



## The Spinney Saltford

An exclusive collection of just four detached, traditionally built homes in this sought after village setting between Bath and Bristol



**Set between the Georgian City of Bath and historic Bristol lies the village of Saltford, renowned for its picturesque 'old' village High Street and its setting on the River Avon with many attractive riverside and country walks.**



Its excellent strategic location on the A4 is enhanced by convenient public transport links to both Cities and a railway station at Keynsham, just 2 miles away.

Community life in the village is based around a good range of amenities including grocery shops, post office, pharmacy, library, community hall, churches, public houses and restaurants and there is well regarded local schooling with a Church of England Primary School in the village and secondary schooling at Wellsway in Keynsham, which achieved an outstanding OFSTED Report in 2011.

Sports and leisure facilities abound with river based sports readily available and a number of social and sports clubs in the village including a popular 18 hole golf course. There is access to the Bristol & Bath Cycle Path for cyclists and walkers and the Cotswold Way which runs close to nearby Kelston Round Hill. Saltford Marina is home to colourful barges and its peaceful setting provides a haven for wildlife.

The town of Keynsham, some 2 miles away, offers a wider range of shops and amenities including a railway station, whilst Bath is just 5 miles away which, in addition to its Roman and Georgian splendours, has excellent modern shopping facilities, the renowned Theatre Royal and the Thermae Spa. Bristol, 8 miles away, offers extensive shopping at the Cabot Circus or out of town at Cribbs Causeway.

Award winning developers, Hills Homes, are building just four elegant detached properties in a quiet position off Rodney Road. Each home features light and airy accommodation with four bedrooms, two of which have en-suite facilities, and a sociable kitchen/family/dining room for family and friends to meet, chat, cook, eat and entertain. Designed to embrace modern living, these properties combine traditional building techniques with technological and ecological advances to provide the perfect home.

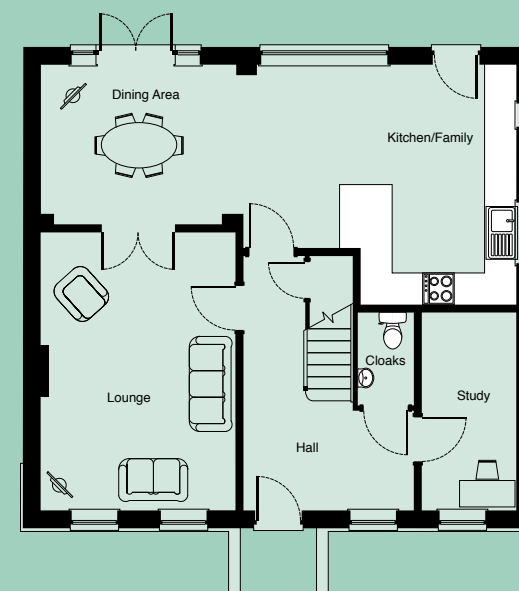


# Maple House – Plot 1



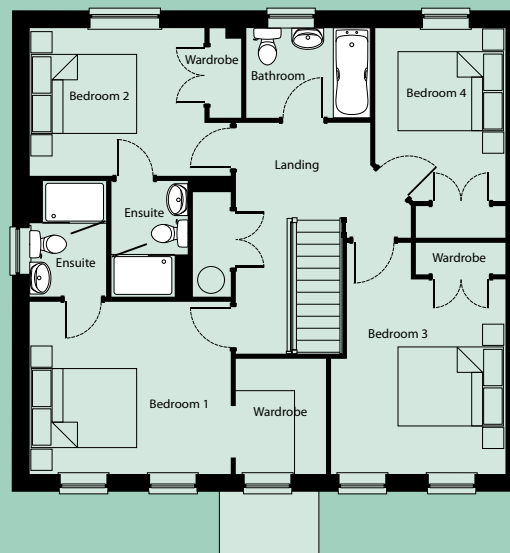
## Ground Floor

	Metric	Imperial
Hall	3230 max x 4820 max	10'-7" max x 15'-10" max
Living Room	3690 x 5270	12'-0" x 17'-3"
Kitchen/Family/ Dining	9010 x 4550 max	29'-7" x 14'-11" max
Study	1790 x 3750	5'-10" x 12'-4"
Cloakroom	1070 x 1770	3'-6" x 5'-10"
Garage	2915 x 5525	9'-7" x 18'-1"



## First Floor

	Metric	Imperial
Bedroom 1 (incl Dressing)	5610 max x 3260	18'-5" max x 10'-8"
Bedroom 1 En-Suite	1450 x 2190	4'-9" x 7'-2"
Bedroom 2	3810 max x 2800	12'-6" max x 9'-2"
Bedroom 2 En-Suite	1450 x 2190	4'-9" x 7'-2"
Bedroom 3	3300 max x 4380 max	10'-10" max x 14'-5" max
Bedroom 4	2460 x 3275 max	8'-1" max x 10'-9" max
Bathroom	2350 x 1700	7'-9" x 5'-7"



Note – All dimensions are taken to the nearest 50mm metric, 2 inches imperial

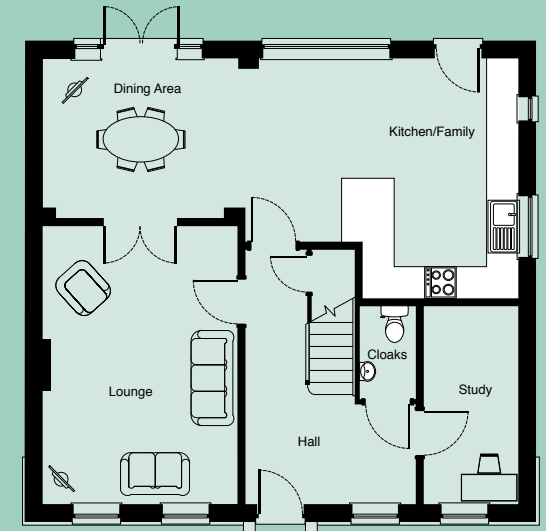
**Beech House – Plot 2**  
**Birch House – Plot 3**



Computer generated image

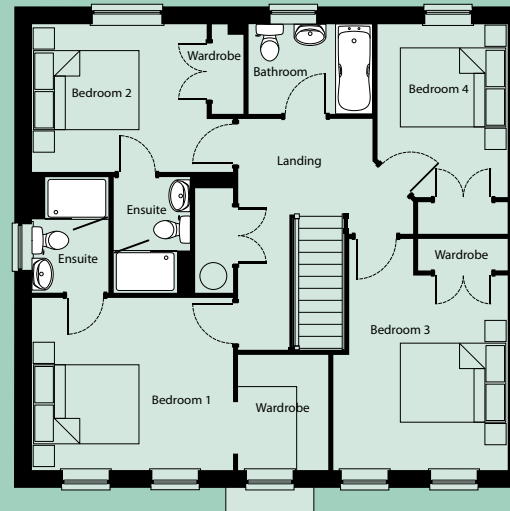
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Study	1790 x 3750	5'-10" x 12'-4"
Cloakroom	1070 x 1770	3'-6" x 5'-10"
Garage Plot 2	3030 x 5525	9'-11" x 18'-1"
Garage Plot 3	2915 x 5525	9'-7" x 18'-1"



**First Floor**

	Metric	Imperial
Bedroom 1 (incl Dressing)	5610 max x 3260	18'-5" max x 10'-8"
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Bedroom 4	2460 x 3275 max	8'-1" max x 10'-9" max
Bathroom	2350 x 1700	7'-9" x 5'-7"



Note – All dimensions are taken to the nearest 50mm metric, 2 inches imperial

# Hazel House – Plot 4



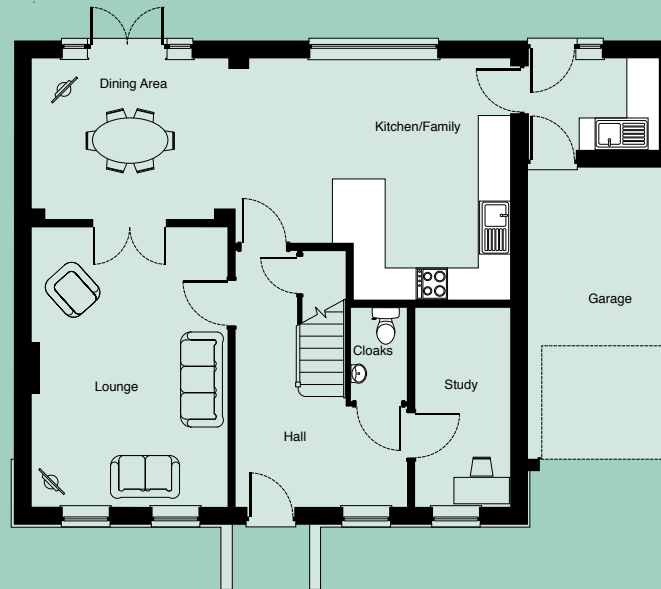
## Ground Floor

	Metric	Imperial
Hall	3230 max x 4820 max	10'-7" max x 15'-10" max
Living Room	3690 x 5270	12'-0" x 17'-3"
Kitchen/Family/ Dining	9010 x 4550 max	29'-7" x 14'-11" max
Study	1790 x 3750	5'-10" x 12'-4"
Cloakroom	1070 x 1770	3'-6" x 5'-10"
Utility	2450 x 1720	8'-0" x 5'-8"
Garage	2700 x 5500	8'-10" x 18'-0"



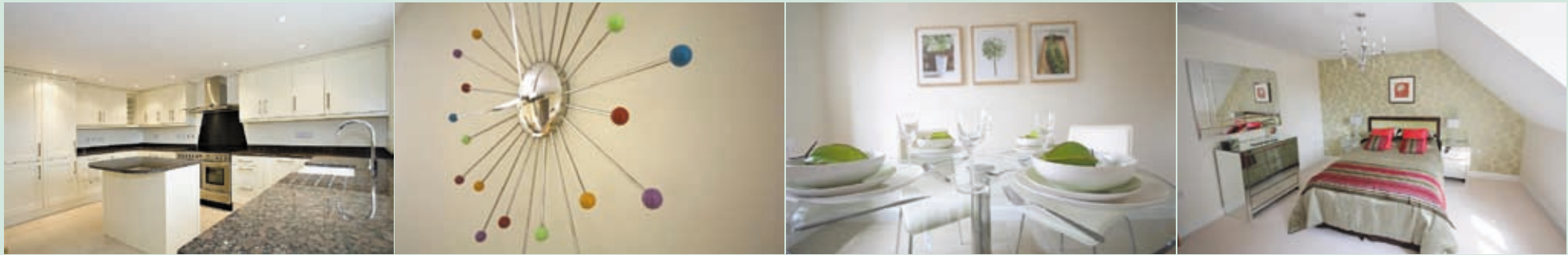
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# The Spinney – Specification



## Finishes .....

With their brick facades accented by stone quoins and their elegant entrances featuring a portico or porch creating a classic look, these four houses have been built to Hills Homes' exacting standards with traditional methods and materials to suit their environment. The white painted Georgian style front doors are complemented by the low maintenance white uPVC window frames, internally the doors are white painted 4 panel with polished chrome furniture. Between the living room and dining/family room the doors fold back to create a fully open plan living space or can be closed to enjoy traditional separate reception rooms. From the hall, the elegant staircase is White Oak with turned balusters and the walls are painted Gardenia throughout.

## Kitchens and Bathrooms .....

The heart of any home is a sociable kitchen with space for family and friends to meet, chat, cook, eat and entertain. These homes feature kitchens individually designed to maximise the space and create an impressive working area with appliances to please the most demanding of cooks. Granite worktops are enhanced by upstands for a streamlined modern look. The bathrooms are no less impressive, with sanitaryware from the Villeroy & Boch Collection and Hans Grohe taps, complemented by the latest range of Porcelanosa ceramic wall tiling and polished chrome dual fuel towel radiators.

## Heating and Electrics .....

Individually designed lighting and heating systems ensure the most economical and sustainable use of energy. Full of the features you would expect with plentiful double sockets, downlights to cloakroom, kitchen, bathroom and en-suites, over worktop lighting to kitchen, light and power to roof space, and internal light and electrical sockets to the garage. High efficiency condensing gas fired central heating and water heating systems with individually controlled radiators provide the best in modern heating whilst the elegant fireplace surround and gas fire in the living room bring a traditional feel to cooler evenings. Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living.

## Safe and Sound .....

With Hills Homes, safety is paramount and the systems are enhanced by mains operated smoke and carbon monoxide detectors to hall and landing. External doors feature either deadlock or mortice locks and security bolts.

Your new Hills home will ensure a warm, safe, low energy, sustainable living space for you and your family, built with care and attention to provide the best of contemporary convenience with traditional character and excellent build quality.

**We don't just build houses, we build homes**



**Winners of the National LABC Building Excellence Award 2010 for 'Best Small Housing Development' for The Old Dairy Castle Combe and a shortlisted finalist in the 2011 regional award for 'Best Large Housing Development' for Smith's Court Purton, Hills Homes have established a strong reputation for high quality homes on carefully selected sites.**

From just four bespoke country homes on the edge of the sought after village of Ashbury to over seventy mixed dwellings for families and couples in the heart of Swindon's northern expansion, Hills bring individual quality to each of their developments.

Hills Homes believe that their greatest strength lies in their staff – a talented and tight-knit team which prides itself on close attention to detail throughout design, construction and after sales. This process sees the inclusion of traditional building skills and craftsmanship in harmony with the most up to date green technology.

Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living. Under the SAP/EPC methodology these homes achieve good to very good ratings for current performance in terms of energy efficiency and environmental impact.

It is this approach which has earned Hills Homes exceptionally high satisfaction ratings amongst those who matter most – their customers – and the recent recognition in the LABC Building Excellence Awards cements their reputation.



# Development Layout



- Maple House* Plot 1
- Beech House* Plot 2
- Birch House* Plot 3
- Hazel House* Plot 4

The development layout is for general guidance and may be subject to change. It is not intended to indicate specific boundaries and is not necessarily to scale. Any landscaping shown is purely to create an impression.

## How to find The Spinney, Saltford

**FROM BRISTOL** Proceed on the A4 through the village of Saltford and take a right hand turning just beyond The Crown Public House into Rodney Road. The development will be found on the left hand side.

**FROM BATH** Proceed on the A4 through the village of Saltford. At the top of Saltford Hill take a left hand turning into Rodney Road just before The Crown Public House. The development will be found on the left hand side.



Selling Agent:  
 Davies & Way  
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 Tel: 01225 400400  
 saltford@daviesandway.com  
 www.daviesandway.com

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 Ailesbury Court  
 High Street  
 Marlborough  
 SN8 1AA  
 Tel: 01672 516999  
 www.hills-homes.co.uk



### Property Misdescription Act 1991

These particulars and artist impressions do not form any part of any contract and are intended only as a general guide. The property will be built in accordance with the plans and specifications that are available for inspection at Davies and Way, Saltford office. Any other descriptions of the property are only intended as a general guide and are not to be relied upon as a warranty or a representation by the vendor or their agents which could be relied upon by interested parties, who can and should satisfy themselves by inspection or otherwise. Any landscaping shown on the artist's impression and site plans indicates possible mature landscaping. All measurements are approximate and are generally taken from the widest points. Accordingly, they should not be relied upon for carpets and furnishings. These details are believed to be correct at the time of compilation but Hills Homes reserves the right to alter plans and specifications at any time without prior notice.