



BATTENS  
ORCHARD  
PORTISHEAD

An exclusive development of 14  
three and four-bedroom detached homes



Set in a peaceful corner of Portishead lies Batten's Orchard, a charming development of 14 detached homes. Situated within a quiet cul-de-sac, Batten's Orchard offers a characterful mix of three and four-bedroom family homes, giving you the opportunity to live close to all that Portishead has to offer, while being tucked away from the town centre hustle and bustle.

## Homes with character and contemporary living at the core.

Batten's Orchard has been created using Roman tiled roof tiles, cedar cladding and ornamental brickwork, sympathetically blending with the leafy setting while retaining a modern look and feel. A home at Batten's Orchard also brings you space to enjoy outside too. Sweeping bi-fold doors open to a generous garden at the rear. While a spacious garage and adjoining driveway offer welcome storage and ample parking.

All homes are designed for today's modern lifestyle, making them ideal for a growing family or couples looking for a home with plenty of space to entertain. The interior décor reflects the exterior, and combines both traditional and contemporary features, from the shaker-style kitchens complete with NEFF appliances to sleek bathrooms. Every detail of Batten's Orchard has been considered, making it a far cry from today's homogenous housing estates.





## Portishead. Enjoy the best of town, country and coast.

Within the Gordano Valley sits historic Portishead, a charming Victorian town that blends the best of town, country and coastal living, providing incredible views of the Severn Estuary and the Welsh coastline beyond while remaining conveniently close to the City of Bristol and surrounding areas.

From the recently completed marina development and its stylish mix of waterfront cafés, bars and restaurants to the convivial town centre, Portishead combines a rich historic past with modern-day culture. Its vibrant high street lined with colourful flower beds and hanging baskets, is a lovely place to visit whether you're looking to shop local or fancy a bite to eat. There's a wide choice of independent shops, cafés and restaurants, from tasty tapas at Venga to gourmet burgers and salads at the Impero Lounge - there's plenty on offer. Other popular shopping haunts include West Hill, Wyndham Way and Harbour Road (home to a large Waitrose supermarket).

For a more relaxed experience, take a stroll along the marina and whatever time of day you can stop and enjoy a brunch, lunch, dinner or a quick G&T at one of the fashionable favourites such

as La Marina, Hall & Woodhouse, Bottelino's or Aqua Italia.

To experience a touch of local history, head to Portishead's seafront promenade and see the original Battery Point bell, used in the lighthouse to warn sailors of treacherous conditions, which now sits on Wyndham Way as a symbol of Portishead's history.

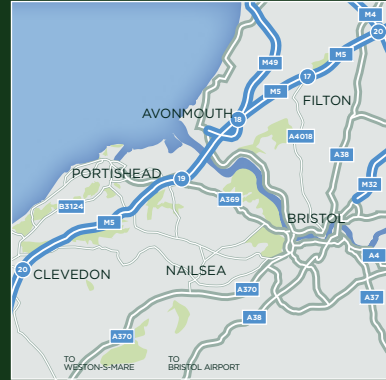
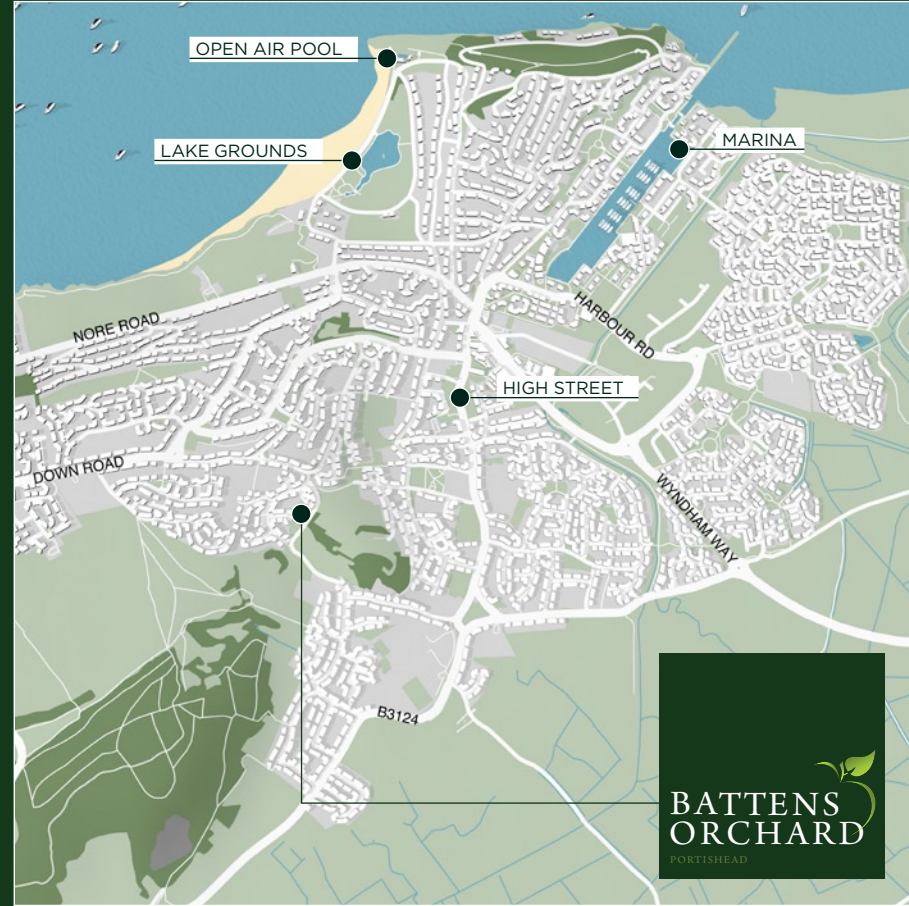
Another popular spot is Portishead Lake Grounds. From families taking picnics to locals playing tennis or cricket at the local facilities, there's plenty to see and do. The lake itself offers an ideal opportunity to feed the ducks or take out a rowing boat. The Lake Grounds is also home to an open-air lido, complete with sun terraces - extremely popular when the sun shines. Another popular pursuit in fine weather is a walk along Clevedon Coast Path or a trip to the Gordano Valley Nature Reserve.



Other Portishead attractions include Parish Wharf Leisure centre, a large community leisure complex, as well as a mix of independent gyms, spin studios, fitness centres and a golf course. Portishead Town Football Club, in Bristol Road, is home to many teams, both junior and senior, and Gordano Rugby Club sits just outside Portishead. As do attractions such as Noah's Ark Zoo Farm and the National Trust's Tyntesfield Estate.

Along with highly rated secondary schools, close proximity to Bristol and attractions including the Ashton Court Estate, as well as excellent connections to the M5 and access to Bristol International Airport, Portishead is increasingly becoming an extremely popular place to live, offering something for everybody - from the young to young at heart.





Address: 13-32 Elm Walk,  
Portishead, Bristol  
SatNav Postcode: BS20 6SU

From the motorway roundabout of the M5 (junction 19) take the A369/Portbury Hundred to Portishead. As you enter the town continue across the next two roundabouts staying on Wyndham Way. Take a left onto Portishead High Street and at the mini roundabout opposite HSBC Bank take a right up the hill on Combe Road, continuing onto Avon Way and taking the left onto Rippleside. At the next roundabout continue straight across onto St Mary's Park Road. Batten's Orchard is situated at the end of Elm Walk



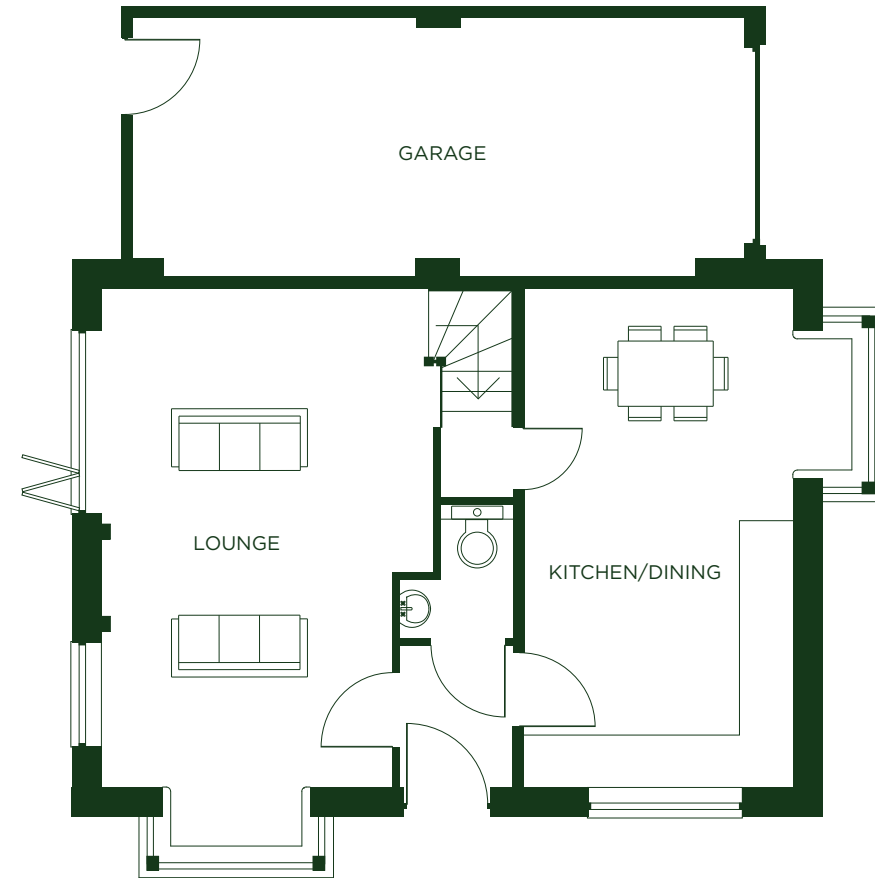
ST MARY'S ROAD



# THE ALFRISTON

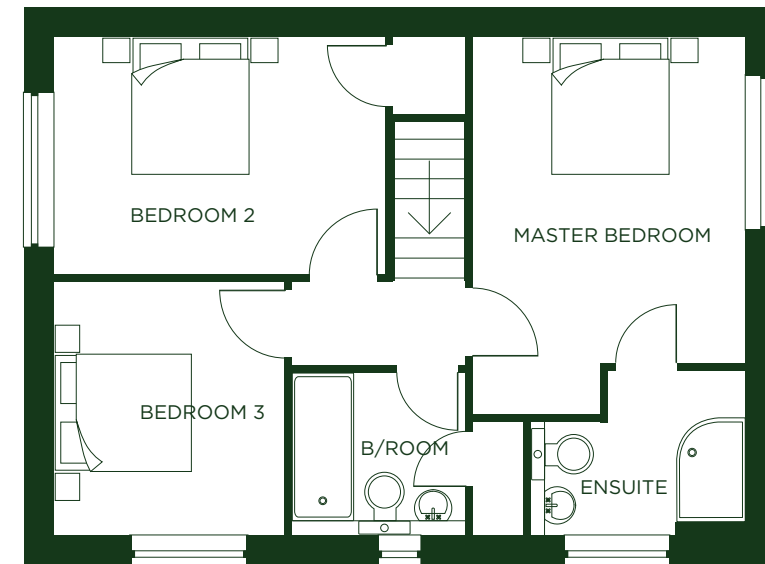
A THREE BEDROOM DETACHED HOME

PLOT 1



## GROUND FLOOR

<b>LOUNGE AREA</b>	6168mm x 3757mm	20'2" x 12'2"
<b>KITCHEN/DINING</b>	5680mm x 3075mm	18'7" x 10'1"
<b>GARAGE</b>	7000mm x 2950mm	22'11" x 9'8"



## FIRST FLOOR

<b>MASTER BEDROOM</b>	3723mm x 3757mm	12'2" x 11'0"
<b>BEDROOM 2</b>	3792mm x 2717mm	12'5" x 8'10"
<b>BEDROOM 3</b>	2900mm x 2647mm	9'6" x 8'8"

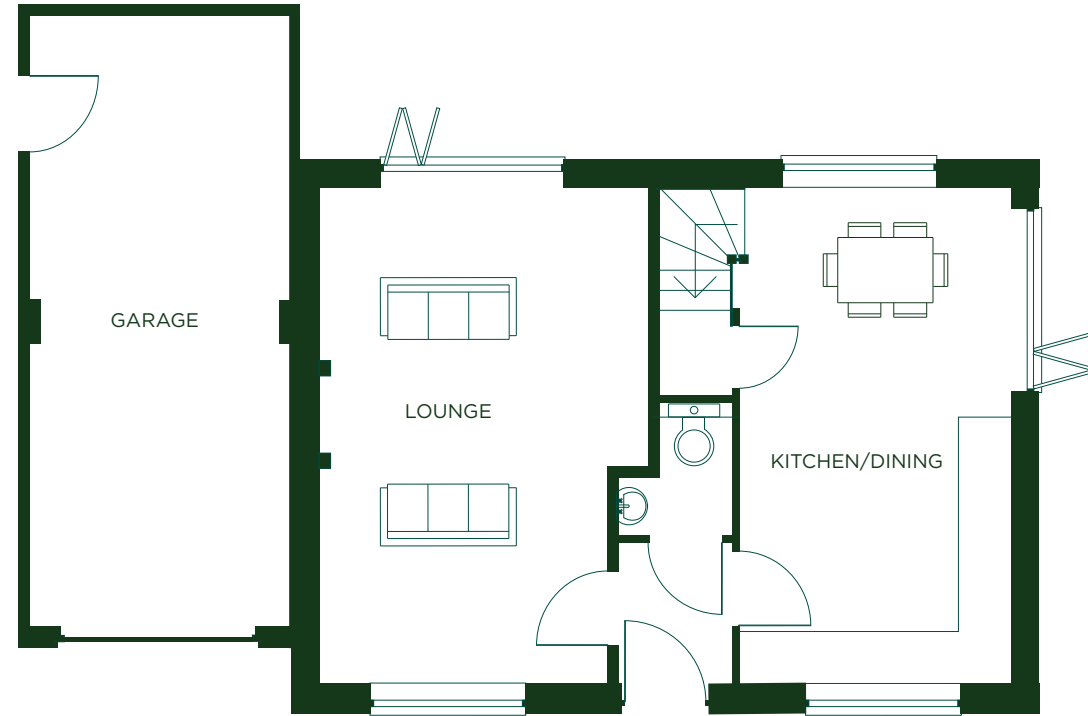




# THE ALFRISTON

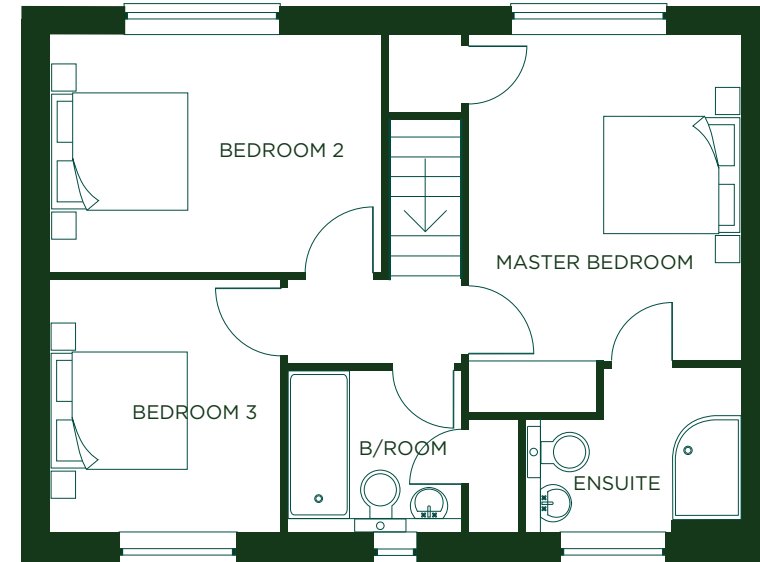
A THREE BEDROOM DETACHED HOME

PLOT 12



## GROUND FLOOR

<b>LOUNGE AREA</b>	5680mm x 3755mm	18'7" x 12'3"
<b>KITCHEN/DINING</b>	5680mm x 3078mm	18'7" x 10'1"
<b>GARAGE</b>	7000mm x 3000mm	22'11" x 9'10"



## FIRST FLOOR

<b>MASTER BEDROOM</b>	3723mm x 3112mm	12'2" x 10'2"
<b>BEDROOM 2</b>	3792mm x 2717mm	12'5" x 8'10"
<b>BEDROOM 3</b>	2900mm x 2647mm	9'6" x 8'8"





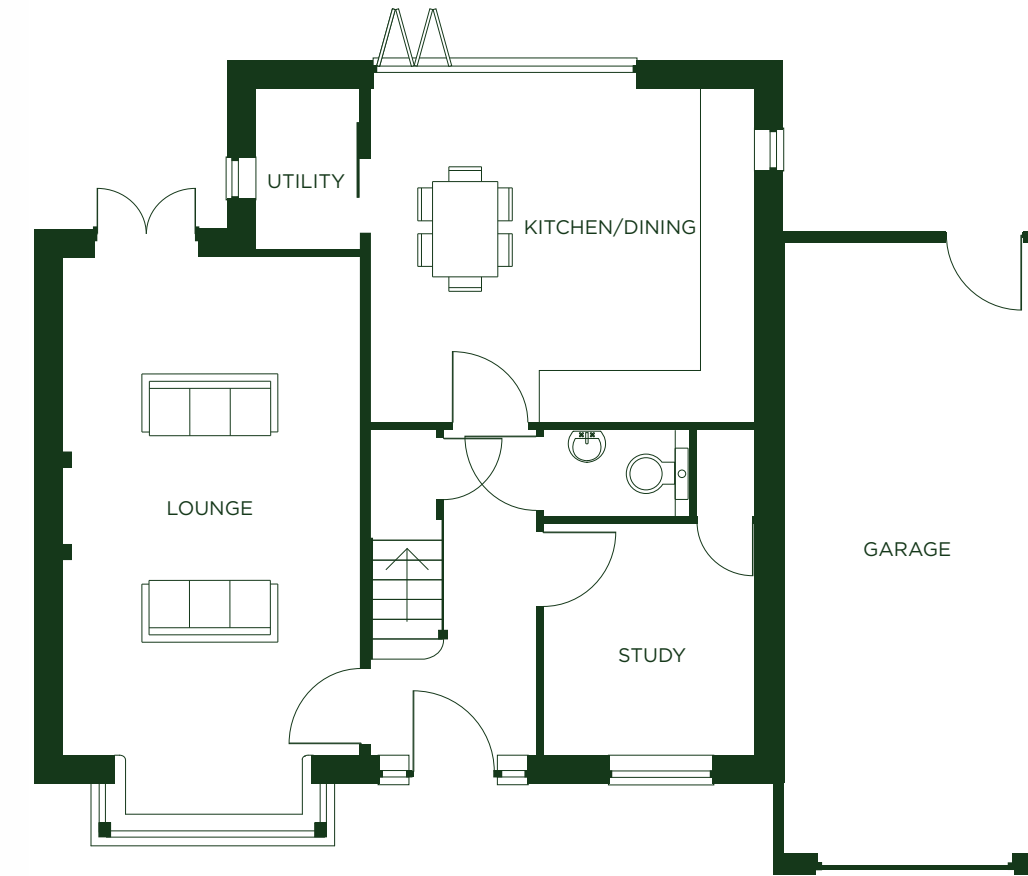




# THE BELMONT

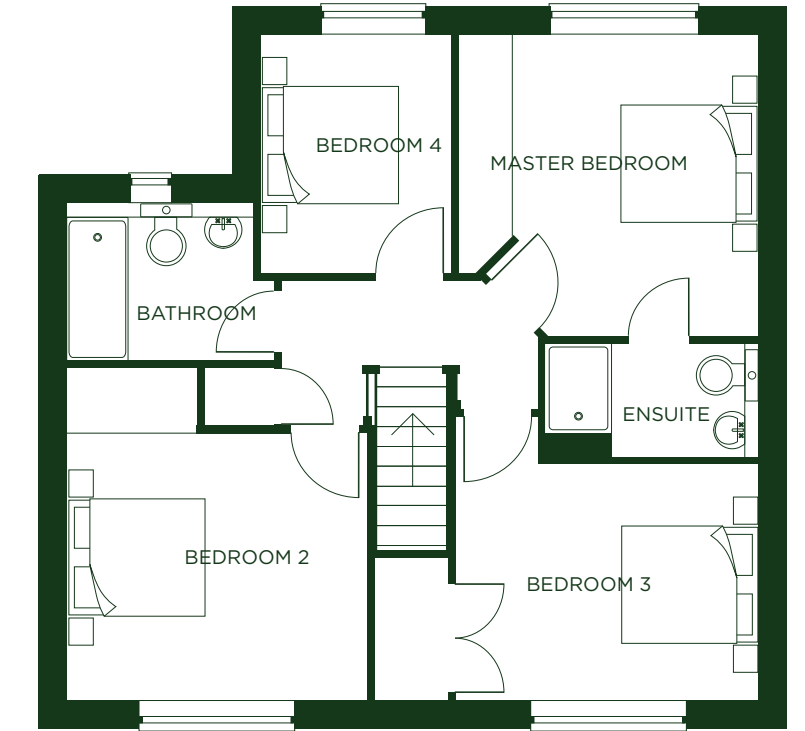
A FOUR BEDROOM DETACHED HOME

PLOT 2



## GROUND FLOOR

<b>LOUNGE AREA</b>	6168mm x 3401mm	20'2" x 11'1"
<b>KITCHEN/DINING</b>	4380mm x 3819mm	14'4" x 12'6"
<b>STUDY</b>	2417mm x 2648mm	7'11" x 8'6"
<b>GARAGE</b>	7000mm x 3000mm	22'11" x 9'10"



## FIRST FLOOR

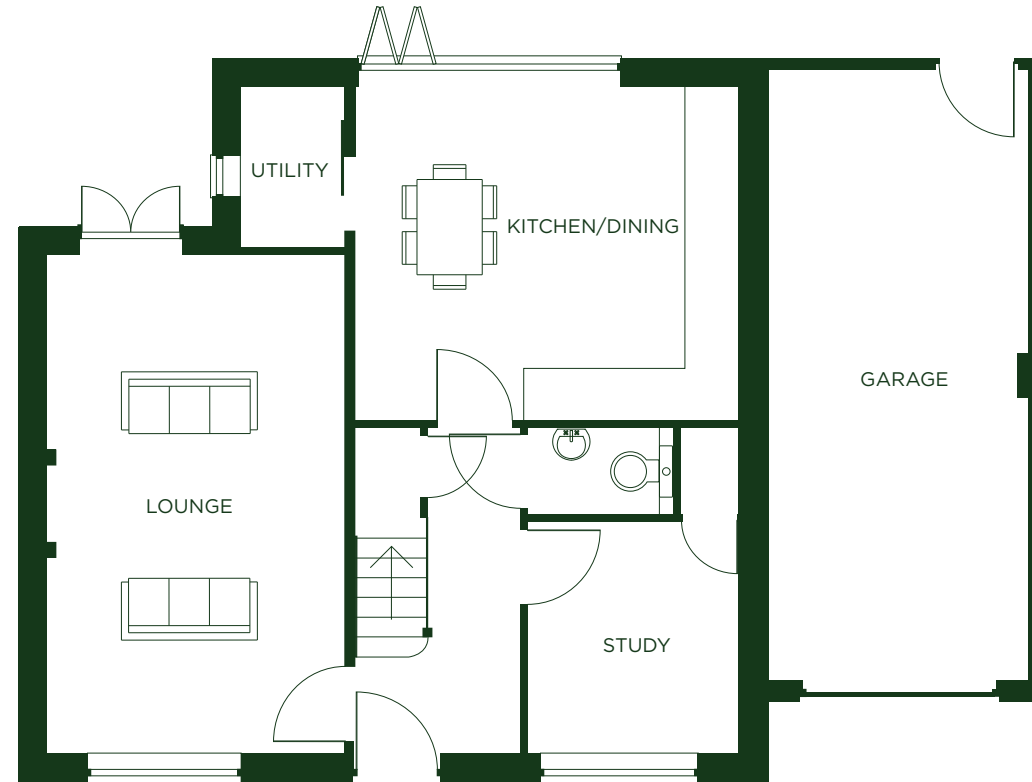
<b>MASTER BEDROOM</b>	3448mm x 3421mm	11'3" x 11'2"
<b>BEDROOM 2</b>	3438mm x 2929mm	11'3" x 9'7"
<b>BEDROOM 3</b>	3462mm x 2719mm	11'4" x 8'11"
<b>BEDROOM 4</b>	2731mm x 2196mm	8'11" x 7'2"



# THE BELMONT

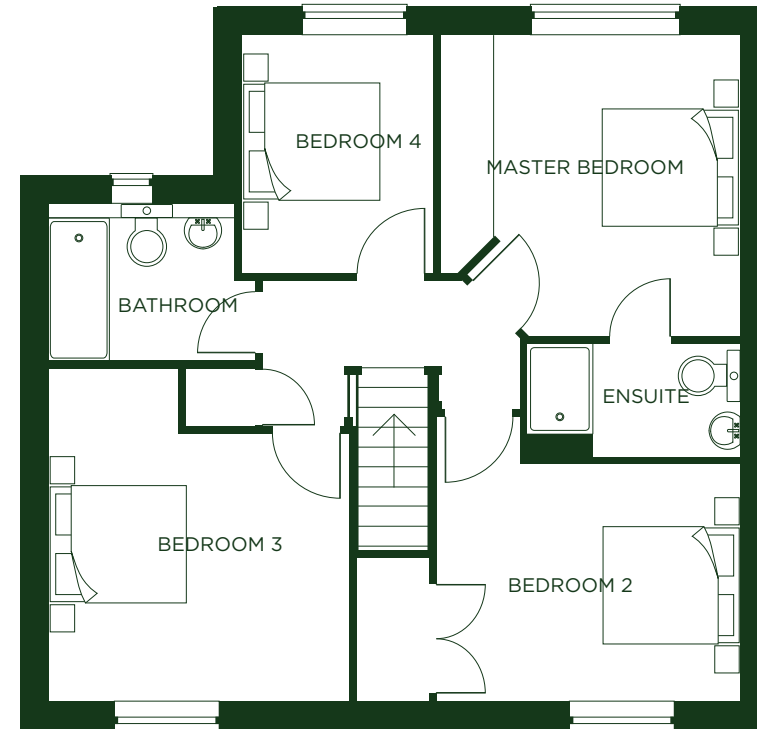
A FOUR BEDROOM DETACHED HOME

PLOT 4



## GROUND FLOOR

<b>LOUNGE AREA</b>	5680mm x 3401mm	10'1" x 11'1"
<b>KITCHEN/DINING</b>	4380mm x 3819mm	14'4" x 12'6"
<b>STUDY</b>	2417mm x 2648mm	7'11" x 8'6"
<b>GARAGE</b>	7000mm x 3000mm	22'11" x 9'10"



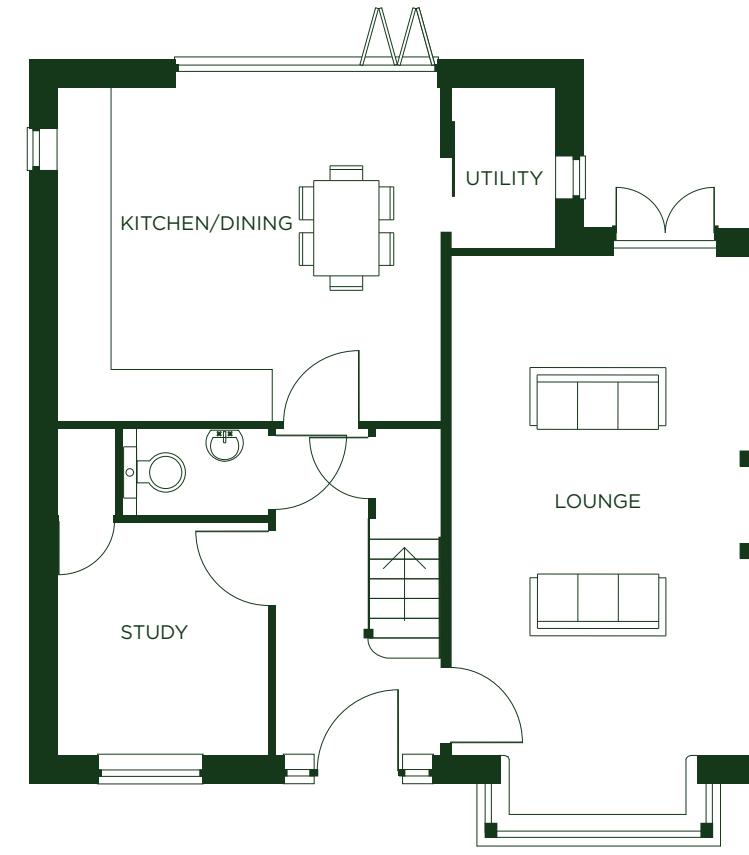
## FIRST FLOOR

<b>MASTER BEDROOM</b>	3448mm x 3421mm	11'3" x 11'2"
<b>BEDROOM 2</b>	3438mm x 2929mm	11'3" x 9'7"
<b>BEDROOM 3</b>	3462mm x 2719mm	11'4" x 8'11"
<b>BEDROOM 4</b>	2731mm x 2196mm	8'11" x 7'2"

# THE BELMONT

A FOUR BEDROOM DETACHED HOME

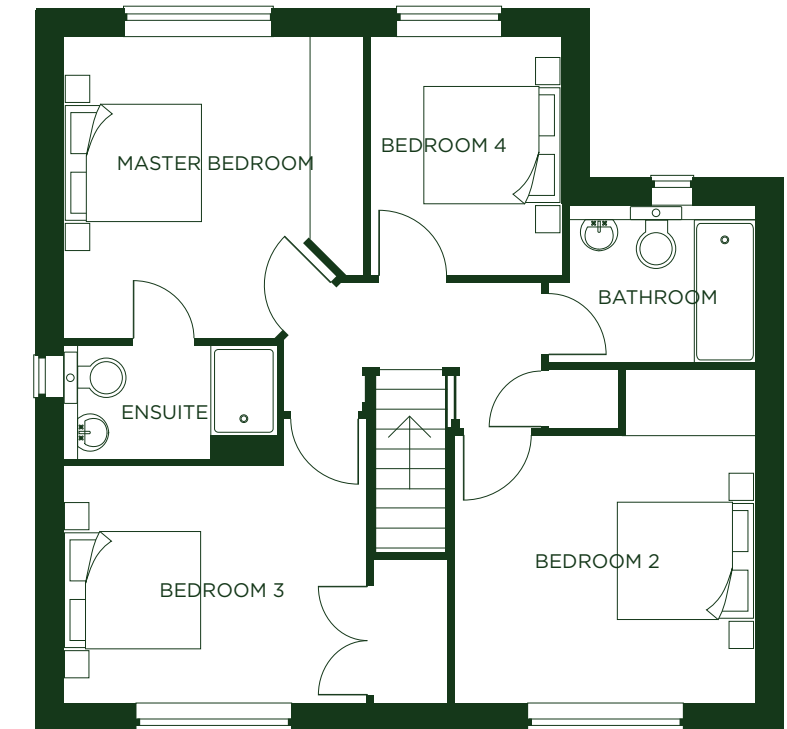
PLOTS 5 & 11



## GROUND FLOOR

<b>LOUNGE AREA</b>	6168mm x 3401mm	20'2" x 11'1"
<b>KITCHEN/DINING</b>	4380mm x 3819mm	14'4" x 12'6"
<b>GARAGE P5</b>	7000mm x 3000mm	22'11" x 9'10"
<b>GARAGE P11</b>	6000mm x 3000mm	19'12" x 9'10"

Plots 5 & 11 have detached garages.



## FIRST FLOOR

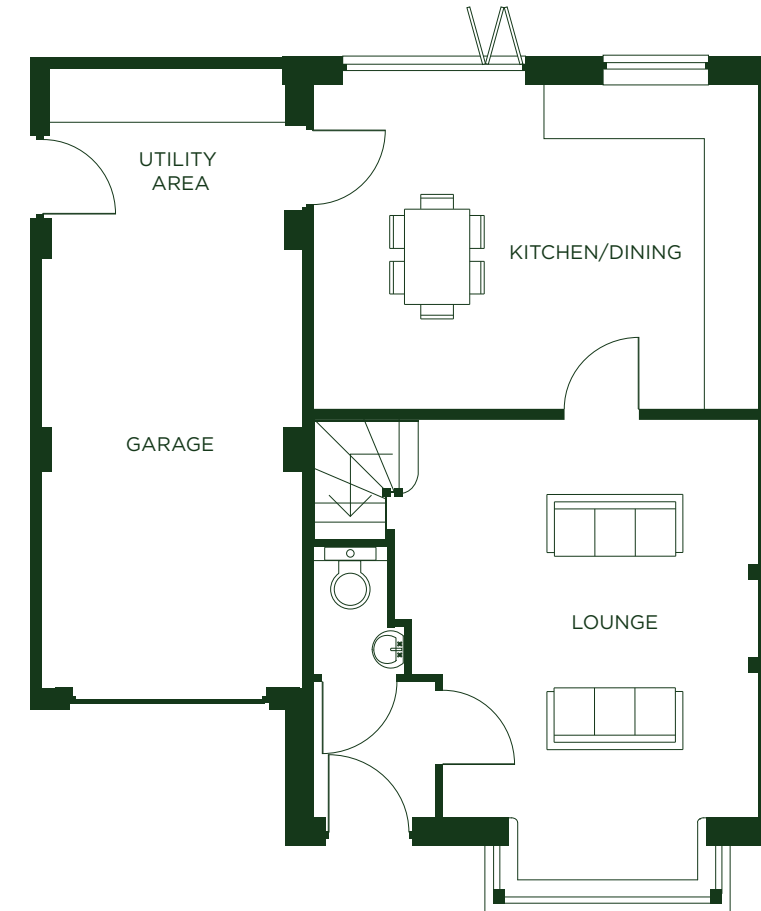
<b>MASTER BEDROOM</b>	3448mm x 3421mm	11'3" x 11'2"
<b>BEDROOM 2</b>	3438mm x 2929mm	11'3" x 9'7"
<b>BEDROOM 3</b>	3462mm x 2719mm	11'4" x 8'11"
<b>BEDROOM 4</b>	2731mm x 2196mm	8'11" x 7'2"



# THE FELTHAM

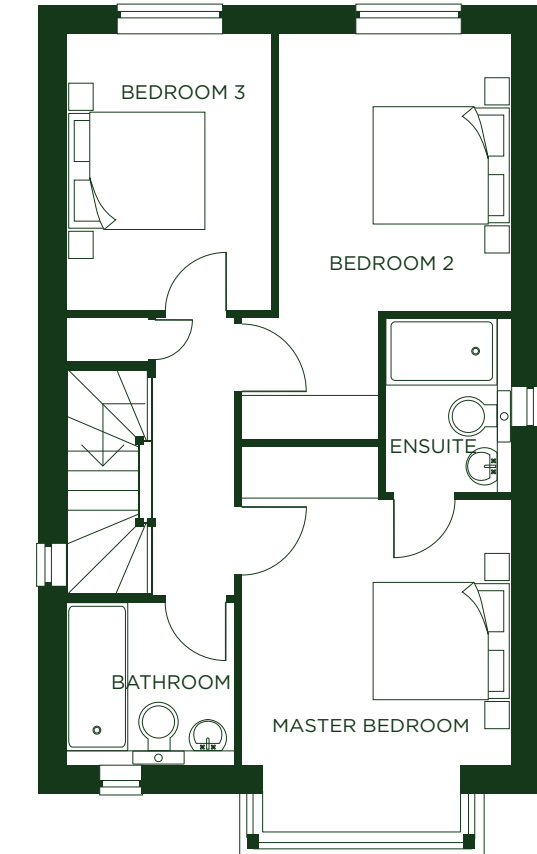
A THREE BEDROOM DETACHED HOME

PLOTS 3, 6, 7, 8, & 10



## GROUND FLOOR

<b>LOUNGE AREA</b>	5063mm x 4157mm	16'7" x 13'7"
<b>KITCHEN/DINING</b>	5070mm x 3700mm	16'7" x 12'1"
<b>GARAGE</b>	7000mm x 2950mm	22'11" x 9'8"



## FIRST FLOOR

<b>MASTER BEDROOM</b>	3082mm x 3037mm	10'1" x 9'11"
<b>BEDROOM 2</b>	3164mm x 2667mm	10'4" x 8'9"
<b>BEDROOM 3</b>	2340mm x 3164mm	7'8" x 10'4"



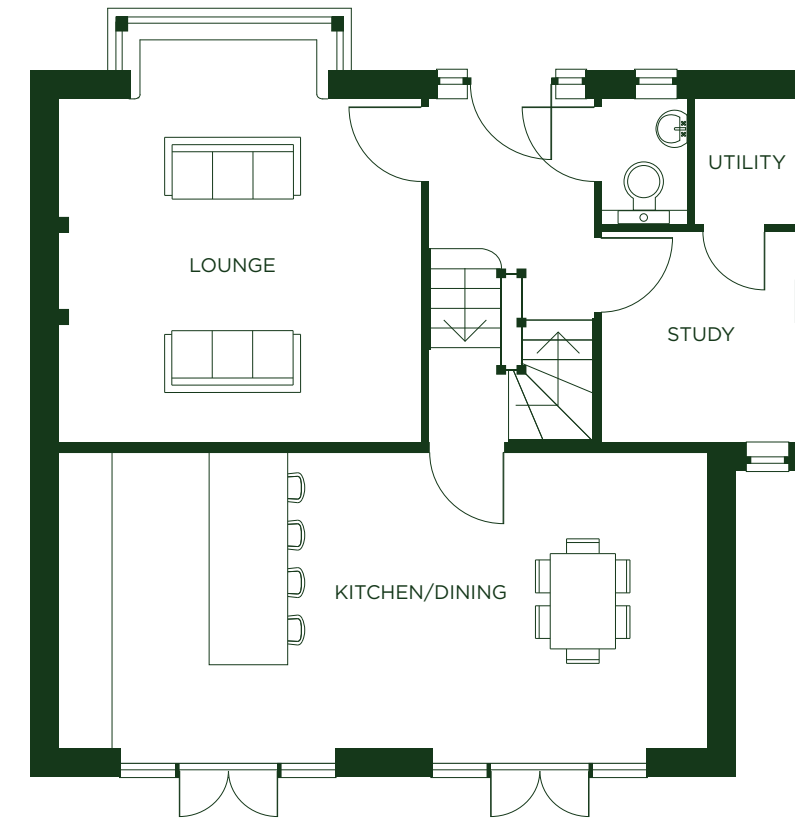




# THE KENTISH

A FOUR BEDROOM DETACHED HOME

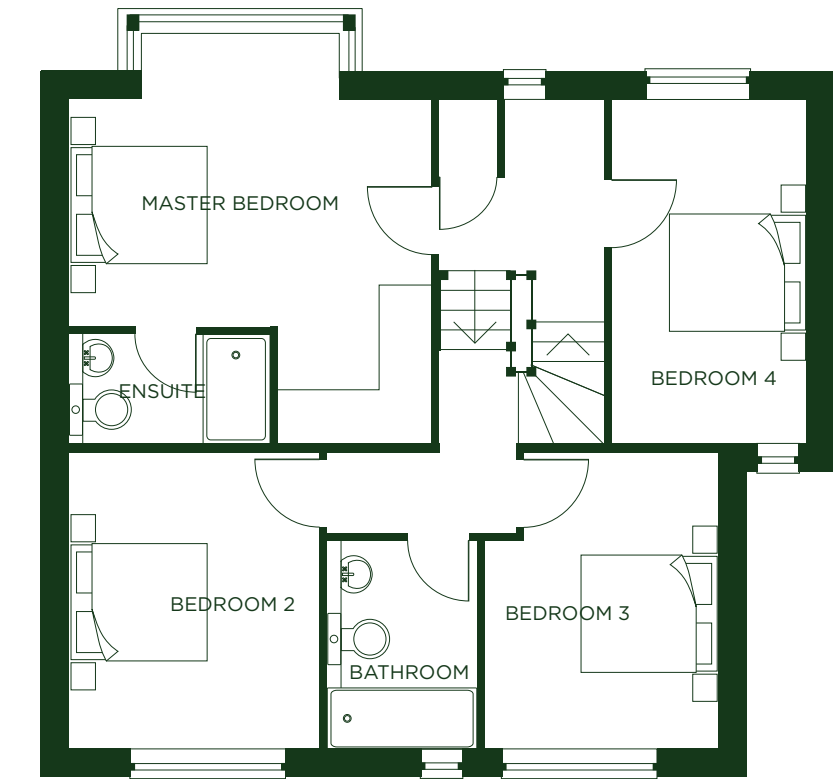
PLOT 13



## GROUND FLOOR

<b>LOUNGE AREA</b>	4130mm x 3923mm	13'6" x 12'10"
<b>KITCHEN/DINING</b>	7380mm x 3370mm	24'2" x 11'0"
<b>GARAGE</b>	7000mm x 3000mm	22'11" x 9'10"

Plot 13 has a detached garage and two parking spaces.



## FIRST FLOOR

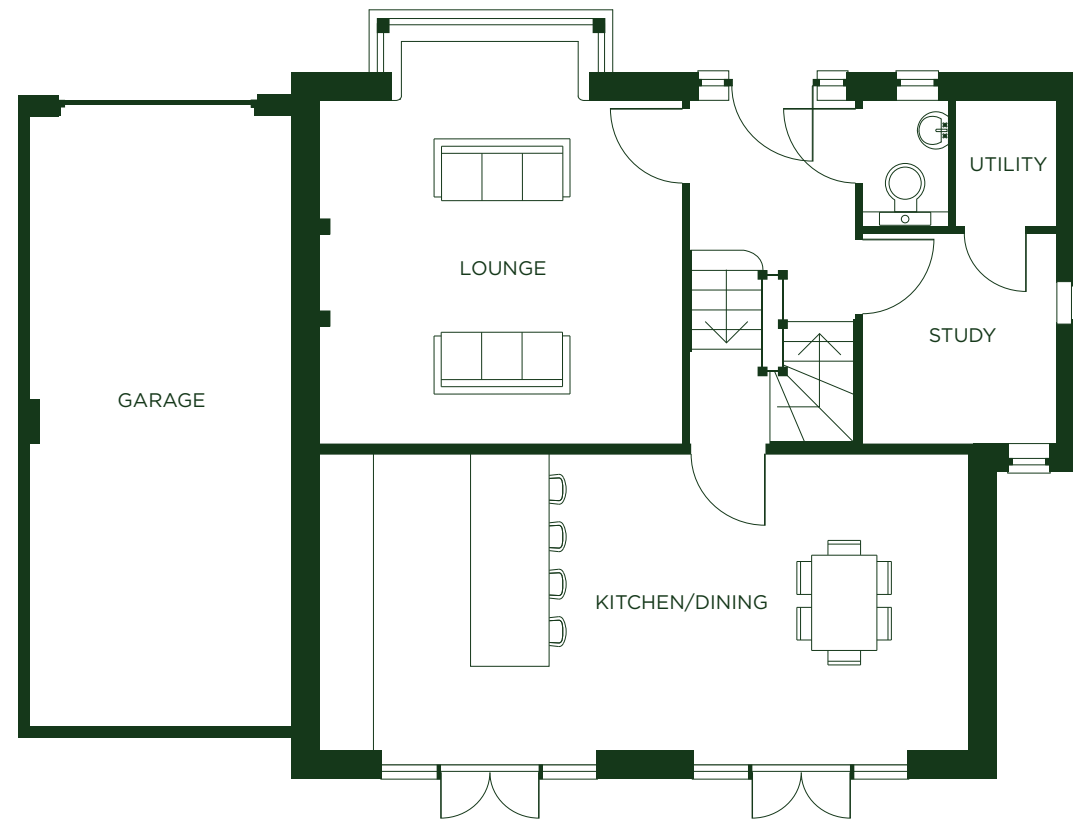
<b>MASTER BEDROOM</b>	4127mm x 3923mm	13'6" x 12'10"
<b>BEDROOM 2</b>	2861mm x 2495mm	9'4" x 8'2"
<b>BEDROOM 3</b>	3370mm x 2224mm	11'0" x 7'3"
<b>BEDROOM 4</b>	3923mm x 2224mm	12'10" x 7'3"



# THE KENTISH

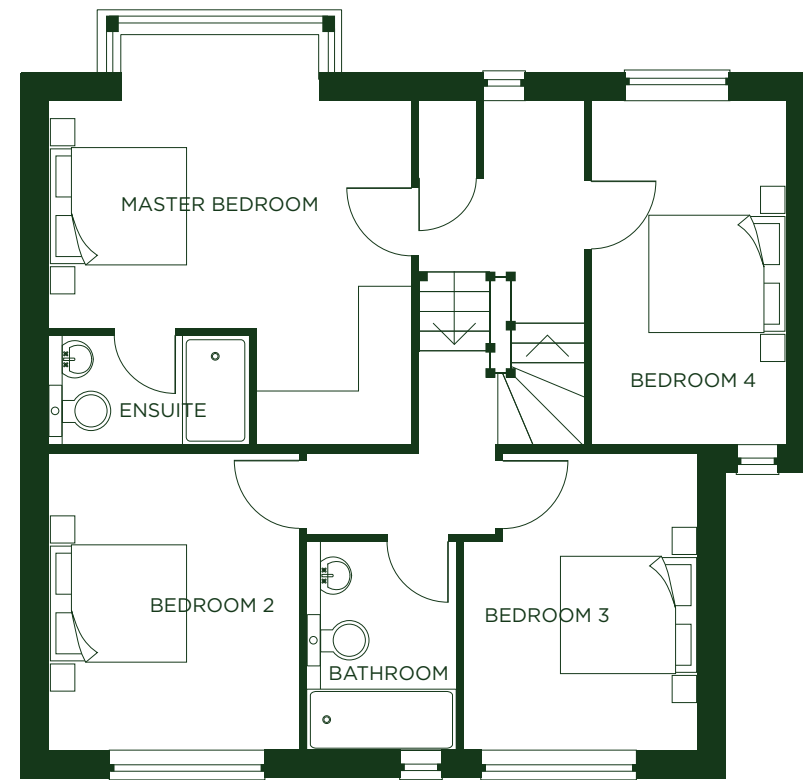
A FOUR BEDROOM DETACHED HOME

PLOT 14



## GROUND FLOOR

<b>LOUNGE AREA</b>	4130mm x 3923mm	13'6" x 12'10"
<b>KITCHEN/DINING</b>	7380mm x 3370mm	24'2" x 11'0"
<b>GARAGE</b>	7000mm x 3000mm	22'11" x 9'10"



## FIRST FLOOR

<b>MASTER BEDROOM</b>	4130mm x 3923mm	13'6" x 12'10"
<b>BEDROOM 2</b>	2861mm x 3320mm	9'4" x 10'8"
<b>BEDROOM 3</b>	3370mm x 2224mm	11'0" x 7'3"
<b>BEDROOM 4</b>	3923mm x 2224mm	12'10" x 7'3"

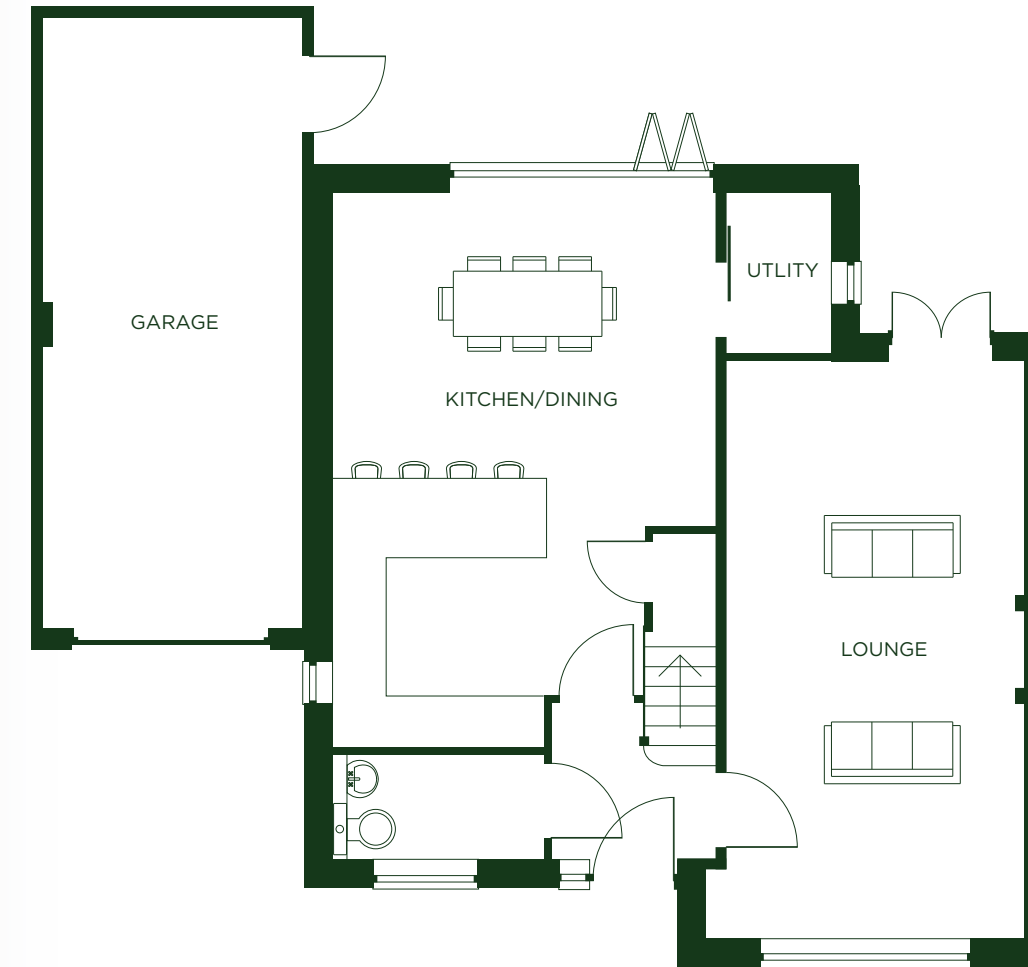




# THE McLELLAN

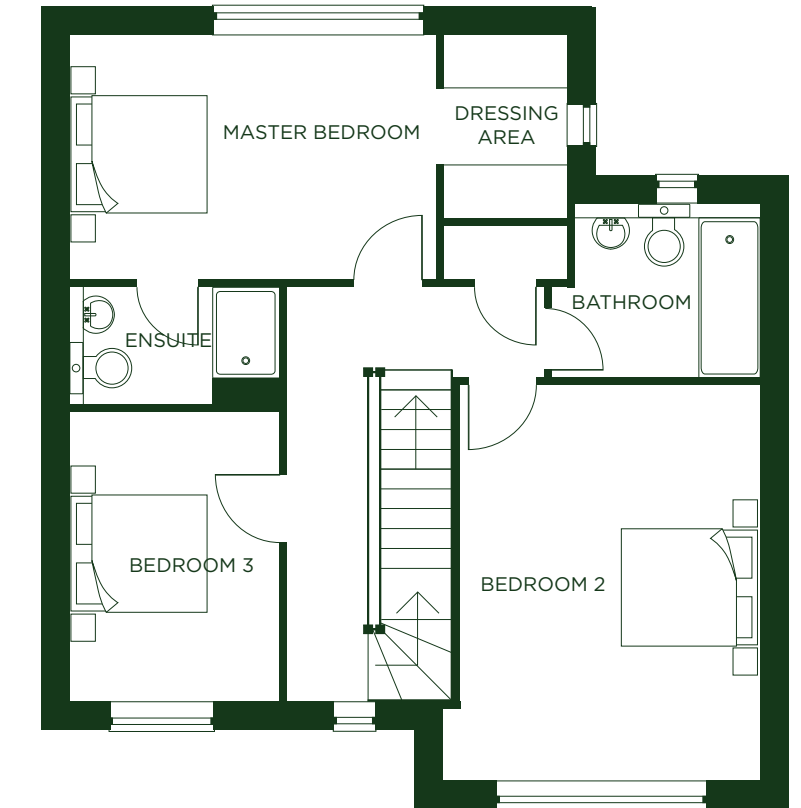
A FOUR BEDROOM DETACHED HOME

PLOT 9



## GROUND FLOOR

<b>LOUNGE AREA</b>	6580mm x 4140mm	21'7" x 13'6"
<b>KITCHEN/DINING</b>	6330mm x 4380mm	20'9" x 14'4"
<b>GARAGE</b>	7000mm x 3000mm	22'11" x 9'10"



## FIRST FLOOR

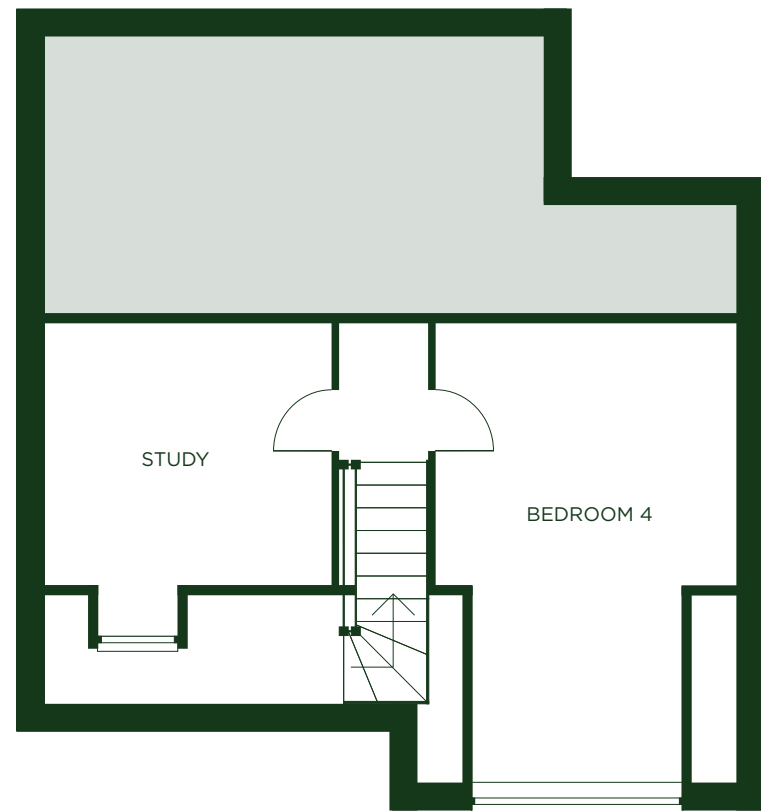
<b>MASTER BEDROOM</b>	4200mm x 2800mm	13'9" x 9'2"
<b>BEDROOM 2</b>	4514mm x 3437mm	14'9" x 11'3"
<b>BEDROOM 3</b>	3317mm x 2417mm	10'10" x 7'11"



# THE M<sup>C</sup>LELLAN

A FOUR BEDROOM DETACHED HOME

PLOT 9



## FIRST FLOOR

<b>BEDROOM 4</b>	5240mm x 3437mm	17'2" x 11'3"
<b>STUDY</b>	3282mm x 3000mm	10'9" x 9'10"







## Quality and specification detail taken to a new level.

### KITCHENS

Bespoke fully fitted modern kitchen (*Door colour choice available subject to build*)

Quartzform worktops and upstands (*Colour choice available subject to build*)

Stainless steel Caple sink and mixer tap

Neff double oven

Neff electric hob

Neff built in fridge freezer

Neff cooker hood

Neff dishwasher

Soft closing doors and drawers

### BATHROOMS AND ENSUITES

Hansgrohe mixer taps and shower heads

Duravit concealed cistern WC and Geberit flush plate in chrome

Duravit soft close toilet

Chrome heated towel rails

Single drawer vanity units in high gloss white for bathrooms and ensuites

Merlyn glass shower screens to baths and showers

LED Downlights to ceilings

Porcelanosa contemporary ceramic floor and wall tiles (*choice available subject to build*)

### INTERIOR FINISHES

High quality painted doors

Brushed stainless steel ironmongery

Engineered wood flooring generally to living, dining, kitchen & utility areas

Carpet to bedroom areas and living room if separate.

Hall and cloakroom to be Porcelanosa tiles

Walls and wood work finished in matt / eggshell emulsion in light shades of stone colour

### HEATING

Gas central heating

### ELECTRICAL

Pre wiring for digital TV and Sky+ to each home

BT telephone to lounge and bedrooms

Mains smoke detectors to hallways and heat detectors to kitchen areas

### EXTERNAL

1 or 2 car parking spaces depending on plot number.

### WARRANTY

All homes will benefit from a 10 year structural warranty.

## Introducing the Professional Team.

Batten's Orchard is a Freemantle Development.

### FREEMANTLE DEVELOPMENTS

Freemantle Developments is a privately owned Property Development Company based in Clifton, Bristol. Founded in 2002, Freemantle has established a reputation for innovation in residential property development. This is reflected in a portfolio of truly outstanding developments - 42 to date.

This experience, combined with their dynamic approach, has made Freemantle one of the region's leading property developers.

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

DAVID CAHILL - ARCHITECT

JOSEPH KING INTERIORS - INTERIOR DESIGN

V STAR INDUSTRIES LIMITED - CONTRACTORS



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