Paul Matthews. "Call us now on 0117 950 1552 to find out more and make an appointment to visit the show home."