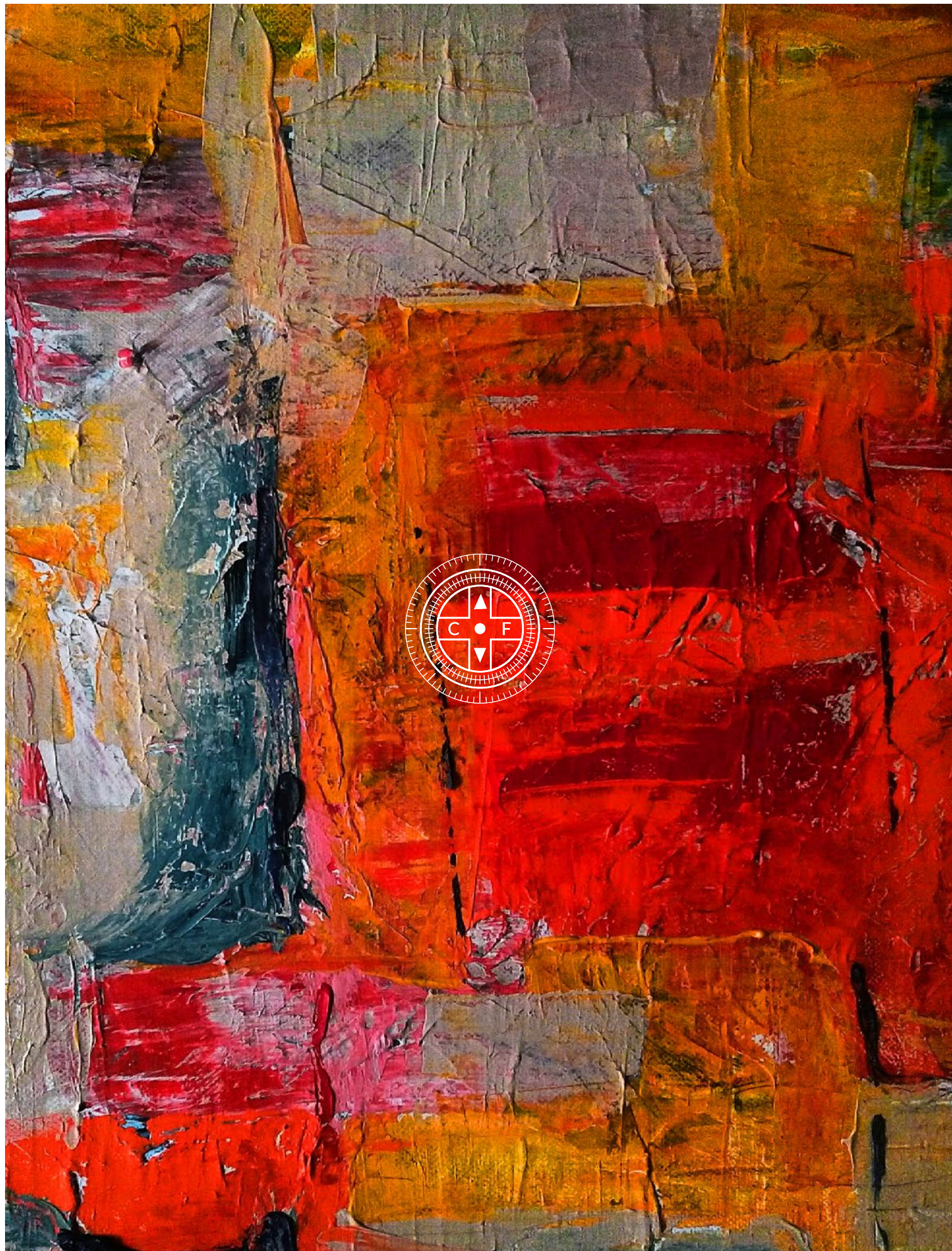




# CHASEFIELD

Freemantle





# WELCOME TO CHASEFIELD

**Chasefield is an exclusive new development for Fishponds, consisting of six desirable homes in a quiet mews-style setting. From its prime location just off lively Fishponds Road, there is easy access to a host of local amenities, providing everything you need on your doorstep.**

Each semi-detached home in this stylish development has been fitted out to a high standard, with light rooms throughout, generously-sized gardens and private parking.

The kitchen combines NEFF appliances, including a double oven, with sleek, clean lines in a modern, contemporary design. Open plan living areas have been created for a modern lifestyle maximising light and space. The sleek bathrooms are finished with Porcelanosa tiles and chrome fittings to create a sharp and uncluttered look. Finally, there are two fully carpeted bedrooms, with a third room that can be used as a nursery or home office.

With working from home set to become the new norm, every home provides the space and flexibility to adapt with your current work or future family needs.

Outside, the south-east facing private garden is perfect for relaxing or enjoying a BBQ with friends.

With great local independents and core amenities within easy reach, as well as access to everything central Bristol has to offer, Fishponds offers a vibrant, eclectic mix of shops, restaurants and pubs.

Providing you with a home in a serene mews setting, Chasefield is a little piece of quiet in bustling Fishponds.





CGI for illustrative purposes only.





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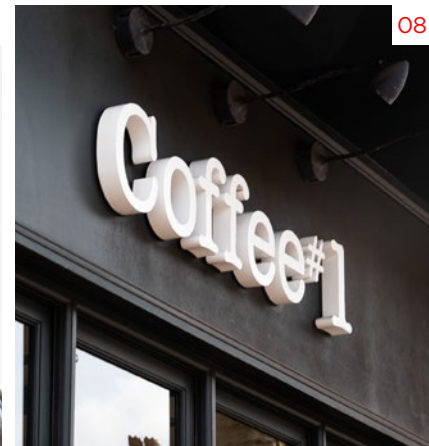
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08

# DISCOVERING FISHPONDS AND BEYOND

Photography from top left:

**01** *The Old Post Office community pub.*

**02** *The popular riverside walk and weir at Snuff Mills.*

**03** *Snuffy Jack's is a cosy micropub offering real ale straight from the barrel.*

**04** *Porto Lounge, the informal, food led cafe and bar.*

**05** *The popular Bristol and Bath Railway Path.*

**06** *La Piazza 1 offers a diverse range of Italian menus.*

**07** *The Cross Hands offering a wide selection of ales as well as a full menu of pub classics and innovative dishes.*

**08** *Coffee#1 serving gourmet coffees and snacks.*

**Whether it's Mediterranean dishes, a Sunday roast or a tasty Italian, Fishponds has a range of restaurants to suit every taste.**

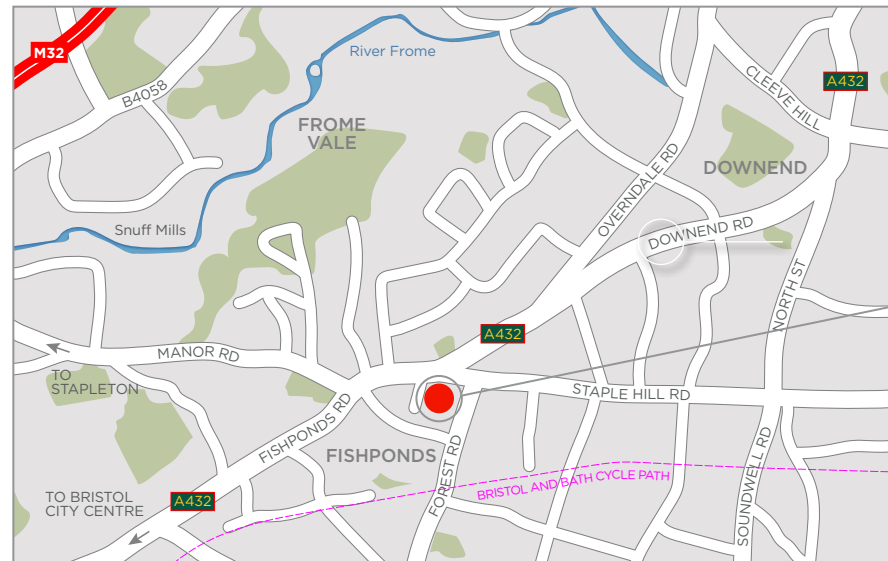
Situated next to each other on Fishponds Road, the Olive Tree Restaurant offers hot and cold mezzes, while Turmeric serves up authentic Indian cuisine and La Piazza is your destination for exquisite Italian dishes. Get your caffeine hit from Coffee#1, Grounded or the Porto Lounge, also a must for great brunches and evening cocktails.

There is plenty of choice for beer lovers too, all within a short walk from Chasefield. Snuffy Jack's Alehouse is a community-spirited micropub serving craft ales and ciders; locals' favourites The New Moon, Portcullis and the Old Post Office never disappoint; and the Cross Hands serves up delicious Sunday lunches, with vegan options available too.

Located on the edge of the city centre, Fishponds' leafy location offers a number of great escapes: the Bristol and Bath Cycle Path, extensive Eastville Park with its lake and tennis courts, beautiful Oldbury Court Estate next to the River Frome, and Snuff Mills, also a great location for river walks. Just south of Fishponds Road is Coombe Brook Valley, a little oasis for wildlife tucked away in amongst the housing. To the north is Stoke Park, a huge open space overlooked by one of Bristol's most prominent landmarks, The Dower House (also known as 'the yellow house').

With everything you need on your doorstep and easy access to Bristol's retail therapy and night life, Fishponds is the perfect destination for your next move.





**2-12 CHASEFIELD LANE  
FISHPONDS  
BRISTOL BS16 3AY**

# CHASEFIELD

### Directions from Central Bristol

Follow signs towards the M32/M4 from Bristol City Centre, once you reach the M32 continue northbound towards the M4, take the exit at junction 2 then take the third exit at the roundabout on to the A432 towards Fishponds, follow road slightly left to continue on the A432/Fishponds Road. Continue for approx. 1.5 miles then take the right-hand lane towards the traffic lights. At the junction for Fishponds Road and Staple Hill Road, just before the traffic lights, turn right onto Chasefield Lane and Chasefield is on your left.

### Directions from M32

Exit from M32 at junction 2 and take the first exit at the roundabout on to A432 towards Fishponds, follow road slightly left to continue on the A432/Fishponds Road. Continue for approx. 1.5 miles then take the right-hand lane towards the traffic lights. At the junction for Fishponds Road and Staple Hill Road, just before the traffic lights, turn right onto Chasefield Lane and Chasefield is on your left.

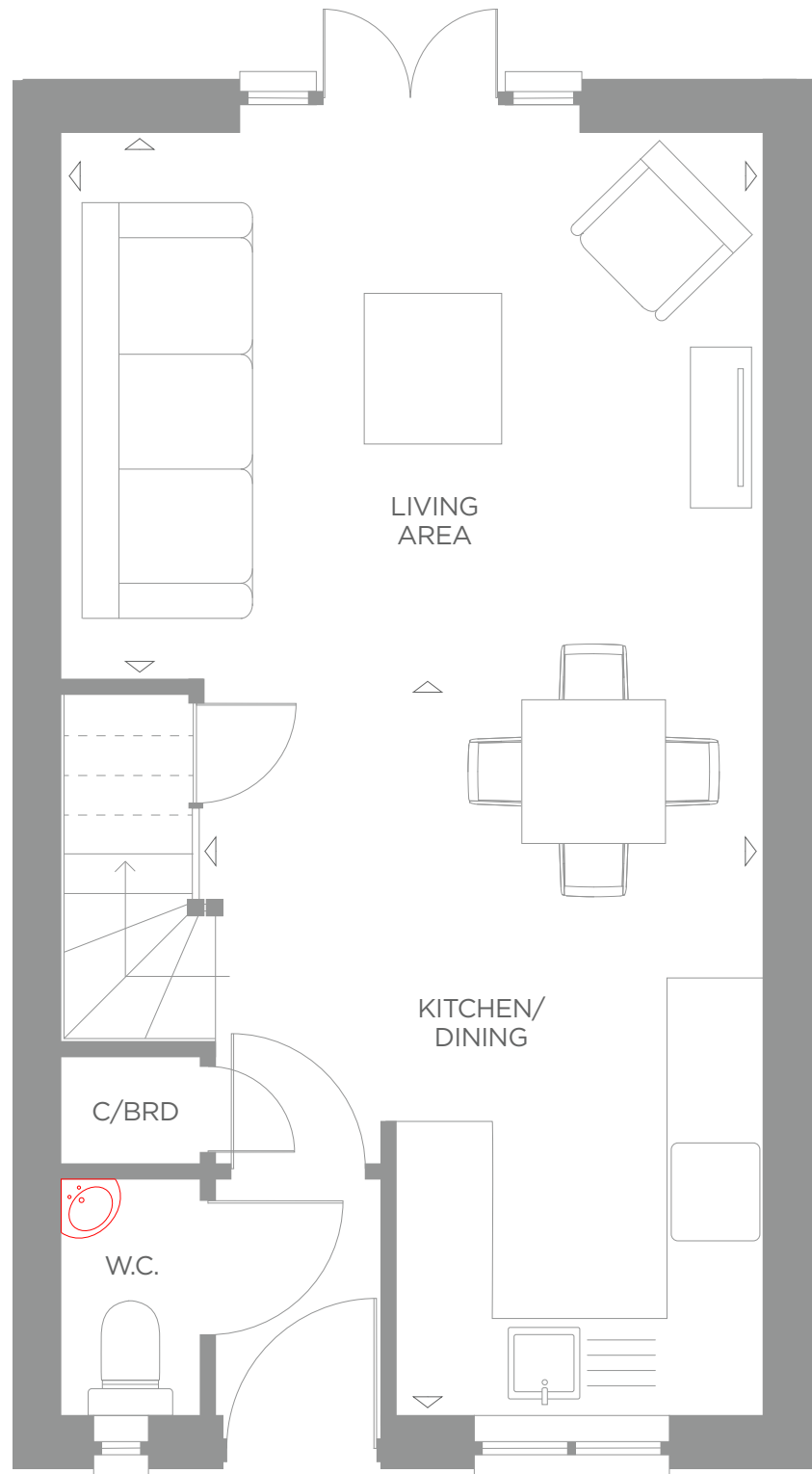




## GROUND FLOOR

**Kitchen/Dining Area**  
4565mm x 3497mm  
14'11" x 11'5"

**Living Area**  
4382mm x 3408mm  
14'4" x 11'2"

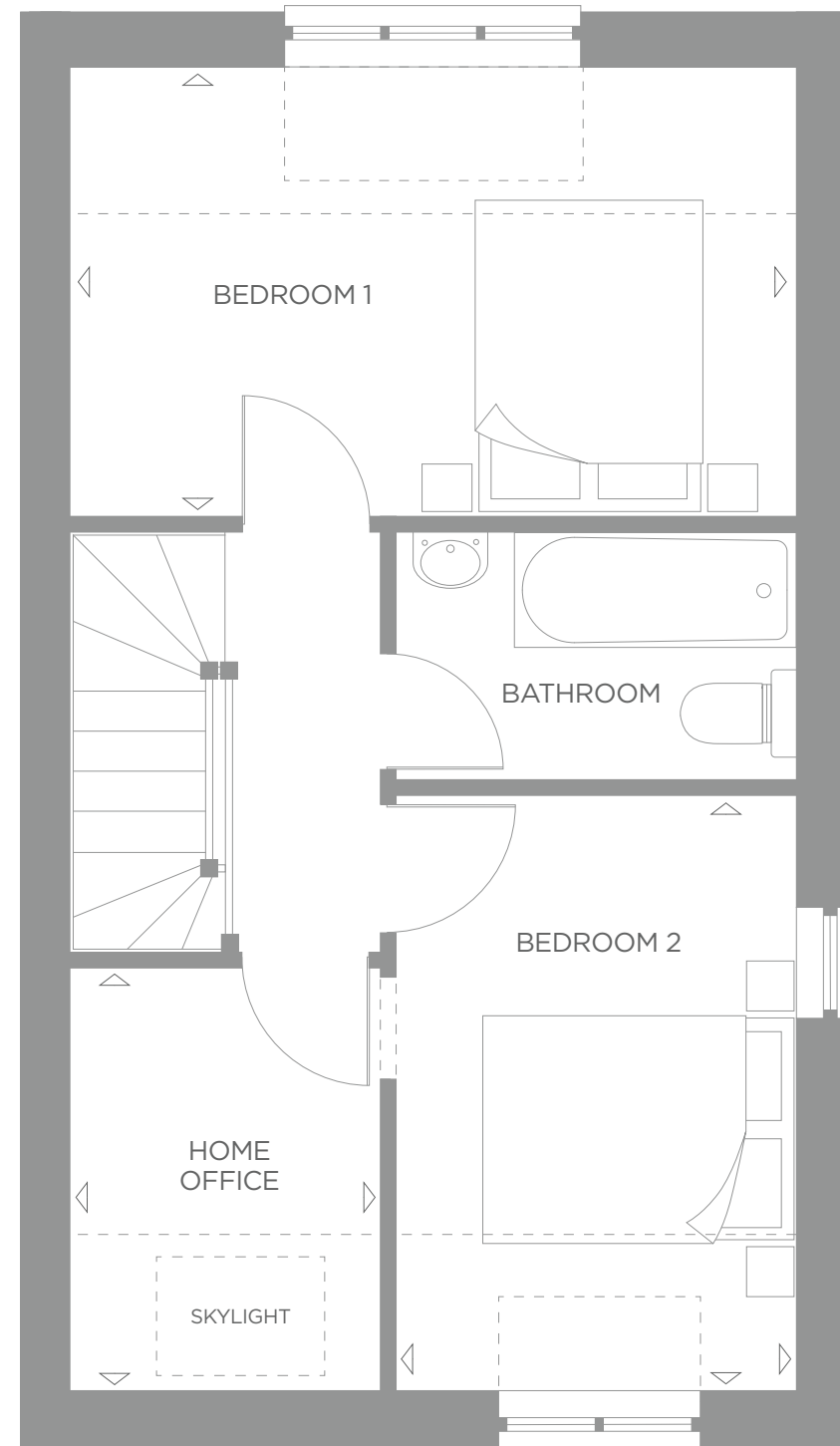


## FIRST FLOOR

**Bedroom One**  
4385mm x 2714mm  
14'4" x 8'10"

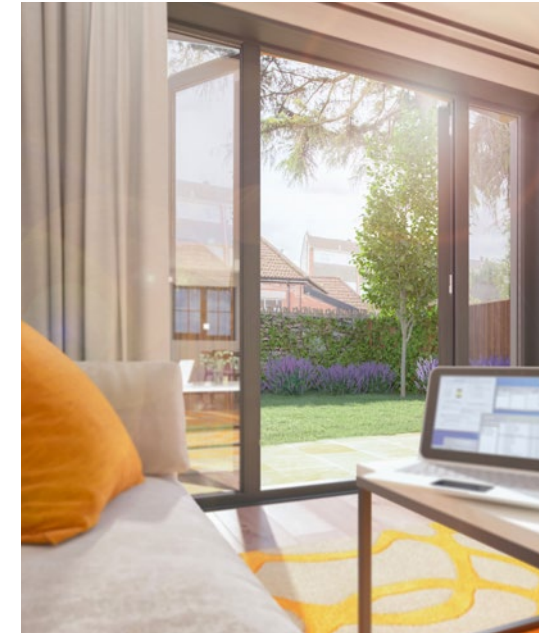
**Bedroom Two**  
3608mm x 2422mm  
11'10" x 7'11"

**Home Office**  
2569mm x 1870mm  
8'5" x 6'1"





CGI for illustrative purposes only. Washing machine not included.







CGI for illustrative purposes only.



# THE SPECIFICATION

## KITCHENS

Kitchen Story Zola matt, light grey

20mm quartz worktop choice of Dark Grey, Pacific White or Carrara subject to stage of build

Neff appliances, Double oven, Ceramic hob, Fridge-freezer, dishwasher and extract hood

EtroDuo 1.5 Bowl stainless steel undermount sink

Built in Neff appliances

1810 Coube/ Cascata Tap

## BATHROOM

Porcelanosa Bottega Caliza Wall tiles full height to bath and shower area, Half height to rest of bathroom

Porcelanosa Bottega floor tiles 44.3x44.3cm

Sanitaryware - Duravit closed coupled toilet and bath  
- Crosswater basin and floor standing vanity unit  
- Vado tap  
- Hansgrohe shower  
- Vogue towel rail

## CLOAKROOM

Tile Flair San Vincenzo Savasana 36.8x9.2cm wall tiles, half height tiling

Sanitaryware - Duravit close coupled toilet and handrinse basin  
- Vado chrome tap  
- Zehnder towel rail

## STAIRS AND LANDING

Haywood Twist, Soft Grey

## BEDROOMS

Haywood Twist, Soft Grey

## ELECTRICAL

GET ultimate slimline sockets

GET ultimate slimline light switches

Hardwired internet connection points to home office and living room

## EXTERNAL

Solar Panels

Cold Water Taps

Bin stores

Garden sheds

## WARRANTY

All homes will benefit from a 10 year ICW structural warranty.





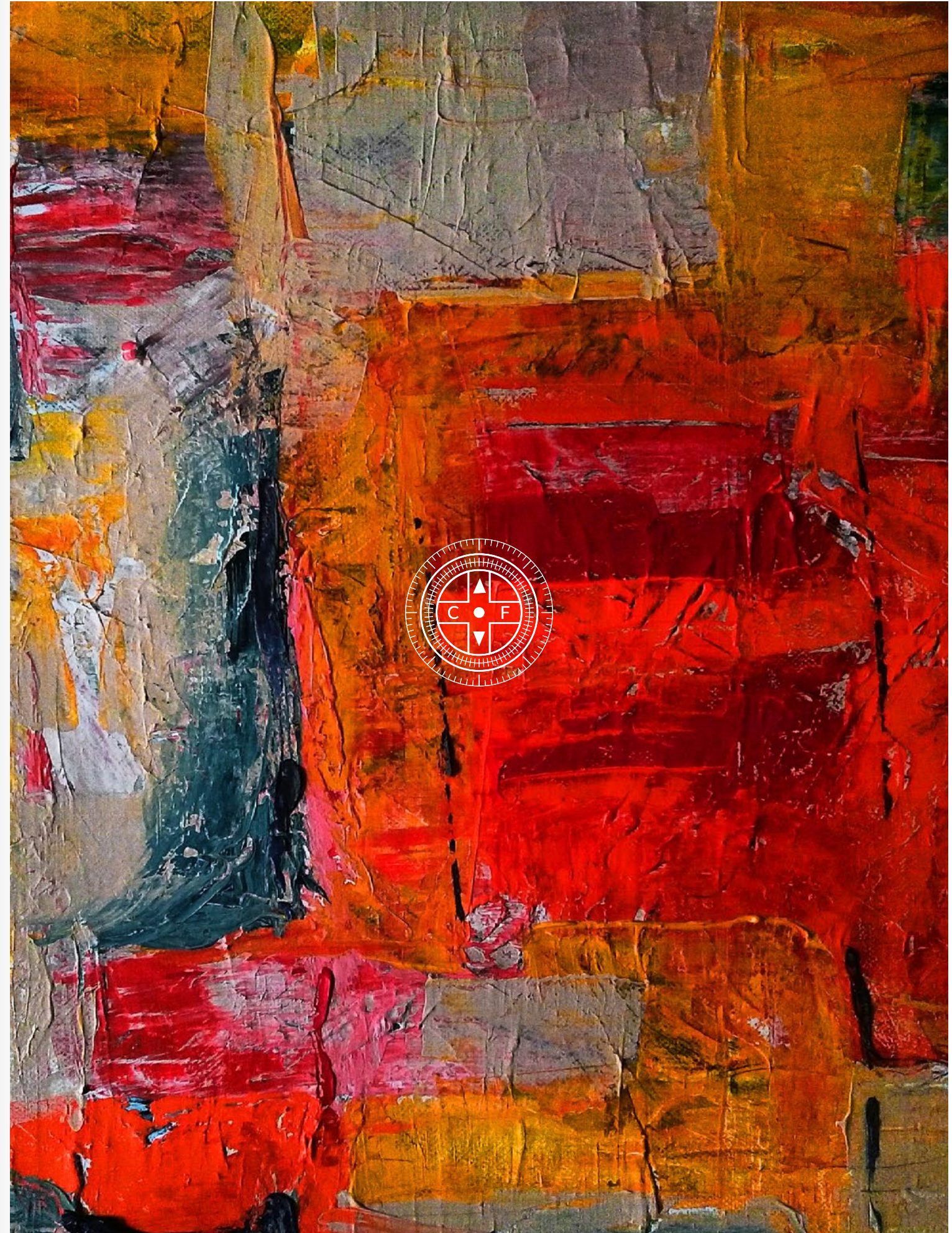
## CHASEFIELD AT FISHPONDS ROAD IS A FREEMANTLE DEVELOPMENT.

### FREEMANTLE DEVELOPMENTS

Freemantle Developments is a privately owned Property Development Company based in Clifton, Bristol. Founded in 2002, Freemantle has established a reputation for creating homes with their own individual style. This is reflected in a portfolio of truly outstanding developments - 53 to date.

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

For more information visit [freemantledevelopments.co.uk](https://freemantledevelopments.co.uk)







**HUNTERS**  
HERE TO GET *you* THERE

For all enquiries,  
call us today on 0117 965 3162

Freemantle

Chasefield at Fishponds Road  
is a Freemantle development.

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