



HERONS' LEA
H A M B R O O K

AN EXCLUSIVE DEVELOPMENT OF NINE
4 & 5 BEDROOM EXECUTIVE DETACHED HOMES



Welcome to Herons' Lea, Hambrook, where strong architectural style, inside and out, creates the perfect family lifestyle.

Herons' Lea is a striking new development of four- and five-bedroom executive detached homes set on the site of a former family market garden. Its charming location, set in the countryside village of Hambrook, offers excellent transport links and a whole host of outdoor activities.

The Herons' Lea houses are of a bold, confident and contemporary architectural design, while the interiors feature high specifications as standard throughout. This includes Porcelanosa tiling to the bathrooms, underfloor heating and timber flooring to the ground floors, while attention to detail is evident in the well specified kitchens and quality appliances. You can be sure that paramount importance has been placed on providing a seamless and superior living experience.

Each home offers everything a family needs to relax and unwind. It will also grow with you, thanks to well thought out spaces that have been designed with family living in mind. To the rear, the generously sized, fully landscaped private gardens demonstrate the same attention to detail, while the free-flowing design of living spaces into garden are perfect for today's indoor-outdoor lifestyle.

Herons' Lea has everything you need to meet your needs for a relaxed family-centric lifestyle wrapped in a stylish exterior.

DELIVERING SUSTAINABLE DEVELOPMENTS

At Freemantle we are committed to delivering sustainable developments that benefit both the locations we build in, and the people we build for.

At Herons' Lea, all homes are powered by air-source heat pumps and benefit from solar panels, electric car charging points, enhanced glazing and energy performance certificate (EPC) 'A' rating.









INTRODUCING

THE MULGROVE

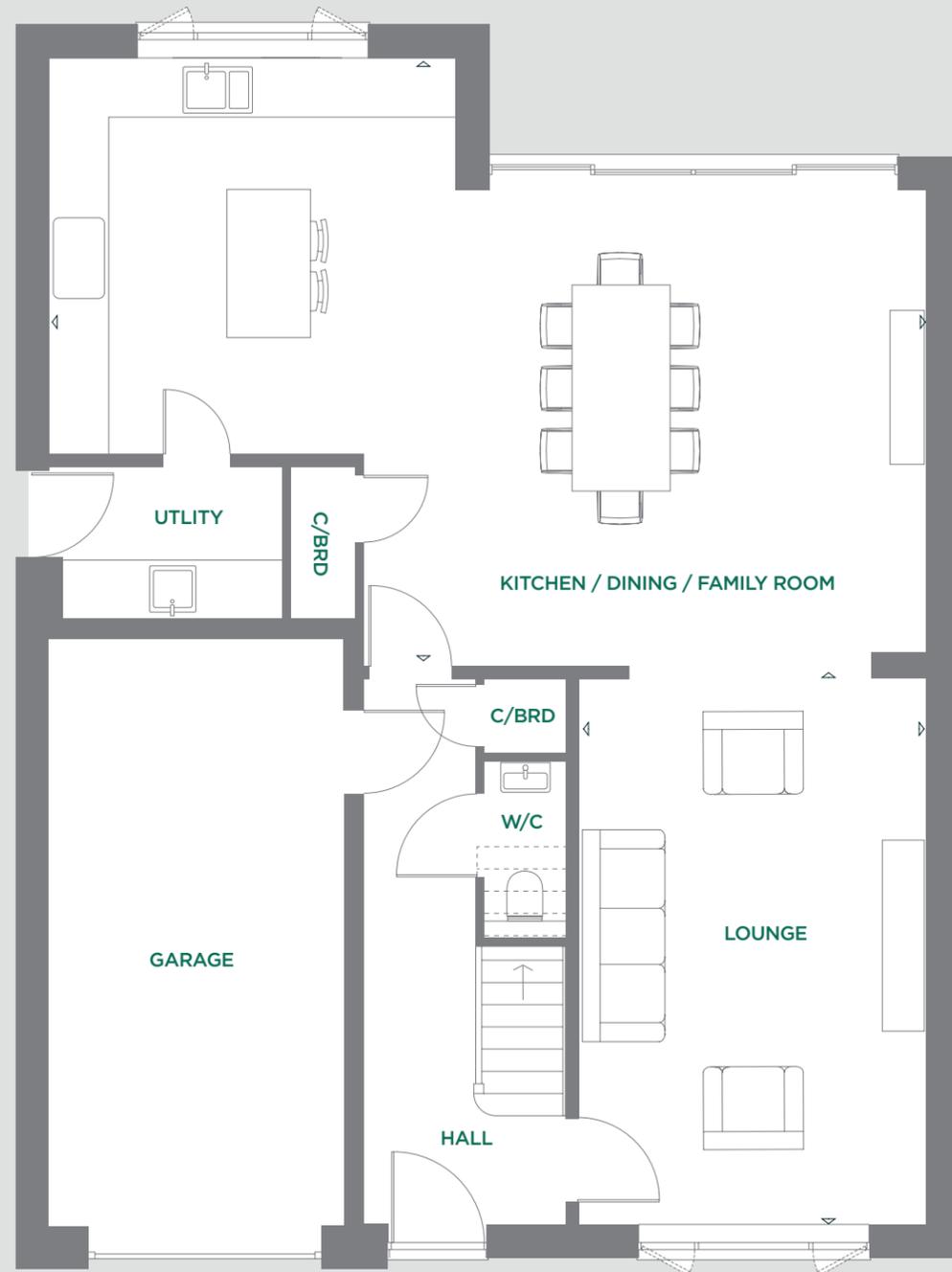
A FIVE BEDROOM DETACHED FAMILY HOME

THE FERNDALE

A FOUR BEDROOM DETACHED FAMILY HOME

AT HERON'S LEA

THE MULGROVE

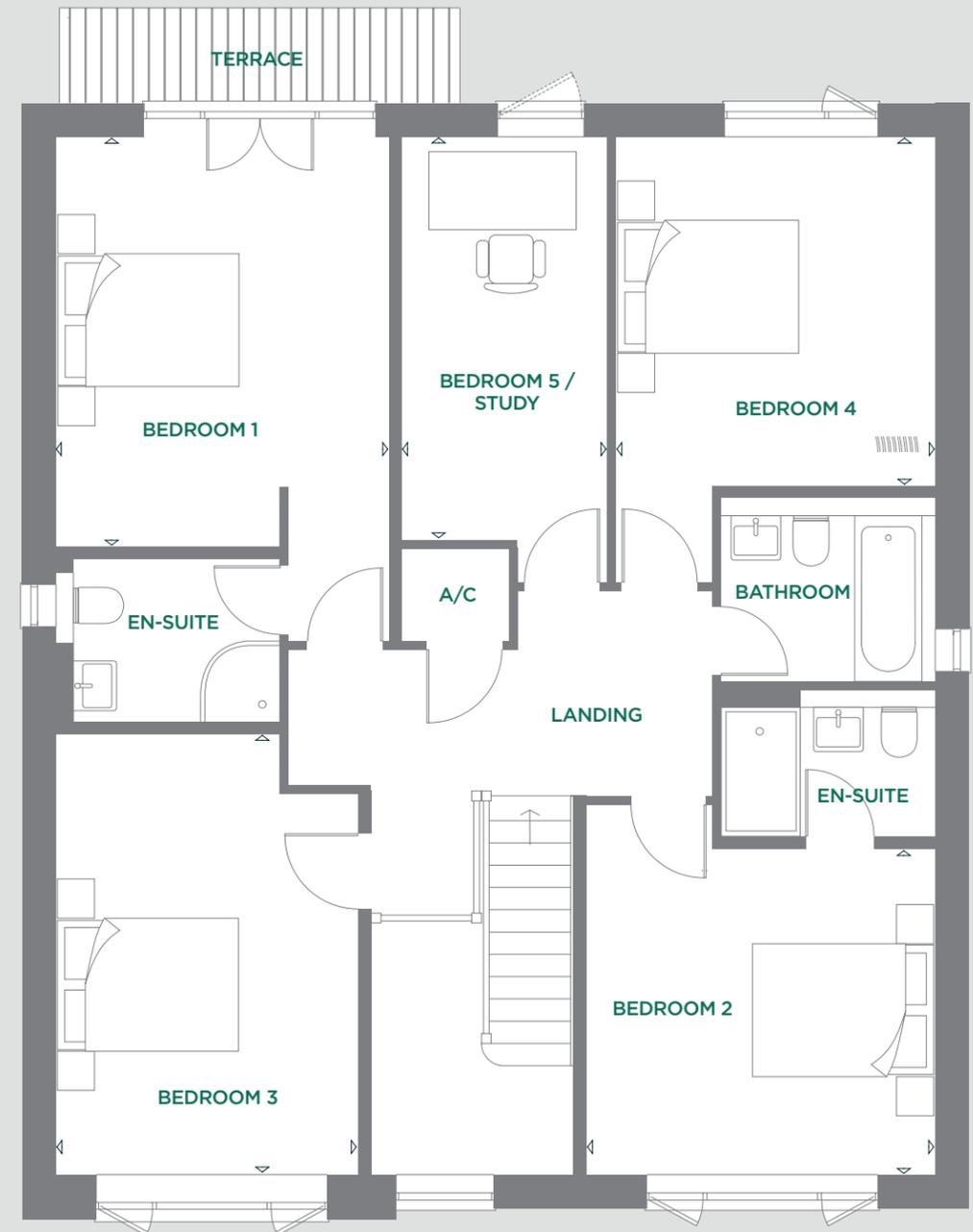


GROUND FLOOR

Kitchen/Dining Area
8933mm x 6188mm 29'3" x 20'3"

Lounge
5558mm x 3560mm 18'2" x 11'6"

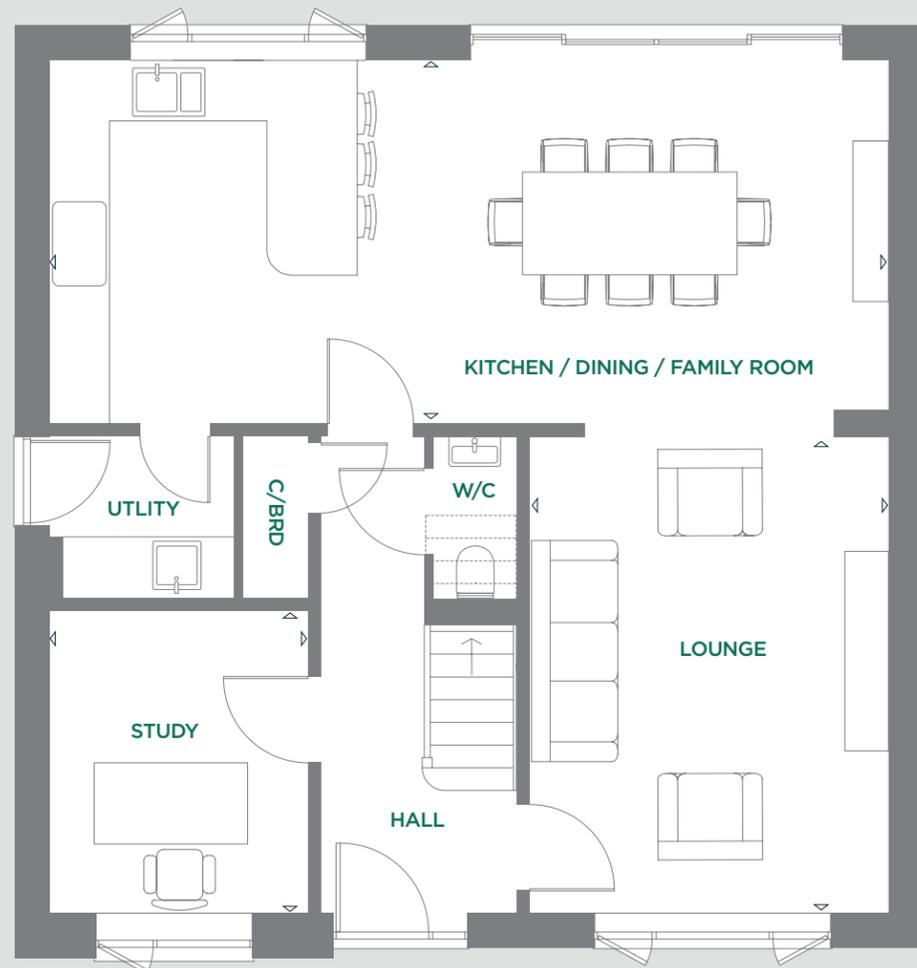
A FIVE BEDROOM DETACHED FAMILY HOME PLOTS 8 AND 9



FIRST FLOOR

Master Bedroom 4167mm x 3400mm	13'6" x 11'1"	Bedroom 4 3550mm x 3269mm	11'6" x 10'7"
Bedroom 2 3560mm x 3317mm	11'6" x 10'8"	Bedroom 5/Study 4525mm x 2100mm	14'8" x 6'8"
Bedroom 3 4469mm x 3090mm	14'6" x 10'1"		

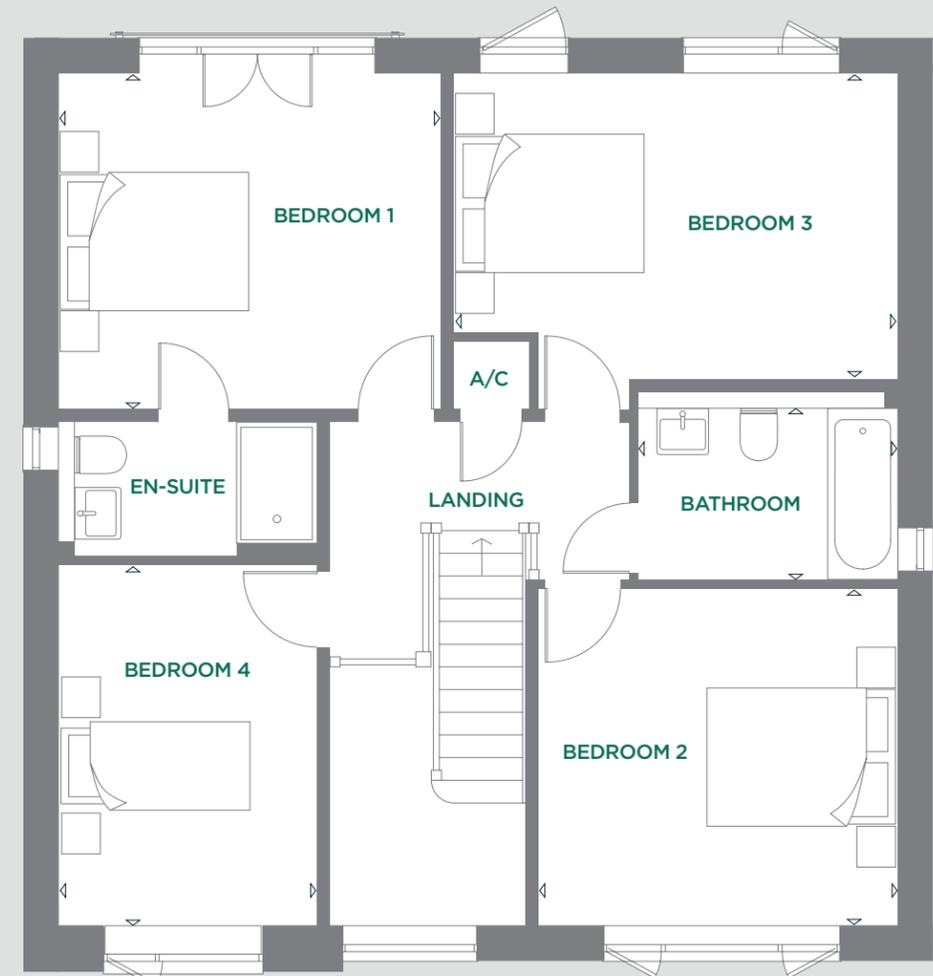
THE FERNDALE



GROUND FLOOR

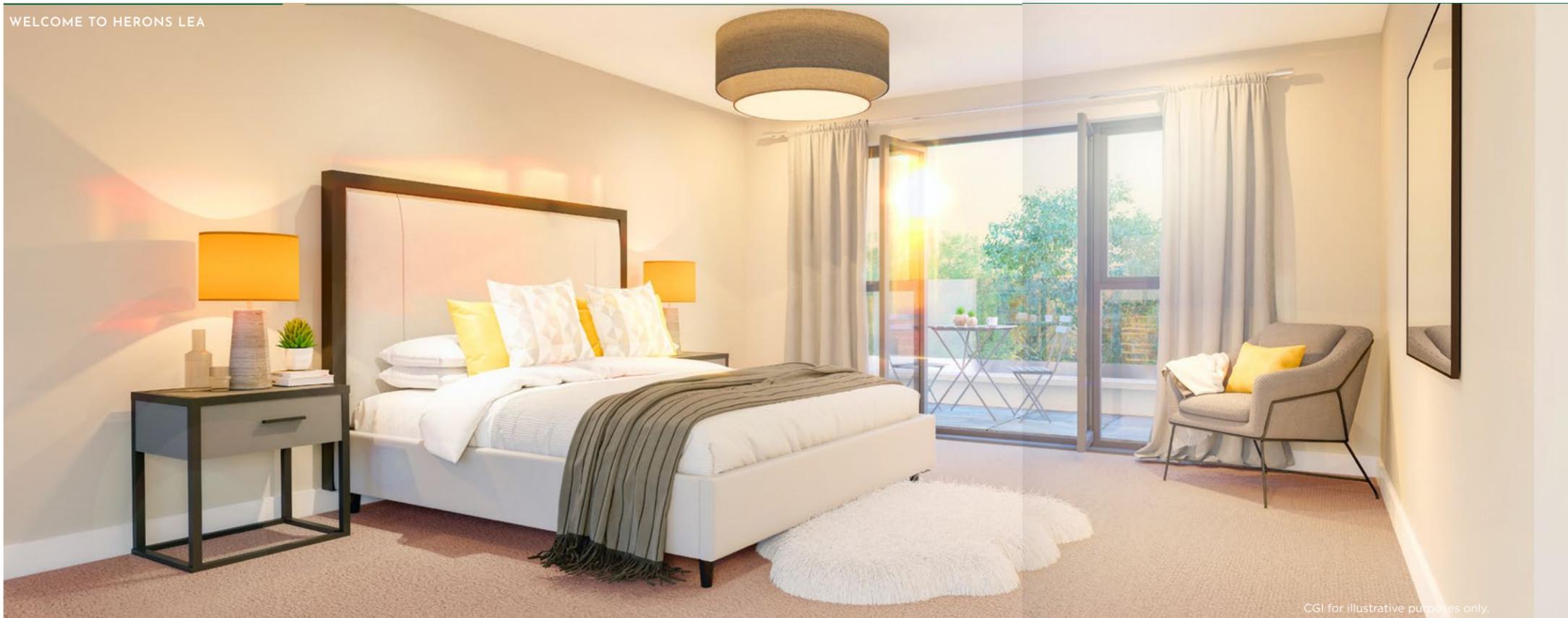
Kitchen/Dining Area	8370mm x 3630mm	27'4" x 11'9"
Lounge	4753mm x 3600mm	15'5" x 11'8"
Study	3030mm x 2600mm	9'9" x 8'5"

A FOUR BEDROOM DETACHED FAMILY HOME PLOTS 1 TO 7



FIRST FLOOR

Master Bedroom	3838mm x 3362mm	12'5" x 11'0"	Bedroom 3	4443mm x 3062mm	14'5" x 10'0"
Bedroom 2	3600mm x 3369mm	11'8" x 11'1"	Bedroom 4	3607mm x 2600mm	11'8" x 8'5"



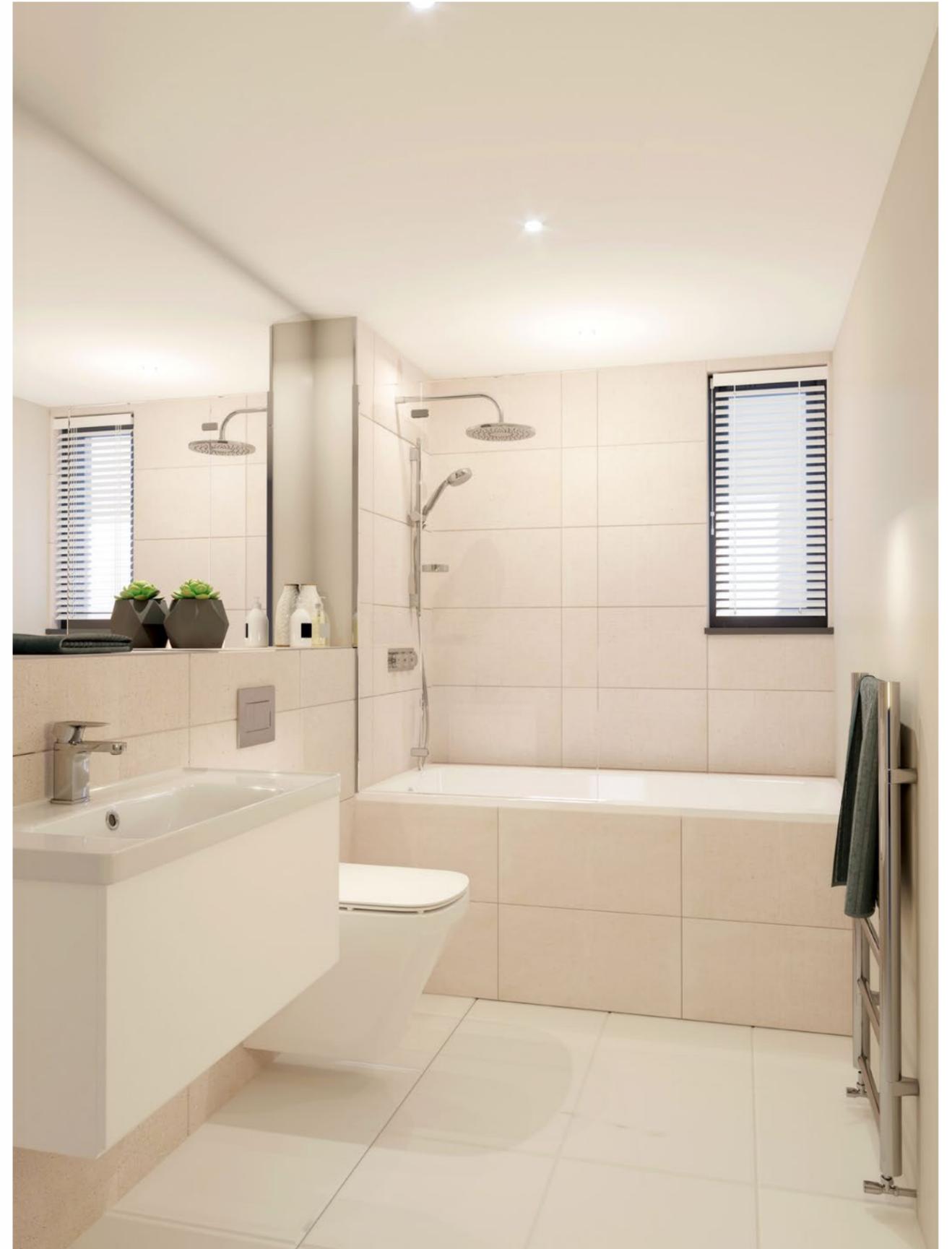
CGI for illustrative purposes only.

A hand-selected specification comprising bespoke detailing, quality finishes and quality brand names.

Each home at Herons' Lea has been carefully designed to make the most of the internal space and is built with a high-quality specification. The contemporary homes feature wood effect flooring, modern white tiled bathrooms, fitted kitchens with integrated appliances and family-centric open plan living spaces.



CGI for illustrative purposes only.



Specification

The interior of every space of Herons' Lea boasts a host of features, carefully selected by our team of designers.

SUSTAINABILITY

Electric vehicle 7kw charging point to allow owners to connect a car charger of their choice

Grant air-source heat pump

Solar panels

Underfloor heating linked to Heatmiser wireless system

Enhanced glazing

Rainwater harvesters

KITCHENS

Taupe grey painted fitted kitchen

20mm quartz ammonite frost worktop

Neff appliances, double oven, induction hob, box chimney hob, built in fridge/freezer, built in dishwasher

Engineered Pale Oak flooring

BATHROOMS

Porcelanosa Botega Caliza wall tiles, full height to bath and shower area, half height to rest of bathroom

Porcelanosa Carrara Blanco Natural floor tiles

Duravit Durastyle wall mounted WC

Duravit basin with natural walnut finish

Hansgrohe Logis Mono basin mixer

Hansgrohe Raindance overhead shower and slide rail

Duravit bath

CLOAKROOMS

Porcelanosa Calpe Bianco wall tiles

Porcelanosa Rodano Caliza floor tiles

Duravit Durastyle wall hung WC

Duravit Vero 500 hand rinse basin

Hansgrohe Logis Mono basin mixer

STAIRS AND LANDING

Cavalier Lupo Rope carpet

BEDROOMS

Cavalier Lupo Rope carpet

HEATING & ELECTRICAL

GET ultimate slimline sockets

GET ultimate slimline light switches

Cat 5 network points to living room, family room and study

EXTERNAL

Bin Store

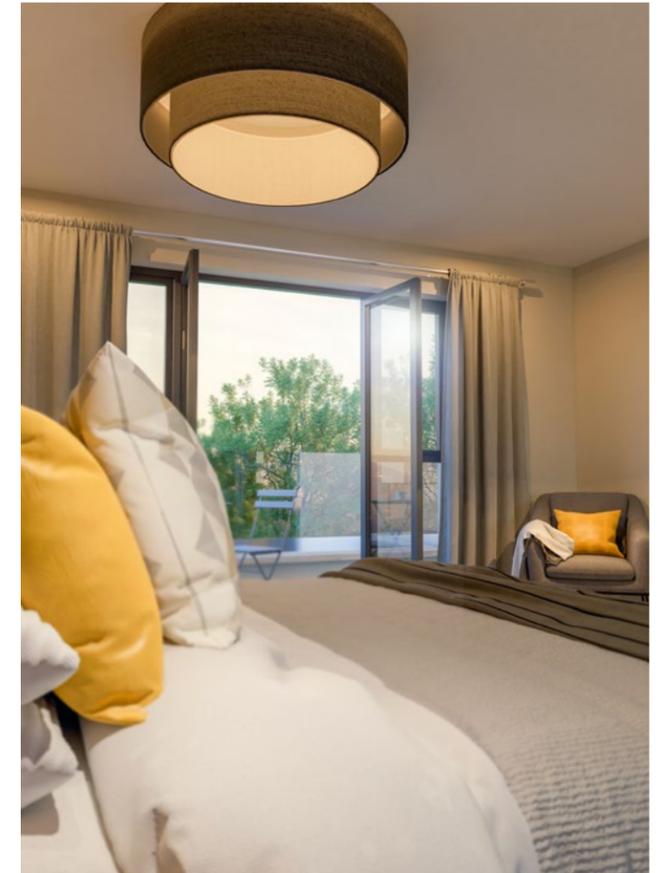
Outdoor tap

Outdoor socket

Soft landscaping to front and rear gardens

WARRANTY

10 year ICW Warranty





From top left:
Bristol Golf Centre,
The Mall at Cribbs Causeway,
One of Bristol's many cycleways,
The River Frome,
Inland surfing at The Wave.

Hambrook, a countryside setting with excellent commuter links.

The village of Hambrook, set around a quaint village green that is still used for cricket, is surrounded by beautiful countryside, from lush meadowlands to 'rhyndes', the traditional waterways that meander through the neighbouring farmland. The Herons' Lea development is also close to Bradley Brook, an offshoot of the River Frome, with the nearby Bradley Brook Nature Reserve and Monks' Pool Nature Reserve perfect for walking the dog or exploring with the family.

You can also reach Bristol City Centre by bike via the relaxing Frome Valley Greenway and multiple cycle networks.

A delightful community forest footpath allows for a relaxing walk into Hambrook itself. Both Hambrook and Frenchay villages have all the amenities you need, from local shops and friendly cafes to delightful pubs.

Riverside walks along the Frome must include a stop at the dog-friendly White Horse. A cosy Cotswold gastropub serving up locally sourced produce, it'll soon become your favourite local. Located in the heart of Hambrook, Winter Stream Farm offers dining and a carvery, and for the kids, an array of cakes and farmhouse dairy ice cream.

There are also two excellent schools nearby. Hambrook Primary School provides a safe, inclusive community with a sense of belonging and responsibility for the little ones, while nearby, Winterbourne Academy is the largest secondary school in the county and part of the Olympus Academy Trust. Academically ambitious, its curriculum provides breadth and depth across years 7 to 13.

Hambrook is also ideally located for commuters. It benefits from excellent transport links, with access to the M32, M4 and M5 making travel to

Bristol, Gloucester, Swindon and beyond easy. It is also close to Parkway Train Station, putting London little more than an hour away.

Nearby Cribbs Causeway provides extensive retail parks, food outlets, gyms and supermarkets, all less than a mile away, while sports enthusiasts will find plenty on their doorstep with open water swimming, surfing and quad biking. The Wildlife Place Project, a wildlife conservation park, and The Wave, an inland surfing destination, both provide diversions for enquiring and active family members. For fans of golf, the Bristol Golf Centre features a floodlit driving range, golf coaching and adventure golf for the kids, as well as a well-stocked store and food outlet. And with Wales and the South West within easy access via motorway, a day trip to the Brecon Beacons or the beaches of Devon is never far away.

With so much on your doorstep and more to explore nearby, Herons' Lea is the perfect setting for active families looking for space in a traditional village location.



Location

The superb location of Herons' Lea means you will find that everything you need is within easy reach.

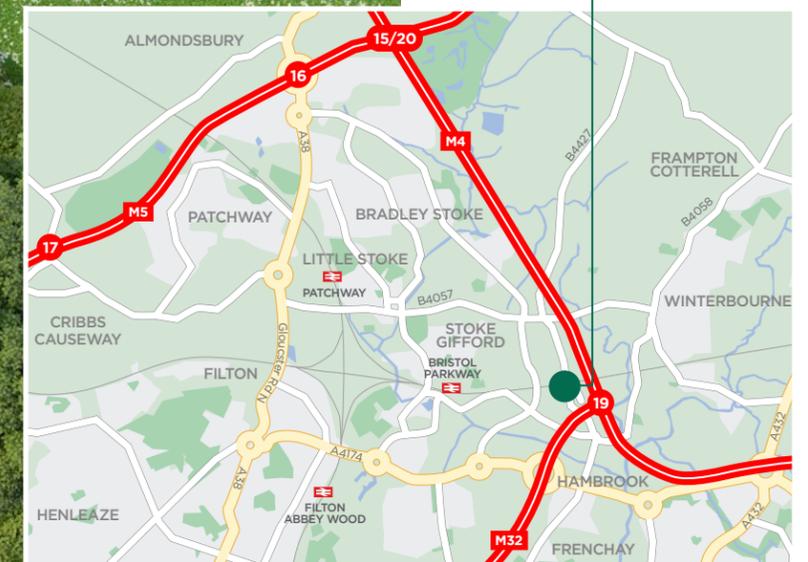
**HARTS GARDEN,
HAMBROOK, BRISTOL BS16 1ZB**

DIRECTIONS FROM HAMBROOK VILLAGE CENTRE

Head north on Old Gloucester Road towards Hambrook Lane for 0.4 miles, then turn right into Players Close.

DIRECTIONS FROM BRISTOL CITY CENTRE

From the city centre, head onto Rupert Street/A38, then the A4044 signposted to the M32. Leave the M32 at junction 1 signposted to Bristol Road/B4058 and Hambrook. Follow Bristol Road/B4058, then north on Old Gloucester Road towards Hambrook Lane for 0.4 miles, then turn right into Players Close.



Computer Generated Image

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 – more than 60 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





Hérons' Lea, Hambrook is a Freemantle development.

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