

THE  
**HATTERS MEWS**



FRAMPTON COTTERELL



# Welcome to The Hatters Mews.

## YOUR FOREVER HOME.

**Hatters Mews is an exclusive development of five large detached modern family homes. Each five-bedroomed home offers you the versatility to be flexible with its configuration, in keeping with today's lifestyle. Want a home office, studio or sanctuary? Then the third floor bedroom gives you that perfect option.**

Generously proportioned throughout, the heart of this home is its large kitchen living space. Enjoy this expansive light-filled room with its bi-fold doors which lead out onto a private terrace and the garden beyond: the perfect space to enjoy a relaxing drink while watching the kids play.

You'll notice the attention to detail and quality design throughout: from the layout of the kitchen, the specification of the appliances and additional luxuries such as underfloor heating included as

standard. Each home is designed by award-winning interior designers AWW, while the handcrafted bespoke kitchens are made exclusively by Denzel & Willie, complete with NEFF appliances. Every element of living space has been thought about, with high-specification bathrooms offering a touch of luxury.

A home in Hatters Mews offers everything your family needs: thoughtful design, comfortable living spaces, and room to grow. It won't just be the perfect home for right now: it will be your perfect home for years to come.





# Perfectly positioned for the best of city and countryside life.

## WELCOME TO FRAMPTON COTTERELL VILLAGE

**Frampton Cotterell is a beautiful village in south Gloucestershire. Surrounded by countryside and with easy access to Bristol and Bath, it is the ideal blend of city and countryside living. The River Frome and the Frome Valley Walkway pass through the heart of the village, while lively Bristol, historic Bath, the market town of Chipping Sodbury and the Cotswolds beyond are all within easy access, making Frampton Cotterell a much sought after location.**

Equipped with plenty of local amenities, including grocery stores and a post office, there are also a number of traditional, family-friendly pubs to enjoy, including The Badminton Arms, The Rising Sun and The Golden Heart. As well as traditional pub fare, you'll also find a great mix of Indian, Chinese and artisan pizza on offer.

Situated next to the popular Watermore Primary School, Hatters Mews is also within walking distance of a number of day nurseries and Frampton Cotterell

Primary School. You're never more than a stone's throw from family-friendly riverside walks, while Beesmoor Road Playing Field, with its wooded play area, is a delightful space for children to play.

Independent and local values are at the heart of Frampton Cotterell's thriving community. The courtyard, set back off Church Road, boasts The Gingerbread Man coffee shop, with its delicious cakes and coffee; art gallery EM's Little Gallery; The Nook Interiors, for vintage finds; My English Home, for chic French homewares; as well as independent hair and beauty salons. The Frome Valley Farm Shop is your go-to for local, homegrown and fresh foods.

With travel connections including Yate train station (three miles away) and Bristol Parkway (four miles away), the heart of Bristol and Bath are only minutes away.

As a family-oriented village offering city life and countryside living in one perfectly-proportioned package, Frampton Cotterell is the ideal home for you and yours.

*From top left:*

*Harvey Nichols at Quakers Friars and the recently regenerated Harbourside of Bristol.*

*The Frome Valley Walkway, which flows from the Cotswold Hills, through South Gloucestershire, Frampton Cotterell and then southwest to the centre of Bristol.*

*The popular, family-run Gingerbread Man coffee shop serving brunch, lunch, tea, coffee and cakes.*

*The well-preserved thermae Roman Baths and the picturesque banks of the River Avon in historic Bath.*





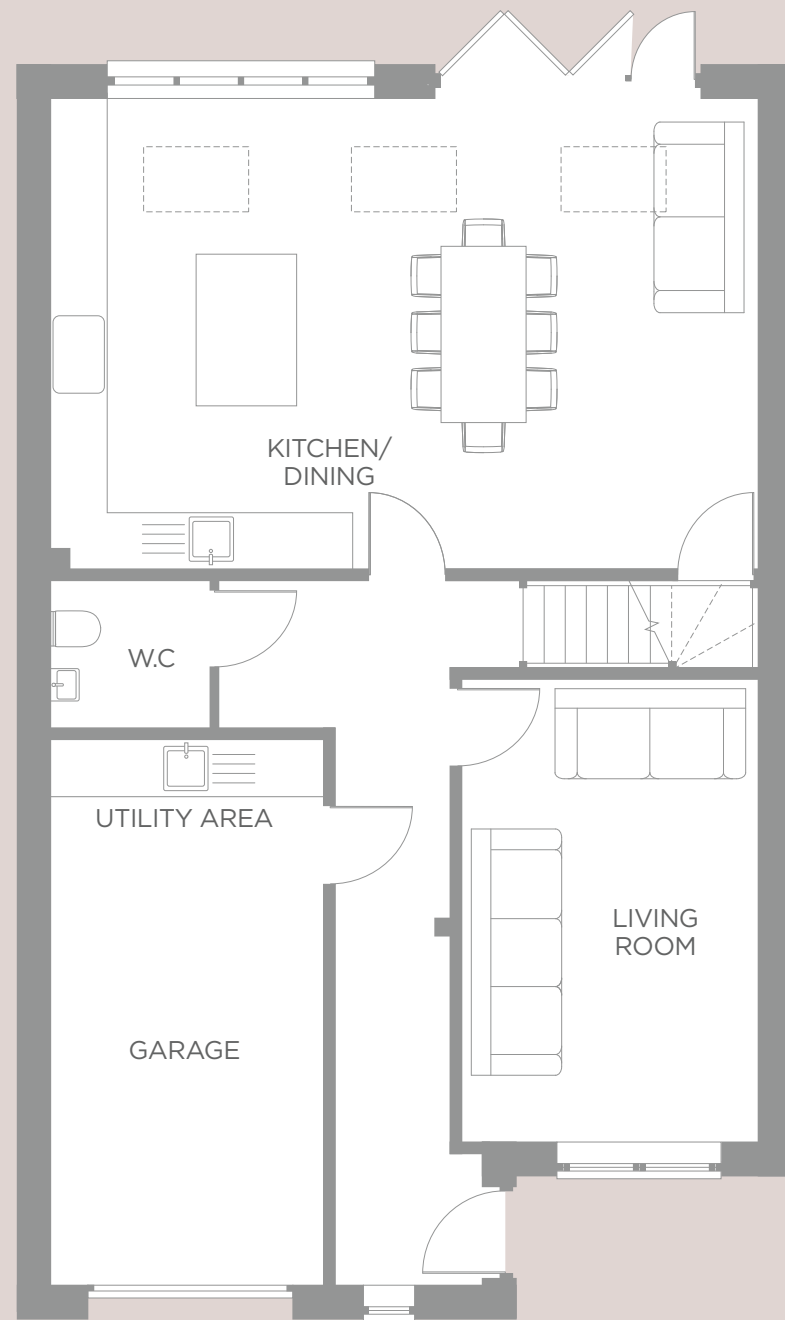
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Frampton Cotterell,  
Bristol BS36 2LE

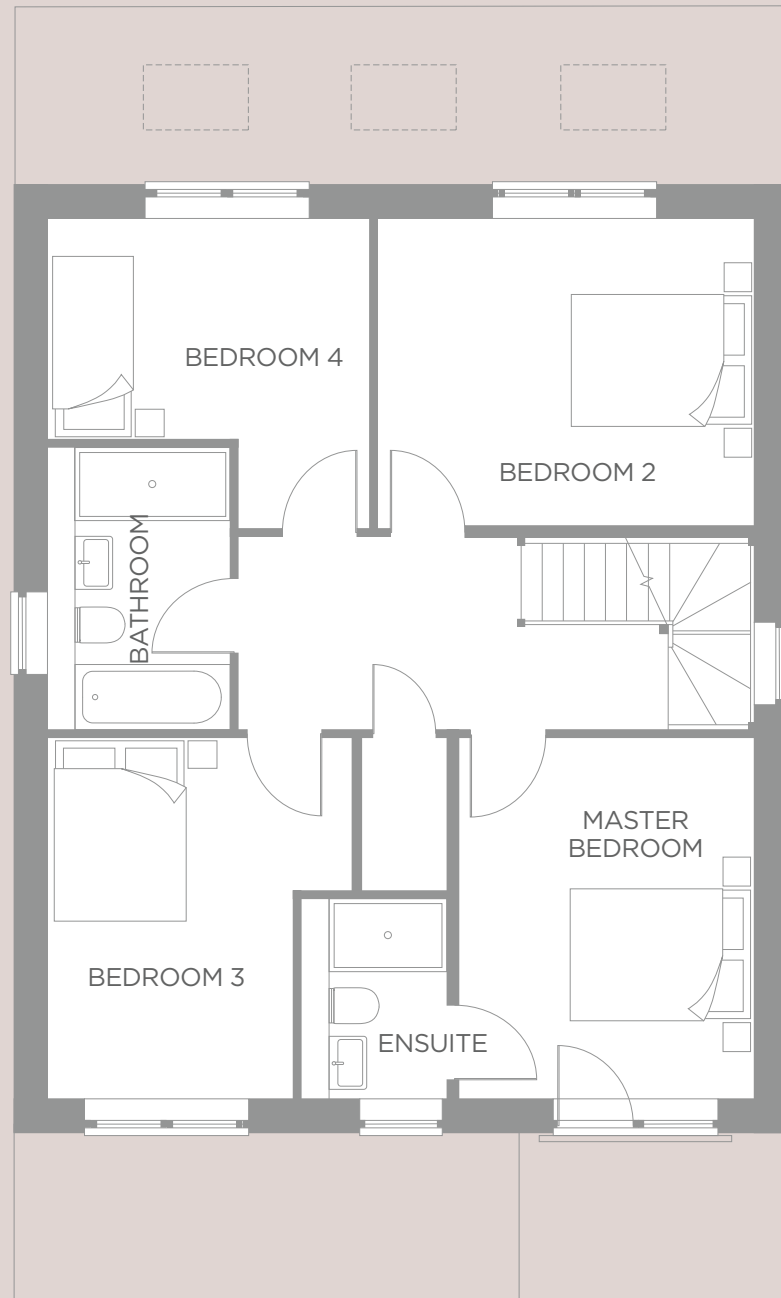


## GROUND FLOOR

**Kitchen/Dining Area**  
7785mm x 5186mm  
25'6" x 17'0"

**Living Room**  
5092mm x 3250mm  
16'8" x 10'7"





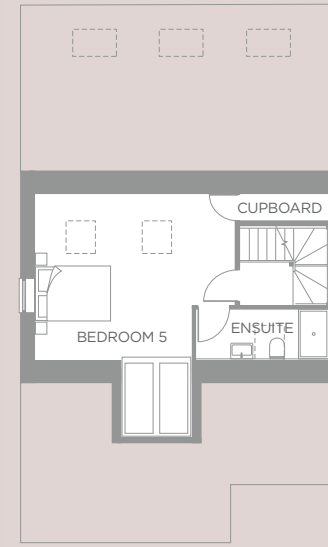
### FIRST FLOOR

**Master Bedroom**  
3979mm x 3250mm  
13'0" x 10'7"

**Bedroom Two**  
4150mm x 3388mm  
13'7" x 11'1"

**Bedroom Three**  
3979mm x 3354mm  
13'0" x 11'0"

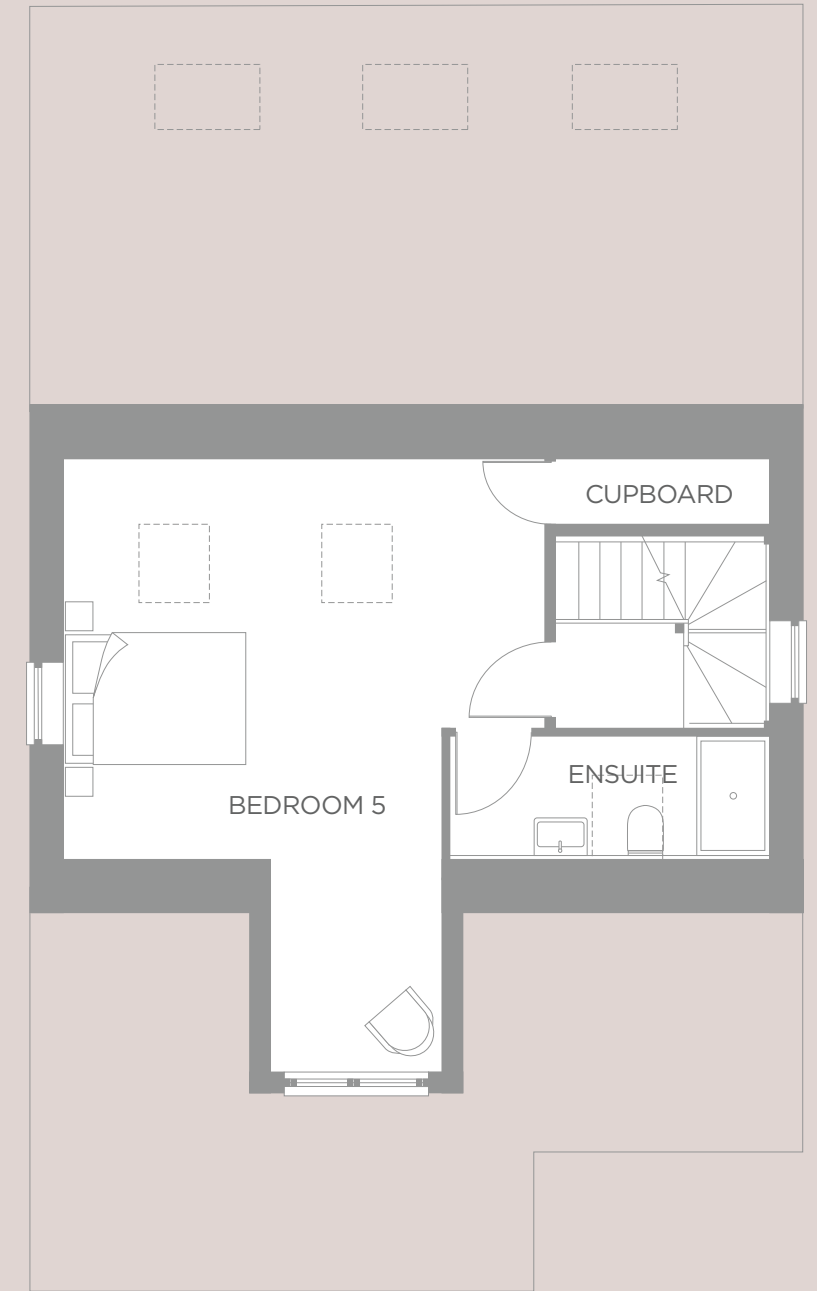
**Bedroom Four**  
3536mm x 2425mm  
11'7" x 7'11"



WINDOW VARIATION  
TO PLOTS 2 & 4

### SECOND FLOOR

**Bedroom Five**  
5326mm x 4740mm  
17'5" x 15'6"



\* WINDOW ON PLOTS 1, 2, 3 AND 4 ONLY





# Detail is everything

## KITCHENS

Bespoke Denzil & Willie kitchens with fresh shaker cabinetry with black handles, large island unit in contrasting deep blue

Large ceramic tile flooring

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

Fresh white flecked solid surface and matte black anodised handles

Crittall style full height picture window over looking rear garden

Crittall style aluminium bifolding doors opening through to terrace

## WC/ CLOAKROOMS

Minimal floor mounted toilet with soft close lid, flush plate in chrome

Wash hand basin in white

Timber panelling in complimentary colour to feature wall

## BATHROOM AND ENSUITE

Minimal contemporary toilet with soft close lid and flush plate in chrome

Chrome towel rail with electric elements

Wall hung shaker vanity unit with ceramic basin in navy

Contemporary shower enclosure, flat top stone tray and waste in white

Walk in shower with glass screen

Round fixed shower head, wall arm and additional hand shower

Bath with tiled panel - to First floor bathrooms

Cool grey large format floor tiles

Vertical stack white wall tiling - First floor bathrooms

Fresh white flecked solid surface shelf - to First floor bathrooms

Vertical stack pale grey wall tiling and half height cool grey large format tiles wrapping up wall - Top floor ensuite

## INTERIOR FINISHES

Tall profile square skirting in white

Large ceramic tile flooring (apart from sitting room)

Natural, textured carpet to living room, bedrooms and stairs

Four panel white oak shaker internal doors -with black square profile handles

White walls throughout

White matt ceiling spotlights

Double glazed windows throughout

## HEATING & ELECTRICS

USB sockets throughout

Shaver sockets in bathroom and ensuite

BT points to hallway and sitting room

Smoke detector and carbon monoxide alarm

Radiators to first and second floor

## EXTERNAL

Garage including utility area with white units

Exterior lighting

Outside tap

Outside socket

## WARRANTY

All plots will benefit for 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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