

COURTHOUSE  
VILLAS

& THE WALK

AT KEYNSHAM

INTRODUCING

# COURTHOUSE VILLAS

& THE WALK

COURTHOUSE VILLAS AND THE WALK IS A STYLISH  
NEW DEVELOPMENT FOR KEYNSHAM. SET IN A QUIET  
BACKWATER ON A NO THROUGH ROAD, IT IS PERFECTLY  
POSITIONED FOR ALL AMENITIES.

The High Street and Rivers Chew and Avon are just five minutes away, while the train station is a mere ten minute walk, putting Keynsham within easy reach of both Bristol and Bath. Surrounded by beautiful countryside and with culture and cosmopolitan cities a short train ride away, Keynsham is ideally situated to take advantage of the best of all worlds.

The development is comprised of two distinct but equally desirable property styles. Courthouse Villas is a boutique collection of three new build, Edwardian-style villas. Thoroughly modern homes, the villas' exteriors and interiors reflect the much sought after period features of that time. Built in a conservation area, their design is very much in keeping with the local surroundings.

To the rear of the development, The Walk offers six stunning three, four and five bedroomed contemporary family homes. An eclectic mix of designs, with clean and crisp architecture, thoughtful design inside and out with high end specifications, each home is as individual as you and your family.

At Courthouse Villas and The Walk, as with every Hawkfield Home, every attention to detail has been thought about, making the opportunity to live here a very special one indeed.





# WELCOME TO KEYNSHAM

SITED ON WHAT WAS ONCE A ROMAN SETTLEMENT, KEYNSHAM HAS A RICH HISTORY AS A MEDIEVAL MARKET TOWN, AND EVEN HAD A ROLE TO PLAY IN THE CIVIL WAR. MORE RECENTLY, AN EXTENSIVE PERIOD OF REGENERATION HAS HELPED TO FURNISH THIS THRIVING TOWN WITH UPDATED AMENITIES.

With a bustling high street consisting of both independents and chains, Keynsham has every convenience you need. There's also a large Waitrose on the edge of town. Its coffee culture is alive and well, with the Bonzo Lounge, Coffee#1 and Grounded offering perfect percolations and light bites, cakes and pastries. There are also plenty of options for a meal out, including Laviano's Italian, the Pomegranate and The Wine Bar.

the Avon. A little further afield, Chew Valley Lake is a lovely spot for a walk, followed by the excellent fish and chips from Salt & Malt.

Keynsham has plenty of opportunities for sport lovers too: with a cricket and a rugby club, which caters for seniors, juniors and minis. Fitness lovers have the convenience of Keynsham Leisure Centre on their doorstep, with its gym, studio classes, squash courts and swimming pool. The Gym Bristol Longwell Green is just a short drive away at Aspects Retail Park, also home to a large Vue Cinema and a Hollywood Bowl.

From Keynsham train station, it's eight minutes to Bristol Temple Meads and ten minutes to Bath Spa so a quick trip to either city couldn't be easier.

From its rich past to its thriving present, Keynsham has everything you need for family life.

Keynsham sits on the confluence of the Rivers Avon and Chew, so green spaces and riverside walks are plentiful. If you've walked up a thirst then a trip to one of the nearby pubs is highly recommended: The Brassmill and the Lock Keeper both have large gardens overlooking the river and weir. Nearby, Avon Valley Adventure & Wildlife Park is great for kids, with indoor and outdoor play areas, a petting zoo and go-karts. This stretch of the river is also home to stand up paddleboarding lessons and trips along

*From top left:  
Blagdon Lake acts as a fishing lake and nature reserve in the nearby Mendip Hills. Perfect for walking or just admiring the views.  
Bonzo Lounge, situated by Keynsham Park offers a beautiful light and airy interior, floor to ceiling windows and doors that open out onto a bustling outdoor terrace.  
Harvey Nichols at Quakers Friars, Bristol.  
The popular Lock Keeper pub boasts a petanque pitch and huge riverside garden.  
Enjoy stand up paddle boarding on River Chew.  
Follow the River Avon all the way to the historic city of Bath.*





COURTHOUSE  
VILLAS  
& THE WALK





# COURTHOUSE VILLAS

NUMBERS  
1, 2 & 3

CLASSIC STYLE WITH A  
CONTEMPORARY TWIST.

These three stunning homes are based on the design of an Edwardian villa, making them sympathetic to the surrounding conservation area. With their design and attention to detail, they are the perfect combination of traditional and modern.

Outwardly traditional, with double fronted windows and period architectural features, each four bedroom home, two with en-suite, set over three floors, provides plenty of space for family living.

Just as beautifully designed and highly specced inside, each villa blends traditional design features, including radiators, sash windows. High-end bathrooms and individually designed kitchens by experienced craftsmen Denzel & Willie are the highlights of the modern, comfortable interiors. The open plan kitchen dining room with separate living area boasts bi-folding doors that open onto private gardens, providing you with a fully flexible family space.



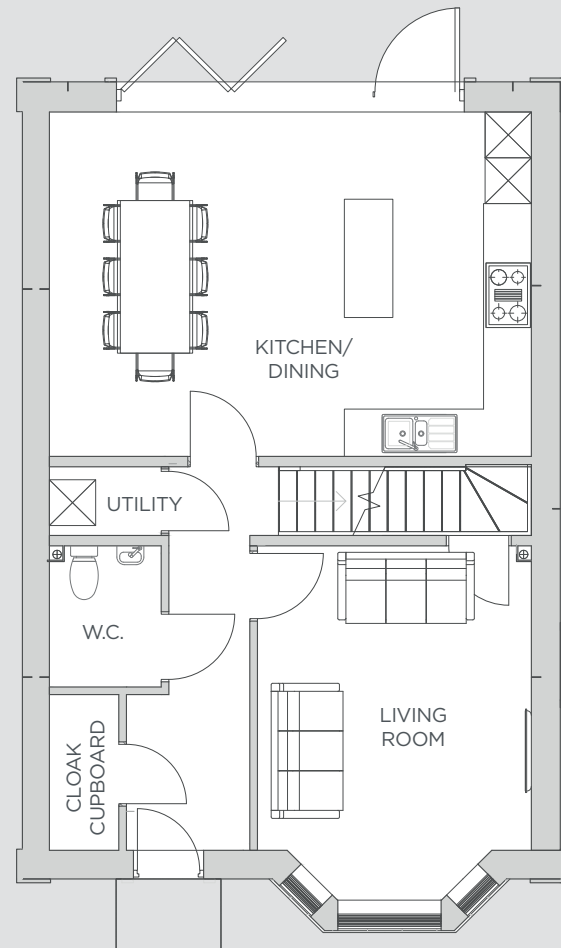




### GROUND FLOOR

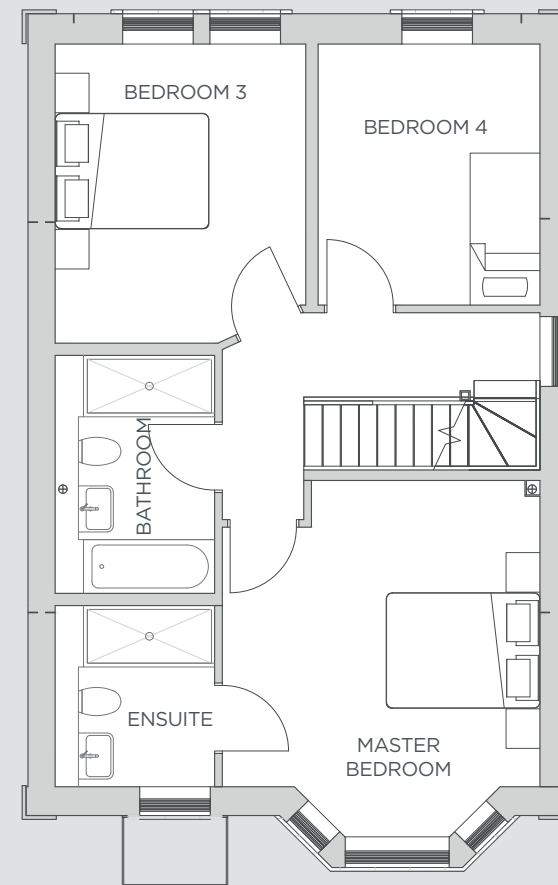
Living Room	4015mm* x 3577mm	13'2" x 11'8"
Kitchen/Diner	6282mm x 4538mm	20'7" x 14'10"

\* Not including bay window



A FOUR-BEDROOM TERRACED HOME

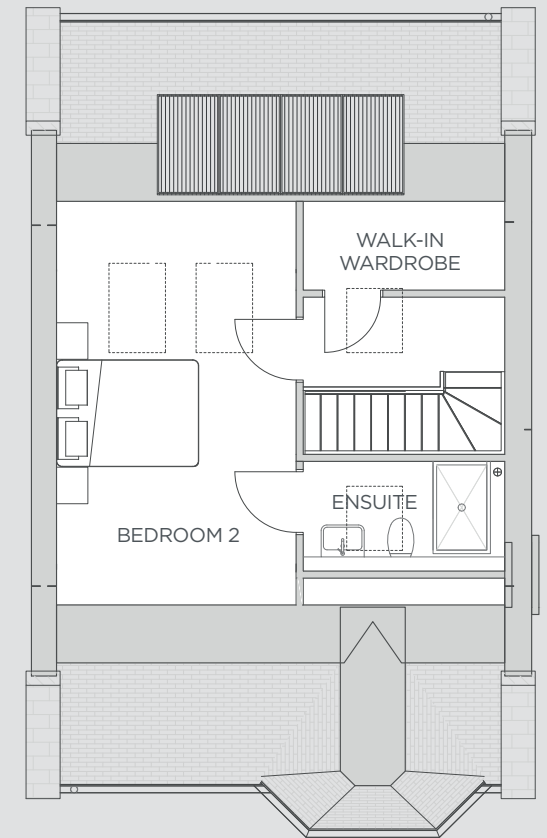
PLOTS 1, 2 & 3



### FIRST FLOOR

Master Bedroom	4120mm x 4015mm*	13'6" x 13'2"*
Bedroom 3	3934mm x 3268mm	12'10" x 10'8"
Bedroom 4	3426mm x 2897mm	11'2" x 9'6"

\* Not including bay window



### SECOND FLOOR

Bedroom 2	4067mm x 3366mm	13'4" x 11'0"
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# THE WALK

NUMBERS  
4, 5, 6, 7, 8 & 9

THE WALK FEATURES SIX HEAD-TURNING CONTEMPORARY HOMES CONSISTING OF THREE DESIGNS OF THREE, FOUR AND FIVE BEDROOMS.

Featuring high end specifications throughout, every detail has been thought about: internally, externally and as a complete development.

The Walk offers a choice of three and five bedroom large detached properties, all set over three stories. Offering modern open plan living, these thoughtfully designed homes provide all the space and features that today's growing family needs, with a light, bright and airy open plan living space that flows into the completed landscaped garden via bi-fold doors. A separate living room ensures there's a space for everyone to relax or entertain. Every home also benefits from underfloor heating for a clean, sharp interior look.

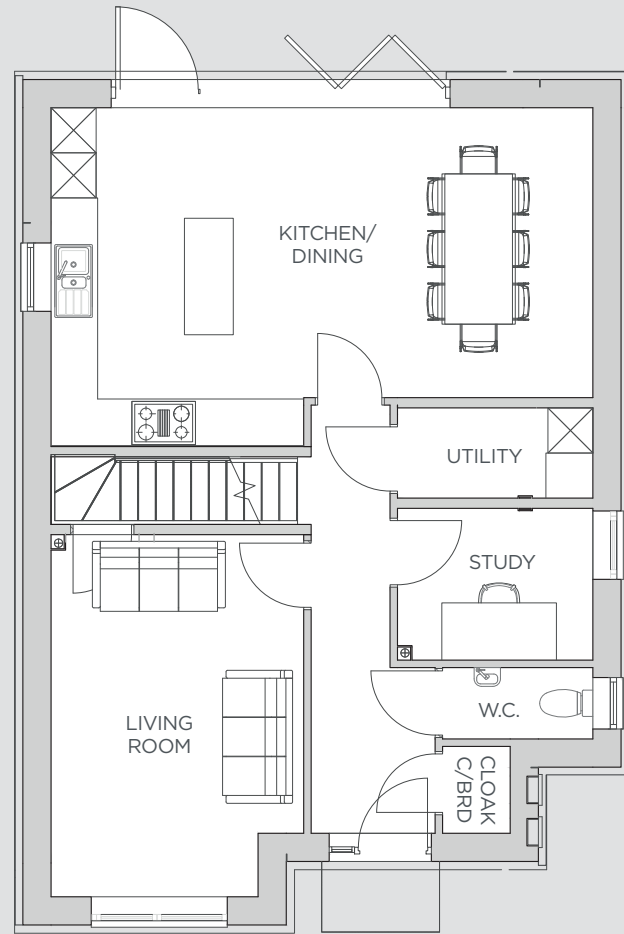
Our dedicated kitchen partners, Somerset-based Denzel & Willie, have a wealth of experience creating our handcrafted kitchens, working only with an exclusive list of handpicked clients. Quality and attention to detail shows in every aspect of their work, creating a kitchen that will become the true heart of your home, with (NEFF) appliances throughout.

Computer Generated Image showing Numbers 4, 5 & 6



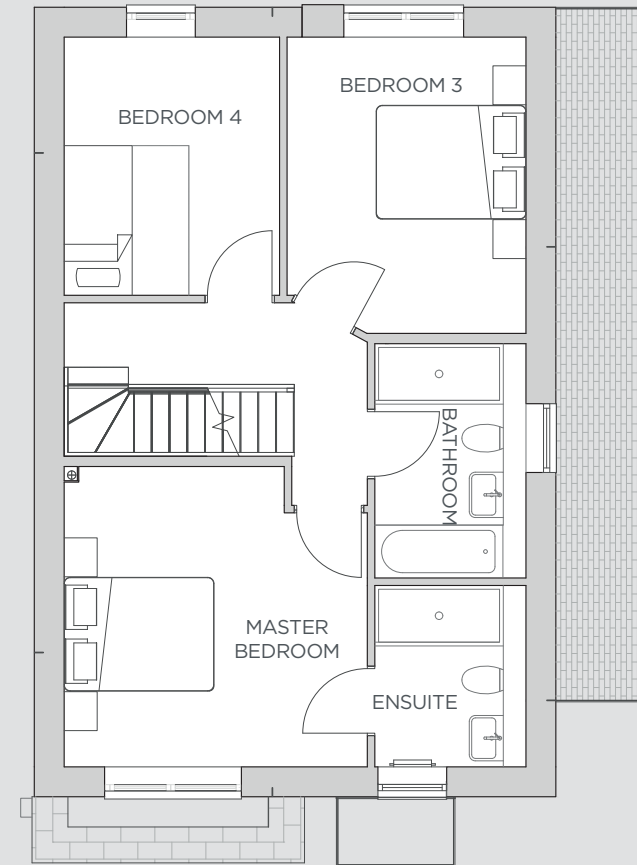
**GROUND FLOOR**

Living Room	4862mm x 3405mm	15'11" x 11'2"
Kitchen/Diner	7260mm x 4552mm	23'9" x 14'11"



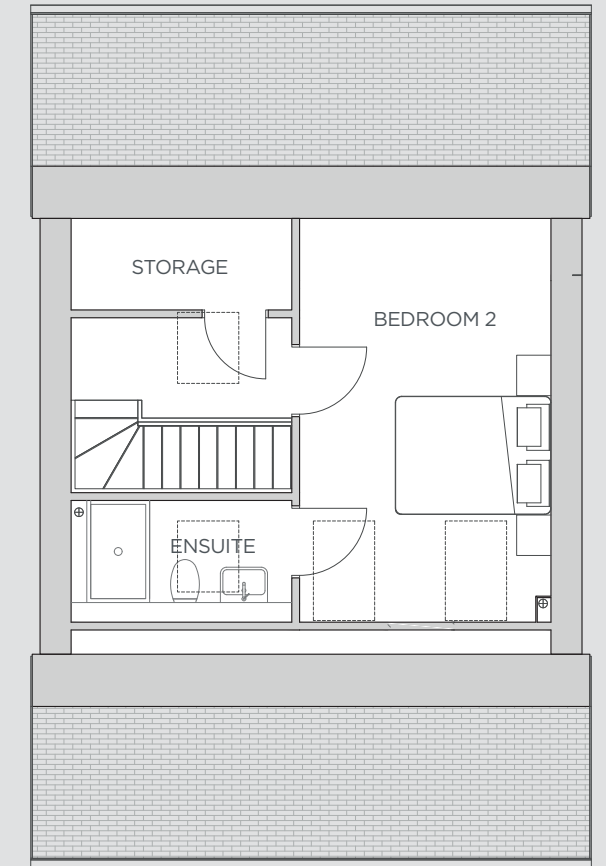
A FOUR-BEDROOM DETACHED HOME

PLOT 4



**FIRST FLOOR**

Master Bedroom	4107mm x 4008mm	13'6" x 13'5"
Bedroom 3	3963mm x 3204mm	13'0" x 10'6"
Bedroom 4	3459mm x 2893mm	11'4" x 9'5"



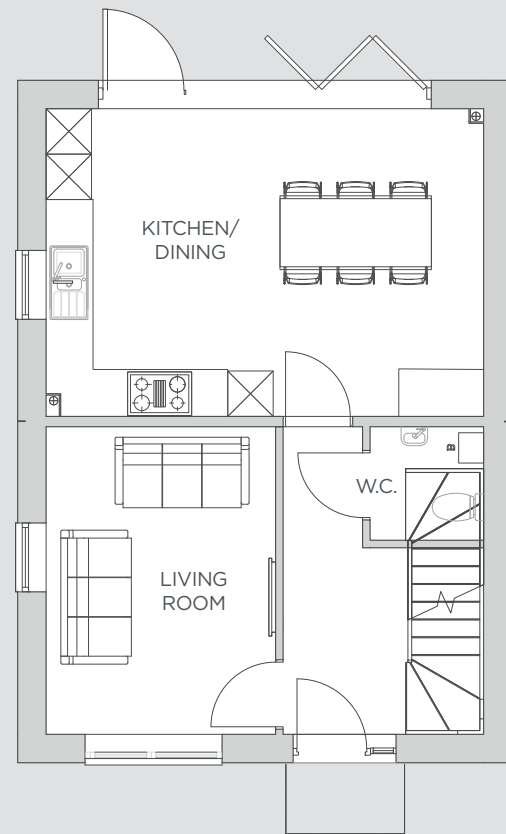
**SECOND FLOOR**

Bedroom 2	4285mm x 3244mm	14'0" x 10'7"
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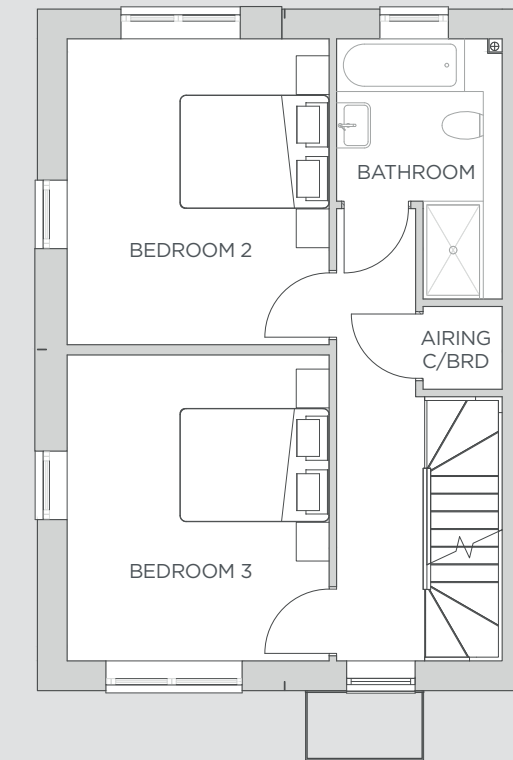
**GROUND FLOOR**

Living Room	3999mm x 3057mm	13'1" x 10'0"
Kitchen/Diner	5812mm x 4093mm	19'0" x 13'5"



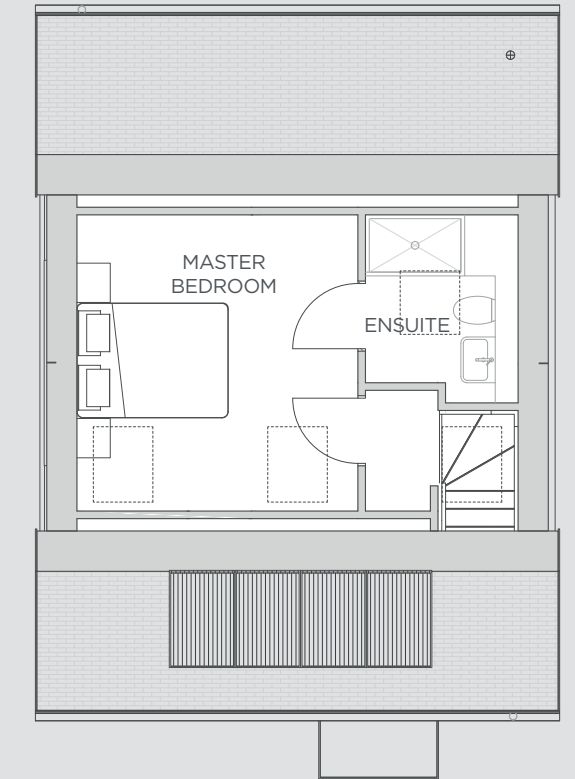
A THREE-BEDROOM DETACHED HOME

PLOTS 5, 6



**FIRST FLOOR**

Bedroom 2	4090mm x 3506mm	13'5" x 11'6"
Bedroom 3	4090mm x 3509mm	13'5" x 11'6"



**SECOND FLOOR**

Master Bedroom	3899mm x 3706mm	12'9" x 12'1"
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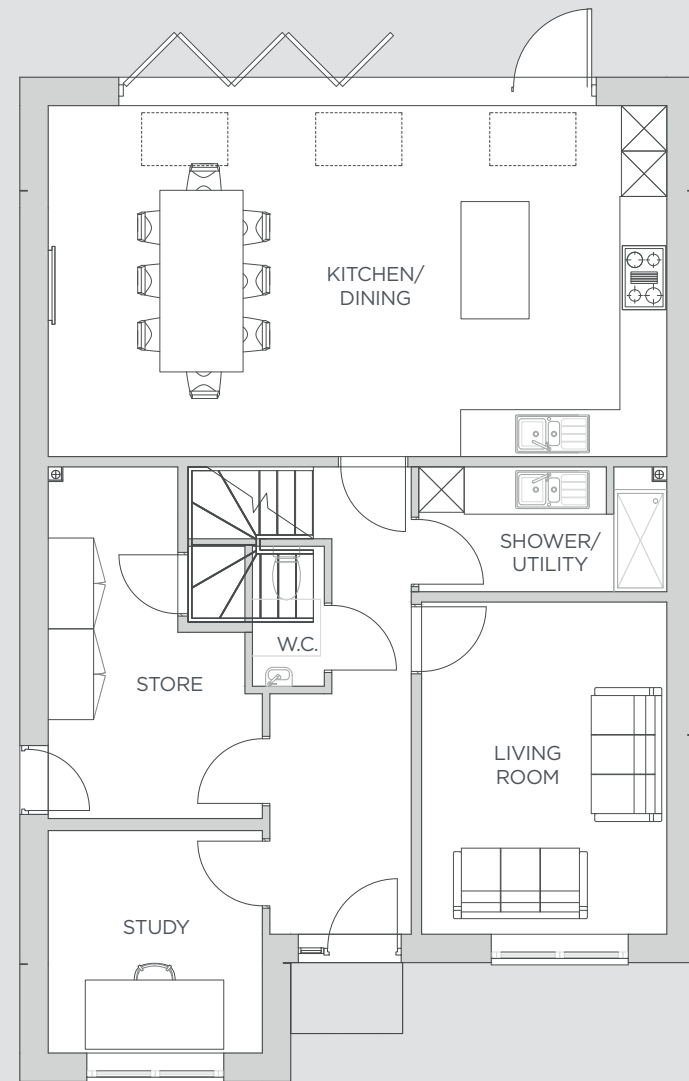






**GROUND FLOOR**

Living Room	4415mm x 3266mm	14'4" x 10'8"
Kitchen/Diner	8207mm x 4663mm	26'11" x 15'3"
Study	2977mm x 2862mm	9'9" x 9'4"

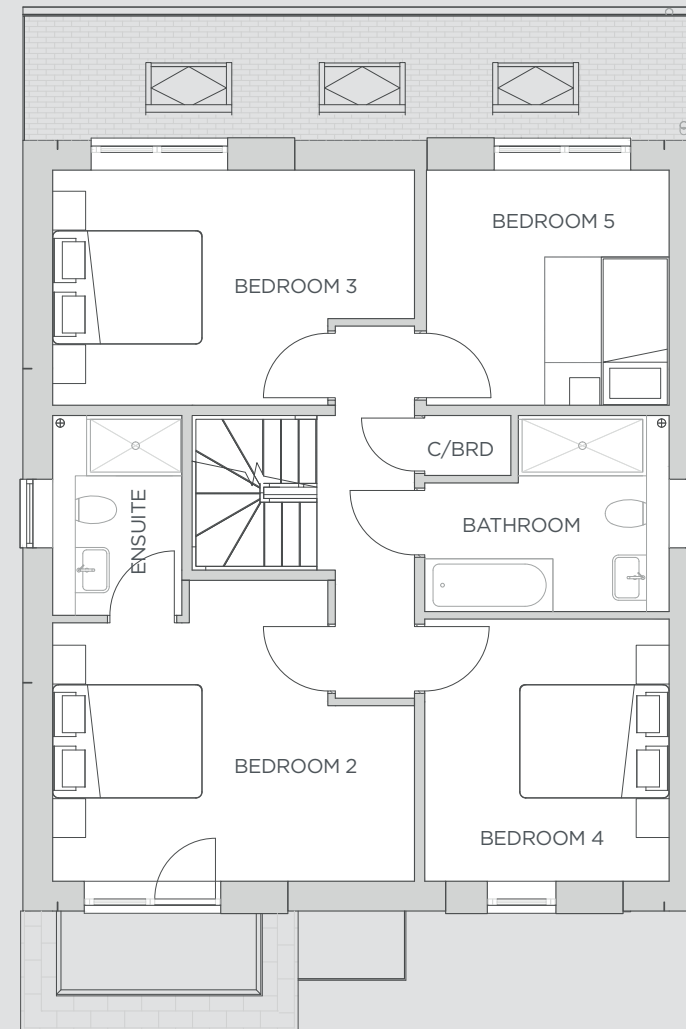


A FIVE-BEDROOM DETACHED HOME

PLOTS 7, 8, 9

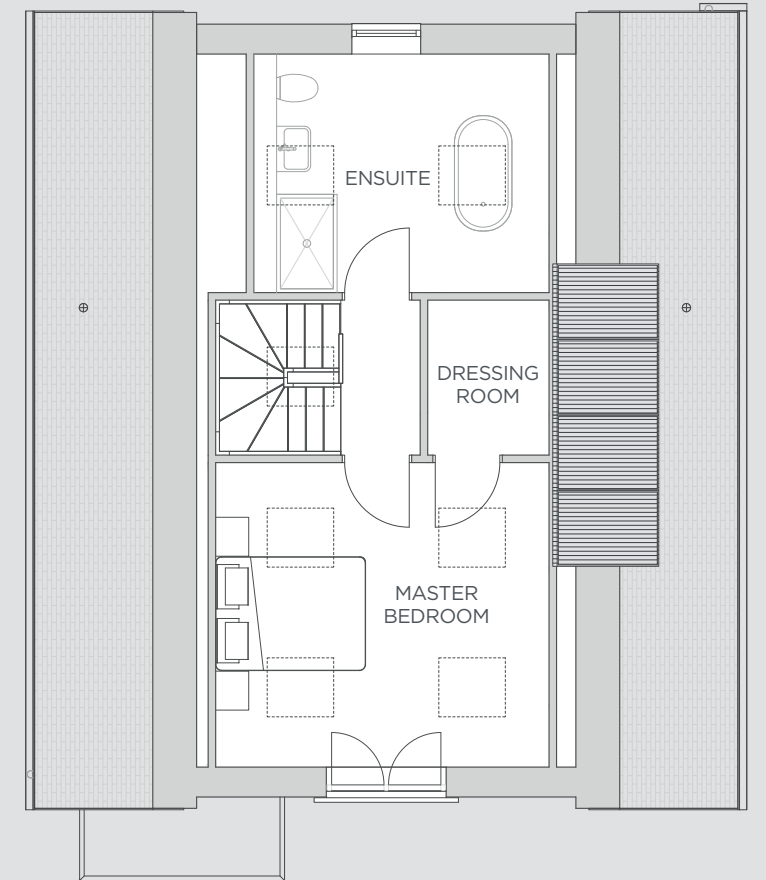
**FIRST FLOOR**

Bedroom 2	4823mm x 3452mm	15'9" x 11'3"
Bedroom 3	4835mm x 3125mm	15'8" x 10'3"
Bedroom 4	3502mm x 3266mm	11'5" x 10'8"
Bedroom 5	3255mm x 3143mm	10'8" x 10'3"



**SECOND FLOOR**

Master Bedroom	4409mm x 4052mm	14'5" x 13'3"
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Computer Generated Image





## THE SPECIFICATION

THE INTERIOR OF EVERY SPACE AT THE COURTHOUSE VILLAS & THE WALK IS INFLUENCED BY MODERN AESTHETICS AND FINISHED TO IMPECCABLE STANDARDS.

### KITCHEN

- Bespoke Denzil & Willie kitchens with stunning cabinetry, large island unit to plots 1, 2, 3, 4, 7, 8, 9
- Engineered oak flooring or modern LVT - plot dependent
- Fresh white flecked solid work tops with matching splash back and upstand.
- Aluminium bifolding door opening through to gardens.
- NEFF appliances including double fan oven, induction hob, extractor fan, integrated dishwasher and fridge freezer

### WC / CLOAKROOMS

- Minimal floor mounted toilet with soft close lid, flush plate in chrome
- Wash hand basin in white

### BATHROOM AND ENSUITE

- Minimal contemporary toilet with soft close lid and flush plate in chrome
- Chrome towel rail with electric elements
- Wall hung vanity unit with ceramic basin
- Contemporary shower enclosure, flat top stone tray and waste in white
- Walk in shower with glass screen
- Round fixed shower head, wall arm and additional hand shower
- Bath with tiled panel – to First floor bathrooms
- Complimentary tiling to walls and floor
- Fresh white flecked solid surface shelf – to plots 4, 7, 8 and 9

### INTERIOR FINISHES

- Tall profile square skirting in white
- Engineered oak or modern LVT flooring throughout downstairs (Plot dependent)
- Natural, textured carpet to living room, bedrooms and stairs
- Four panel white oak shaker internal doors –with black square profile handles
- White walls throughout
- White matt ceiling spotlights
- Double glazed windows throughout

### HEATING & ELECTRICS

- USB sockets throughout
- Shaver sockets in bathroom and ensuite
- BT points to hallway and sitting room
- Smoke detector and carbon monoxide alarm
- Radiators to first and second floor and underfloor heating to plots 4, 5, 6, 7, 8 and 9

### EXTERNAL

- Exterior lighting
- Outside tap

### WARRANTY

- All plots will benefit from a 10 year Build Zone warranty.



AT HAWKFIELD HOMES WE BELIEVE THAT A HOUSE IS MORE THAN JUST BRICKS AND MORTAR. IT'S A HOME, IT'S A PLACE OF DREAMS, MEMORIES AND EXPERIENCES. BUT A HOME HAS ALSO GOT TO FUNCTION AND DO THE BASICS RIGHT, ALL DAY, EVERY DAY.

We understand this, and strive to achieve it on all of our developments. As soon as you step into one of our homes, you'll feel our commitment to building living spaces that are a blend of innovative design and functionality.



No matter the scale of the development we put the same creativity and attention to detail into each and every home that we build. So it's going to look great and it's going to make your life easier. From imaginative space planning through to fixtures and fittings, we've thought about things – a lot!

Throughout the West of England, we work with award winning architects and designers to create bespoke properties that stand out and make us proud.

Our schemes range from 4 to 30 units and include Listed building conversions, city centre apartments, greenfield sites, family homes through to brownfield site regeneration. So whether you are a first time buyer, an investor or if you are looking for a great family home; we look forward to talking to you.

**Hawkfield Homes – as individual as you are.**



**HAWKFIELD  
HOMES**

Visit [hawkfieldhomes.co.uk](http://hawkfieldhomes.co.uk)

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