



HAWKFIELD
HOMES

CHARTERHOUSE YARD

BS5



Contemporary living in Bristol's hippest neighbourhood

INTRODUCING CHARTERHOUSE YARD WHITEHALL, BS5

Design-led attention to detail and specification-rich homes that maximise today's open plan lifestyle are at the core of Charterhouse Yard.

This exclusive development, with its own gated entrance, comprises two mews houses, five town houses and two coach houses, all with private roof gardens and dedicated parking.

Detail and specification are at the heart of Charterhouse Yard, with clean, sharp exteriors and stylish, sophisticated interiors that make every home both contemporary and comfortable. Designed by award-winning interior designers AWW, every home boasts handcrafted bespoke kitchens made exclusively by Denzel & Willie, high spec contemporary designer bathrooms, and thoughtful spaces throughout.

Charterhouse Yard is exclusive urban living with an uber-cool twist.



CGI for illustrative purposes only.

These impressive and spacious three-bed mews houses and four-bed town houses benefit from superior specifications throughout, including contemporary designer bathrooms, stylish handcrafted kitchens, south-facing balconies and roof gardens, as well as undercover parking and a secure bike lock-up facility.

Open plan living is central to every home, with the kitchen and living area flowing effortlessly through bi-fold doors into your own private south-facing courtyard.





01

Courtesy of friendsatstgeorgepark.org.uk

Brunch, Sunday lunch and more besides

Like east London before it, east Bristol is fast becoming one of Bristol's hippest neighbourhoods. Located in Whitehall, BS5, Charterhouse Yard is within easy reach of some of the most exciting and vibrant parts of Bristol. From the green expanses of neighbouring St George Park to some seriously cool pubs and bakeries on Church Road, this is your opportunity to be in Whitehall before the secret gets out.

Just opposite Charterhouse Yard is The Kings Head, known for its authentic Caribbean dishes and monthly live bands. The development is also perfectly positioned between two of east Bristol's coolest areas. Easton is renowned for its multi-cultural cuisine and festivals - St Mark's Road was named Britain's best street in 2019 - and its community-minded pubs. Meanwhile, nearby up-and-coming Redfield has seen a number of pubs, delis, and bakeries opening to serve the growing numbers moving to BS5. If you want a Sunday roast at any of these pubs, booking ahead is a must.

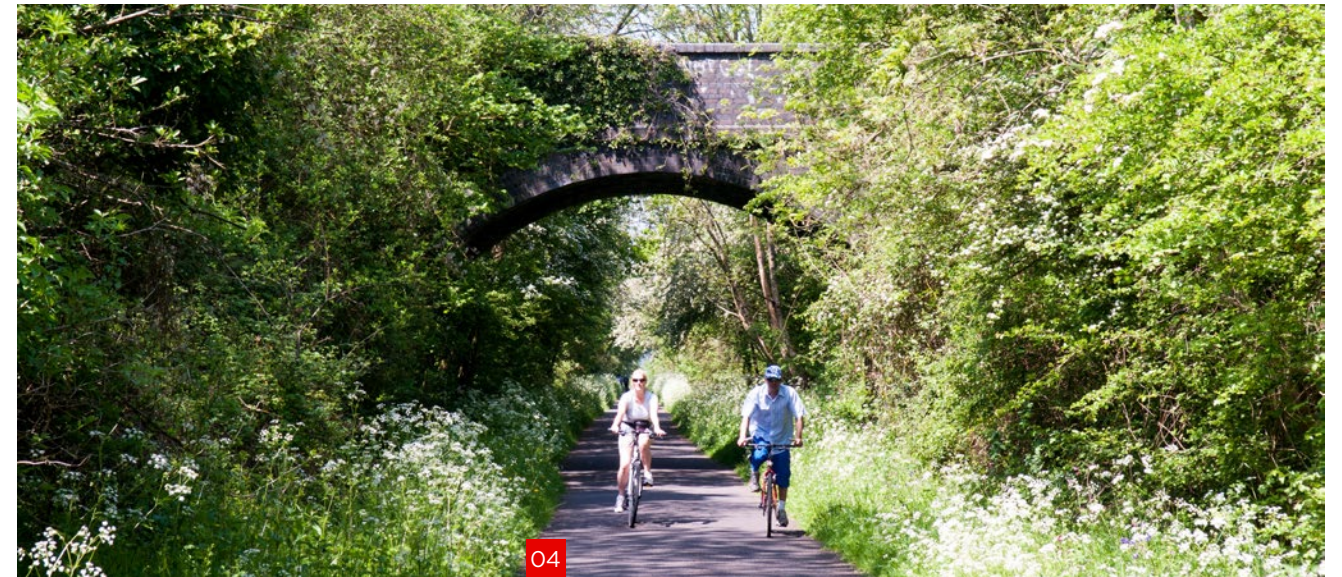


02

- 01: The lake at St George Park.
- 02 & 03: Redfest, the free community music and arts festival based in St. George Park.
- 04: Flat, traffic-free and lined with greenery - the popular Bristol and Bath Railway Path.
- 05: Loaf Café on Church Road.
- 06: The Red Flower Barrow plant shop.
- 07: Sophie Rae street art on display on Church Road.



03



04

Close-at-hand, St George Park is an expansive green oasis in the middle of bustling Redfield, with tennis courts, lake and a skate park. Every year, the park's free summer music and arts festival, Redfest, attracts people from all over the city. Nearby the Bristol and Bath railway path means the city is only a short walk or spin away, or you can head east for a day out on the riverbanks or into Bath, with plenty of pub stops to keep you hydrated along the way.



05

Lawrence Hill train station provides easy access to Bristol Temple Meads with connections to London, the south west and Wales. Whitehall Primary School, one of Bristol's highest rated and most highly sought after schools, is also right on your doorstep.



06

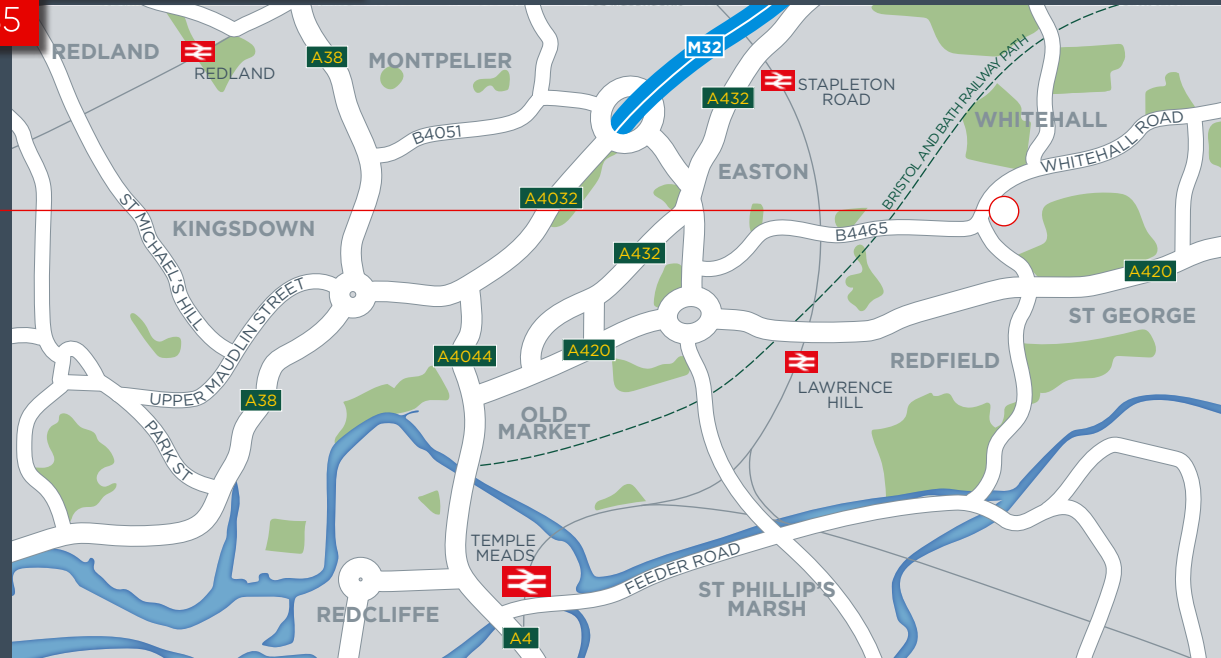
07

From entertaining in your own private terrace, meeting up with friends in one of the locals, to relaxing in St George Park, a home in Charterhouse Yard puts you right in the heart of everything and yet away from it all.

CHARTERHOUSE YARD

WHITEHALL ROAD, BRISTOL BS5 7BG

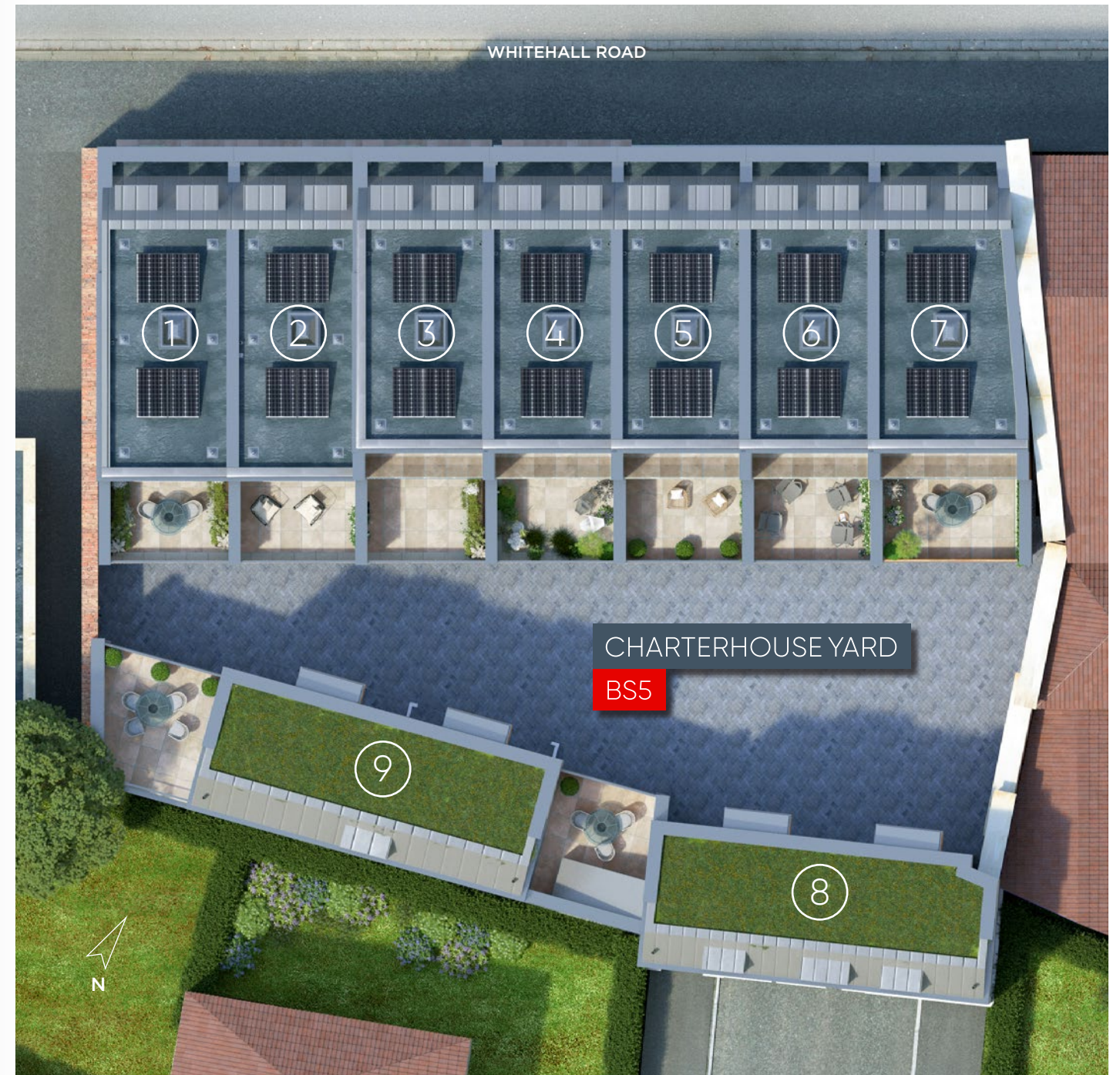
BS5



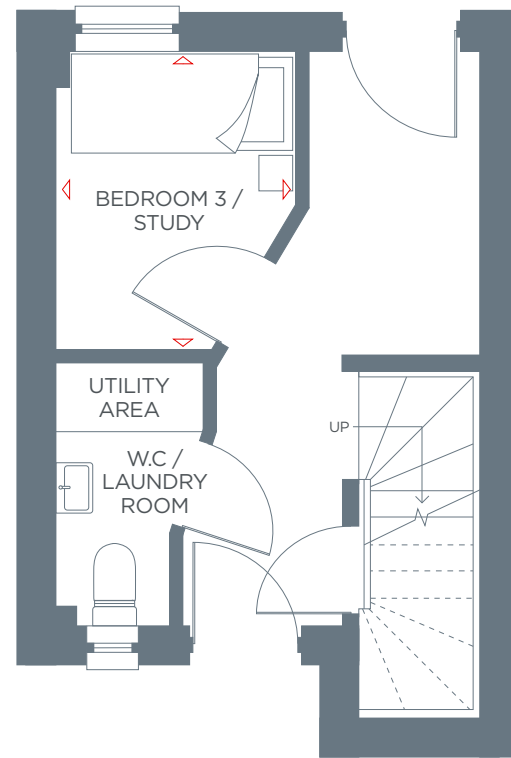
BRISTOL CITY



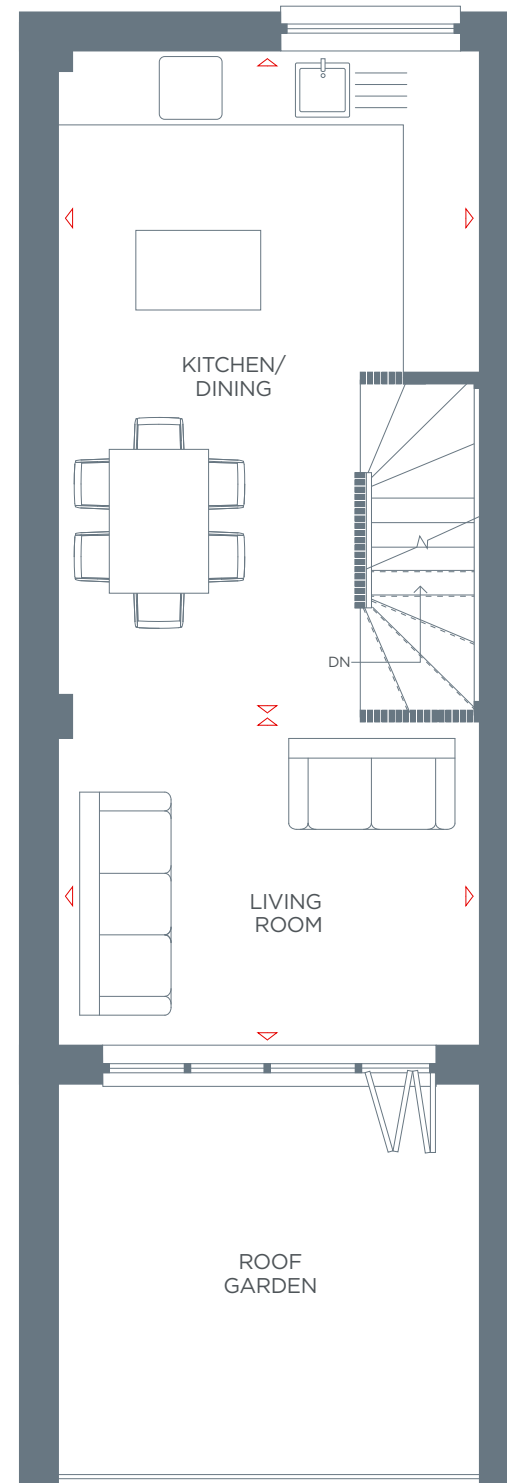
WHITEHALL



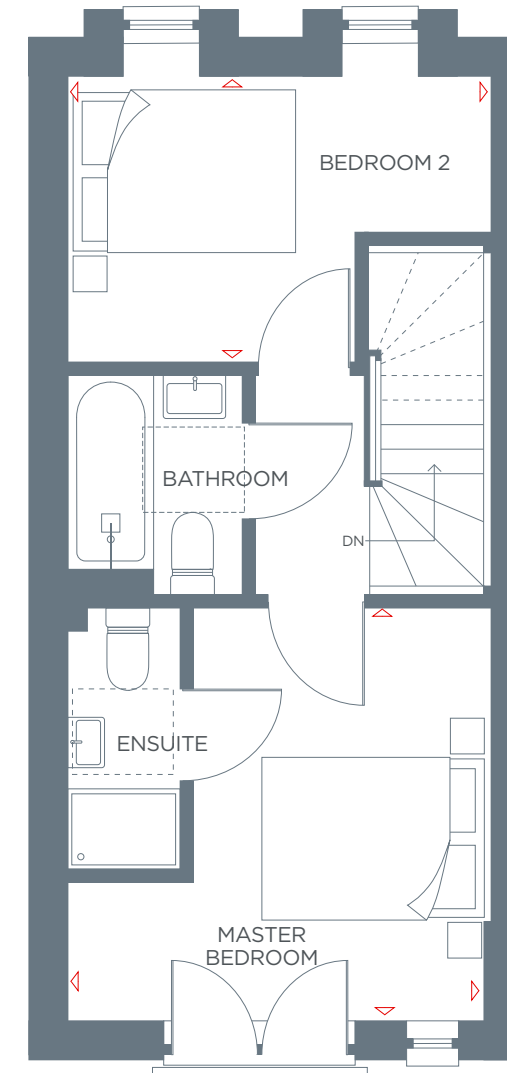
THE MEWS HOUSES NUMBERS 1 & 2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NUMBER 1

GROUND FLOOR

Bedroom Three/Study
2631mm x 2142mm
8'7" x 7'0"

FIRST FLOOR

Kitchen/Dining Area
5855mm x 3741mm
19'2" x 12'3"

Living Room
3741mm x 2899mm
12'3" x 9'6"

SECOND FLOOR

Master Bedroom
3741mm x 3628mm
12'3" x 11'10"

Bedroom Two
3741mm x 2400mm*
12'3" x 7'10"

Total Area
83.65 sqm 900 sqft

NUMBER 2

GROUND FLOOR

Bedroom Three/Study
2631mm x 2117mm
8'7" x 6'11"

FIRST FLOOR

Kitchen/Dining Area
5805mm x 3716mm
19'0" x 12'2"

Living Room
3716mm x 2899mm
12'2" x 9'6"

SECOND FLOOR

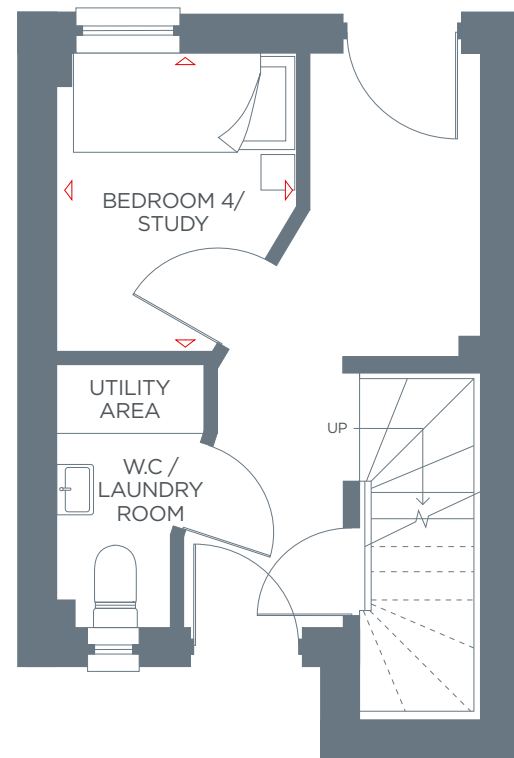
Master Bedroom
3716mm x 3628mm
12'2" x 11'10"

Bedroom Two
3716mm x 2400mm*
12'2" x 7'10"

Total Area
83.07 sqm 894 sqft

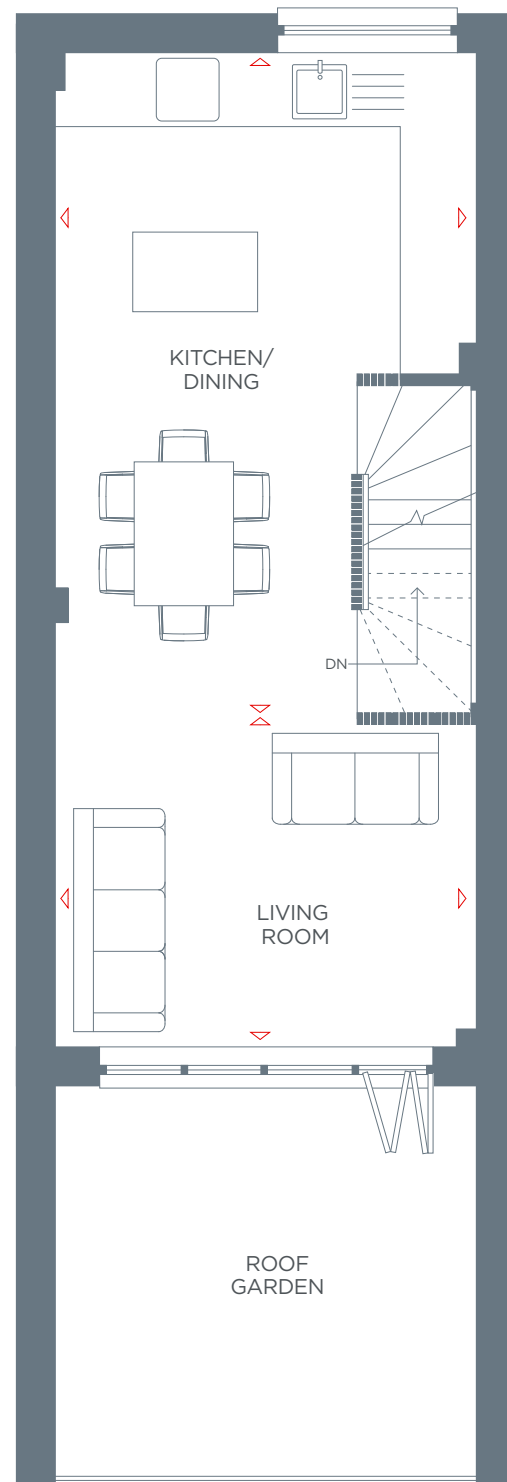
* Measured to 1500mm height above floor

THE TOWN HOUSES NUMBERS 3-7



GROUND FLOOR

Bedroom Four/Study
2631mm x 2117mm
8'7" x 6'11"



FIRST FLOOR NUMBERS 3 - 6

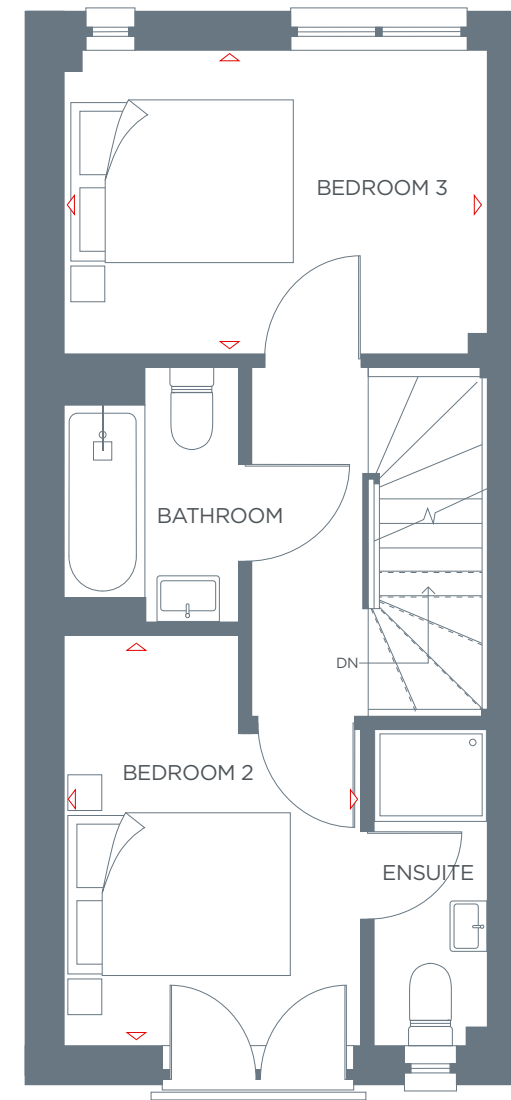
Kitchen/Dining Area
5855mm x 3716mm
19'2" x 12'2"

Living Room
3716mm x 2899mm
12'2" x 9'6"

NUMBER 7

Kitchen/Dining Area
5805mm x 3716mm
19'0" x 12'2"

Living Room
4391mm x 2899mm
14'4" x 9'6"



SECOND FLOOR NUMBERS 3 - 6

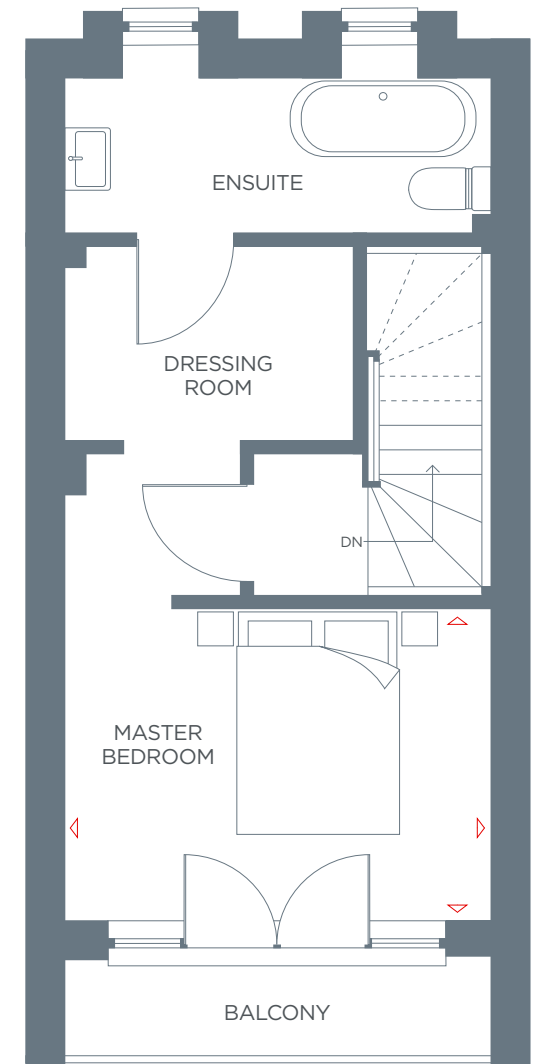
Bedroom Two
3580mm x 2617mm
11'8" x 8'7"

Bedroom Three
3716mm x 2656mm
12'2" x 8'8"

NUMBER 7

Bedroom Two
3580mm x 2863mm
11'8" x 9'4"

Bedroom Three
3790mm x 2656mm
12'5" x 8'8"



THIRD FLOOR NUMBERS 3 - 6

Master Bedroom
3716mm x 2740mm
12'2" x 8'11"

Total Area
112.37 sqm 1209 sqft

NUMBER 7

Master Bedroom
4341mm x 2740mm
14'2" x 8'11"

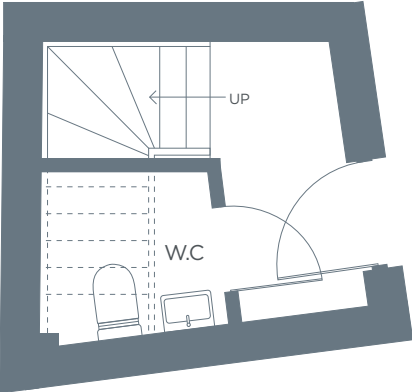
Total Area
121.93 sqm 1312 sqft



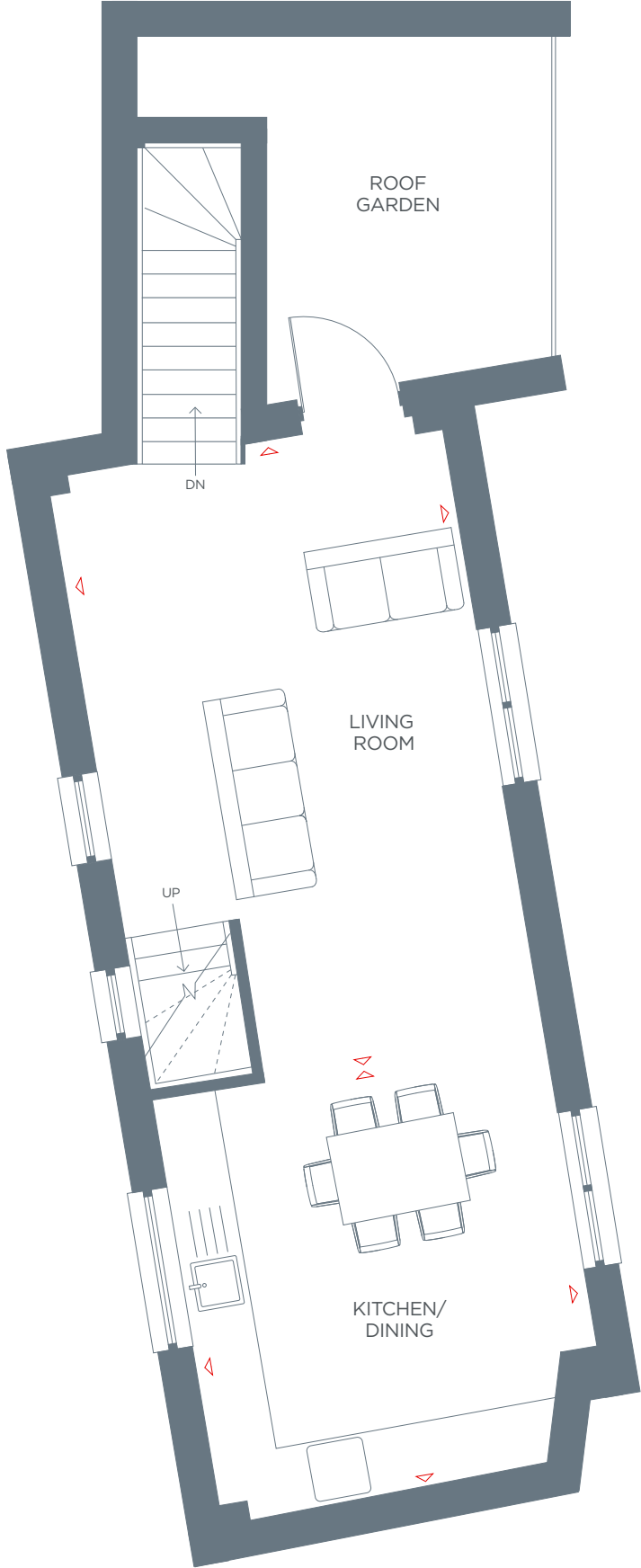
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Charterhouse Yard's two coach houses are as individually designed as the town houses opposite, with sharp lines, quality design and considered specification. Each of the two-bed coach houses boast high-quality handcrafted kitchens and expansive open plan living spaces leading onto private courtyard terraces via bi-fold doors. With undercover parking and a secure bike lock-up facility for each property, every attention to detail is covered.

COACH HOUSE NUMBER 8



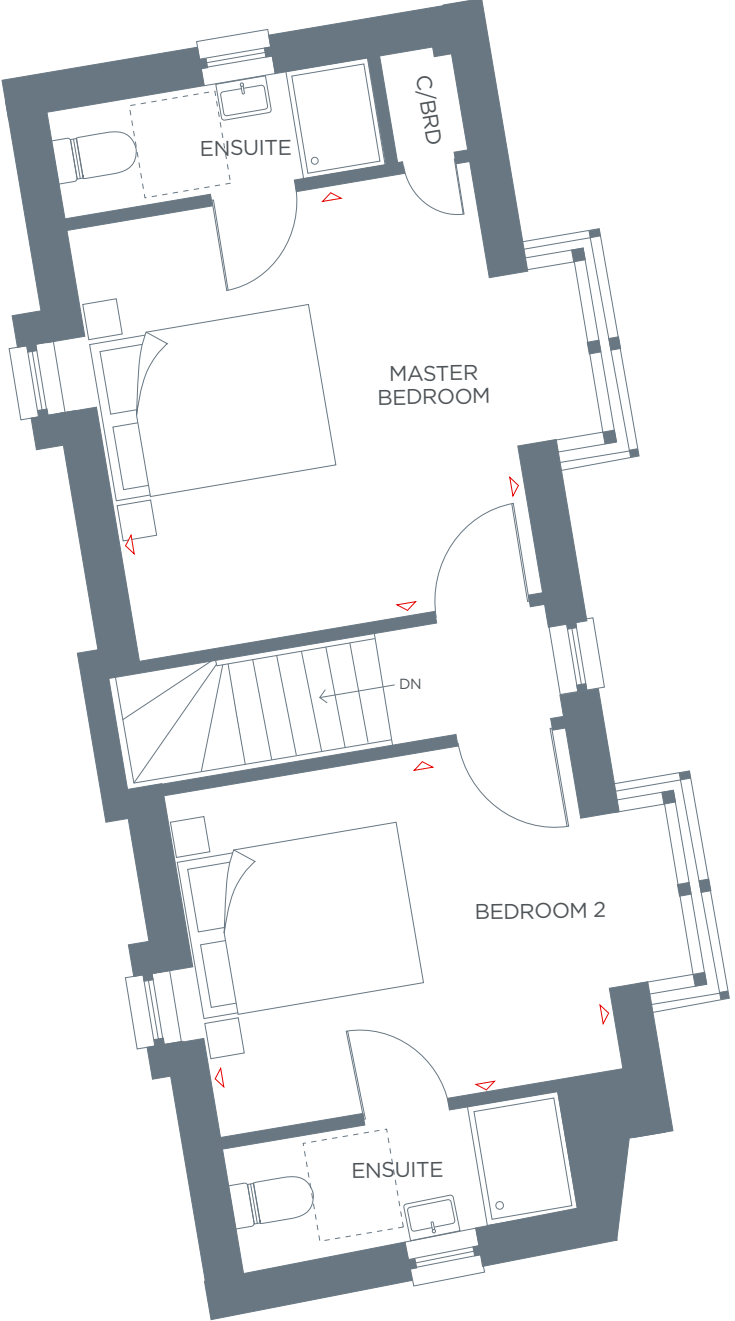
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

Kitchen/Dining Area
 4122mm x 3875mm
 13'6" x 12'8"

Living Room
 6058mm x 3875mm
 19'10" x 12'8"

SECOND FLOOR

Master Bedroom
 3860mm x 3575mm
 12'7" x 11'8"

Bedroom Two
 3575mm x 3075mm
 11'8" x 10'1"

Total Area
 83.45 sqm 898 sqft

COACH HOUSE NUMBER 9

GROUND FLOOR

Bedroom Three/Study
 3396mm x 2475mm
 11'1" x 8'1"

FIRST FLOOR

Kitchen/Dining Area
 4270mm x 3875mm
 14'0" x 12'8"

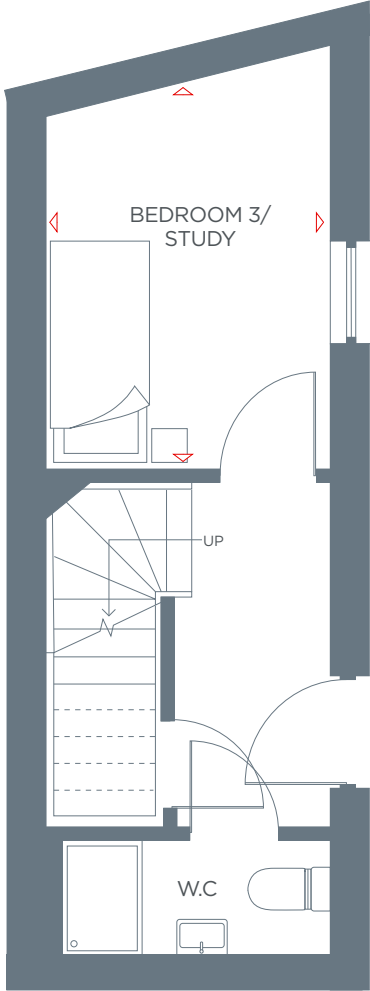
Living Room
 4831mm x 2776mm
 15'10" x 9'1"

SECOND FLOOR

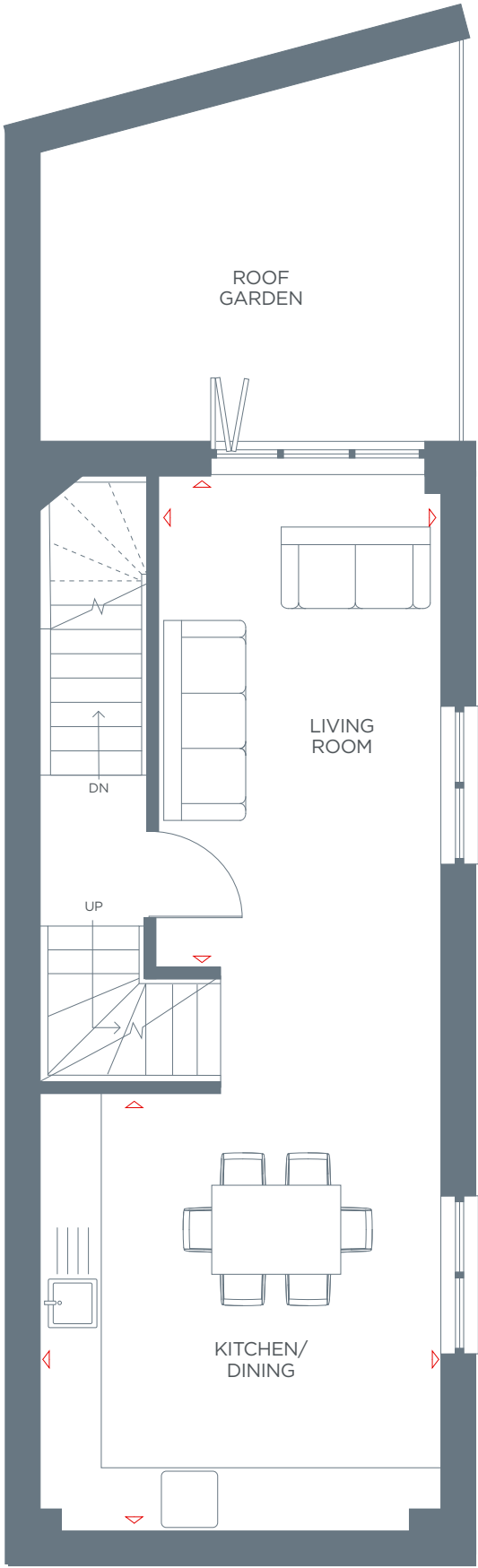
Master Bedroom
 3732mm x 3575mm
 12'2" x 11'8"

Bedroom Two
 3575mm x 3222mm
 11'8" x 10'6"

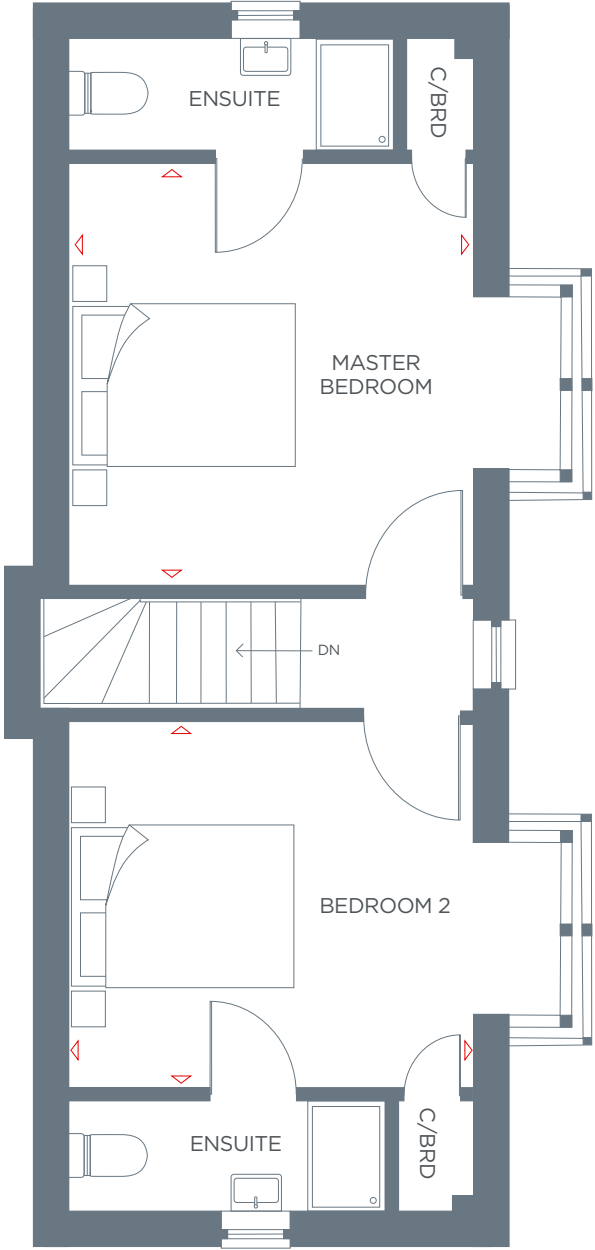
Total Area
 96.45 sqm 1038 sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Detail is everything



CGI for illustrative purposes only.

KITCHENS

Denzil & Willie bespoke kitchens, modern white solid worktops with matt black handles. Feature plywood peg board kitchen island on industrial castors

Large format light concrete effect porcelain floor tiles

NEFF and BOSCH appliances including double fan oven, induction hob, extractor fan, integrated dishwasher, washer/drier and fridge freezer

Natural lacquered ply finish to island joinery, matching main kitchen

WC/CLOAKROOMS

Floor mounted back to wall toilet with soft close lid, flush plate in black

Wall hung vanity unit with wash hand basin in concrete grey and brushed black tap

Dark feature paint colour to walls above tiling

Matt off white wall tiles, large format

Oak effect LVT flooring with herringbone design

Black panelled doors

Built in utility area with plumbing

BATHROOM AND ENSUITE

Minimal floor mounted back to wall toilet with soft close lid, flush plate in black (to all)

Contemporary matt black towel rail with concealed valve with elements (to all)

Wall hung vanity unit with wash hand basin

Warm white/ light grey tiling to walls above waist height

Warm grey matt wall tiles below waist height and to floors and bath panel

Matching grout colour

Bath with tiled bath panel - Family bathroom

Brushed black fixed shower head with additional hand held shower. Glass bath screen with black surround - Family bathroom

Tiled shower niche

Contemporary shower enclosure with low level threshold tray - Ensuite

Round fixed shower head, wall arm and hand held shower in brushed black - Ensuite

INTERIOR FINISHES

Contemporary skirting and architrave - painted black to match all window framing and ironmongery

Large format light concrete porcelain floor tiles to open plan living space

Neutral loop pile carpet to stairs, landings and ground floor bedroom

Oak LVT flooring with herringbone design to hallway + WC

Black shaker internal doors with matt black square profile door handle

White walls throughout

White matt ceiling spotlights

Double glazed windows throughout

Aluminium bifolding doors through to terrace (please note not plot 8)

Black radiators throughout

HEATING & ELECTRICS

USB sockets throughout

Fibre broadband

Shaver sockets in bathroom and ensuite

BT points to hallway and sitting room

Smoke detector and carbon monoxide alarm

EXTERNAL

Landscaped roof terrace - with seamless flooring to give inside outside feel

Balconies to master suite in plots three to seven

Enclosed allocated car parking and covered bike storage at ground floor

Exterior lighting

Outside socket

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.



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