



# COPPER BEECH VIEW

**EDE** HOMES

EST. 1959





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FIND YOUR WAY HOME



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**R**oughly 20 minutes from Bristol, **Copper Beech View** balances the convenience of a short commute with all the benefits of a more rural lifestyle.



The Gloucestershire countryside is right on the doorstep and the smaller towns in the area offer all the facilities you need for everyday life.

**IMAGES**  
**CLOCKWISE**  
View directly above Copper Beech View; St. Peter's Church; High St, Berkeley; Berkeley Town Centre

Local state schools are either Good or Outstanding (Ofsted), and there are a number of independent schools within easy reach of Newport.



# BRISTOL & BEYOND

A stone's through from Copper Beach View and arguably best known as a multicultural creative hub, Bristol really does have something for everyone. If you're into dining out, Bristol's foodie scene is second to none.

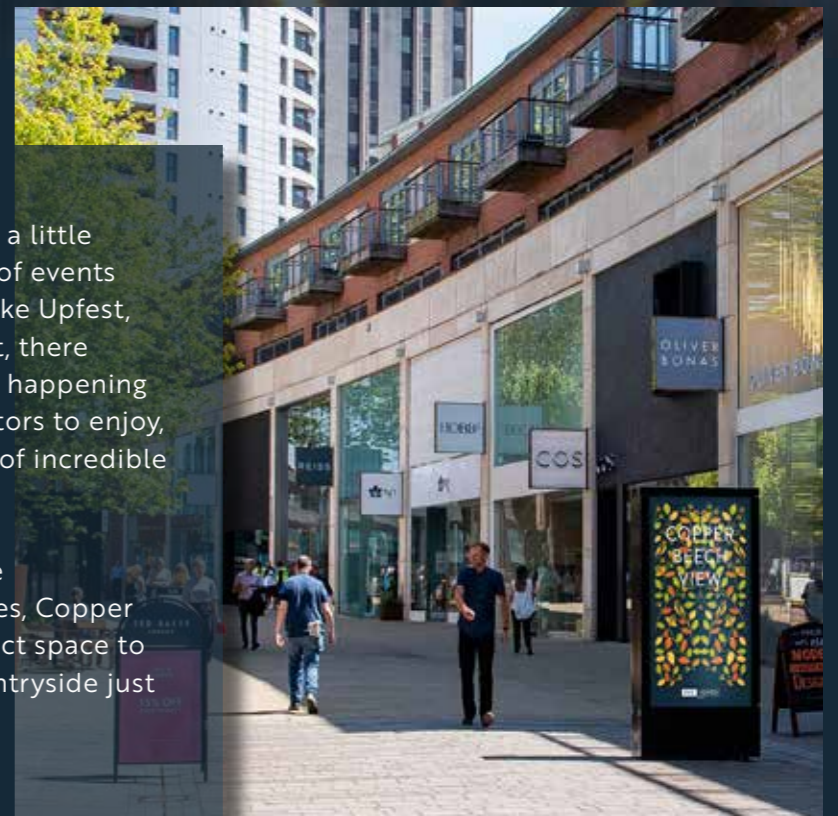
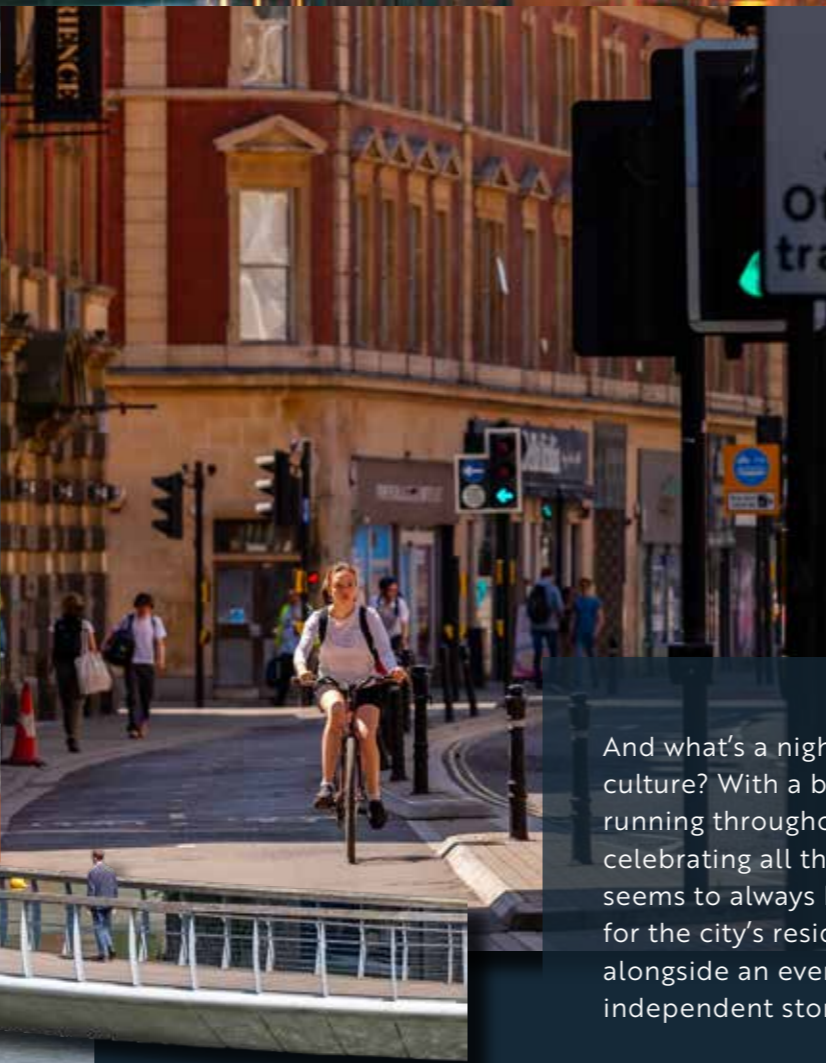
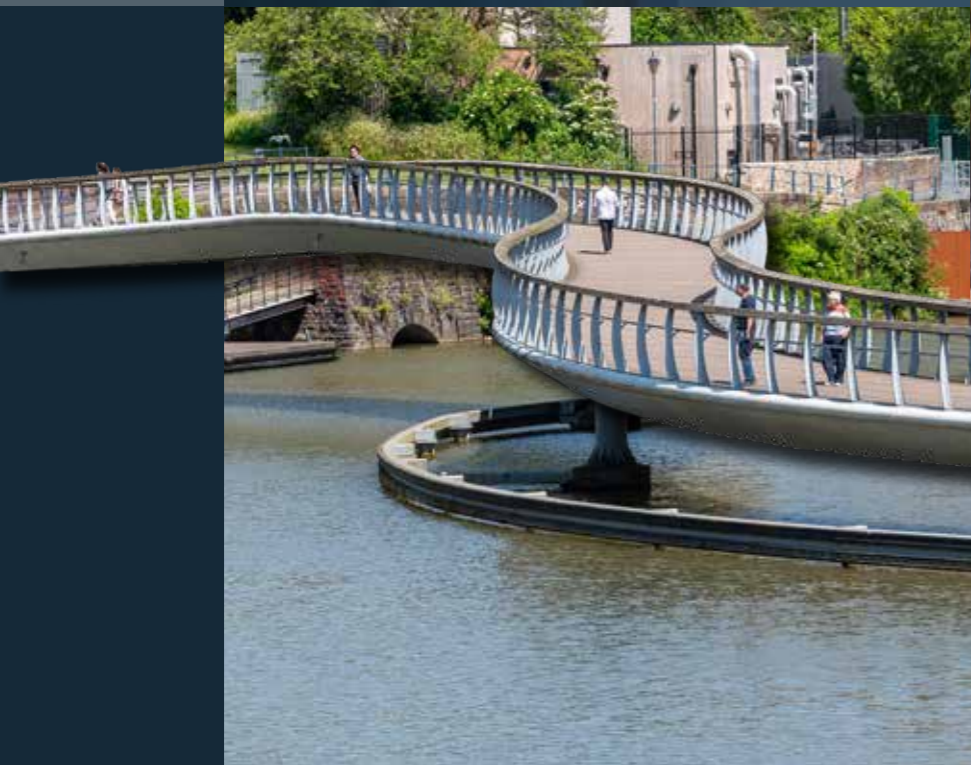
From authentic Indian street food to incredible Italian and Spanish tapas tavernas, Bristol promises to satisfy your cravings!

/CHELTENHAM/  
/GLOUCESTER/  
/BATH/

And what's a night out without a little culture? With a busy calendar of events running throughout the year, like Upfest, celebrating all things street art, there seems to always be something happening for the city's residents and visitors to enjoy, alongside an ever-growing list of incredible independent stores to suit all.

Whilst city living can be a little overwhelming for some at times, Copper Beech View provides the perfect space to call home, surrounded by countryside just a short drive away.

**IMAGES CLOCKWISE**  
Clifton Suspension Bridge; Broadmead Shopping; Castle Bridge





# LIVING LOCALLY

## BRISTOL

- 1 Bristol Cathedral
- 2 Brunel's SS Great Britain
- 3 Avon Valley Railway
- 4 Avon Valley Adventure & Wildlife Park
- 5 Bristol International Ballon Fiesta

## BATH

- 6 The Roman Baths
- 7 Severn Bridge
- 8 St. John Baptist Cirencester

## GLOUCESTER & CHELTENHAM

- 9 Gloucester Cathedral
- 10 Cheltenham Racecourse, Cheltenham
- 11 National Waterways Museum, Gloucester
- 12 The Grand Pier, Weston-super-Mare

## NEWPORT

- 13 Tintern Abbey, Tintern, Wales
- 14 The Newport Clock
- 15 Caerphilly Castle

## CARDIFF

- 16 The Millennium Centre







**PLACES TO VISIT BY CAR**

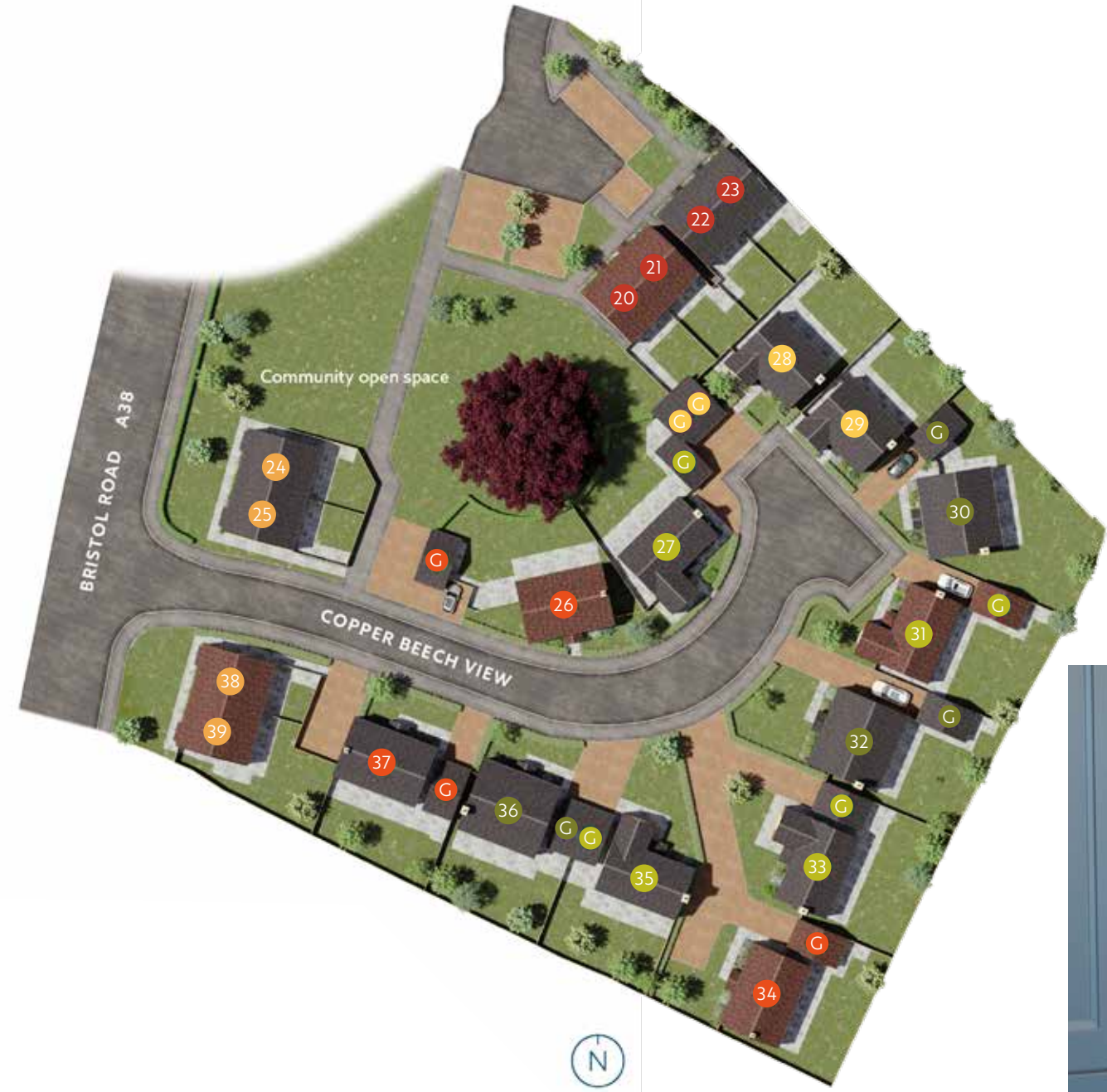
- 1 The Ionian Wood Fired Kitchen & Farmshop
- 2 Berkeley Castle
- 3 The Salutation Inn
- 4 Berkeley Deer Park
- 5 Sharpness Viewpoint and Picnic Site
- 6 William Tyndale Monument
- 7 Charfield Meadow Nature Reserve
- 8 Eastwood Park

**SHOPS BY CAR**


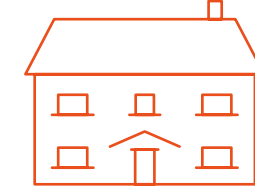

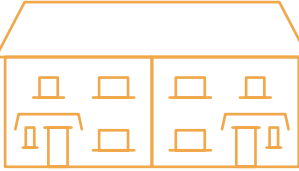
- A Tesco Superstore, Dursley
- B Sainsbury's, Dursley
- C Lidl, Dursley
- D Co-operative Food, Berkeley
- E Your Coop Food, Thornbury
- F Tesco Superstore, Thornbury

# WELCOME TO COPPER BEECH VIEW

Copper Beech View is the latest, upcoming development from Ede Homes comprising a high quality selection of 3 & 4 bedroom homes, nestled within the Vale of Berkeley.



Computer Generated Image

 <p><b>THE MAPLE</b> 3 Bedroom 1 Ensuite</p>	 <p><b>THE HORNBEAM</b> 4 Bedroom 1 Ensuite</p>
 <p><b>THE ALDER</b> 4 Bedroom 1 Ensuite</p>	 <p><b>THE ELM</b> 4 Bedroom 1 Ensuite</p>
 <p><b>THE WALNUT</b> 3 Bedroom 1 Ensuite</p>	 <p><b>THE YEW</b> 4 Bedroom 2 Ensuite</p>

## HOUSE TYPES

 Garage







THE MAPLE - PLOTS 21 & 20

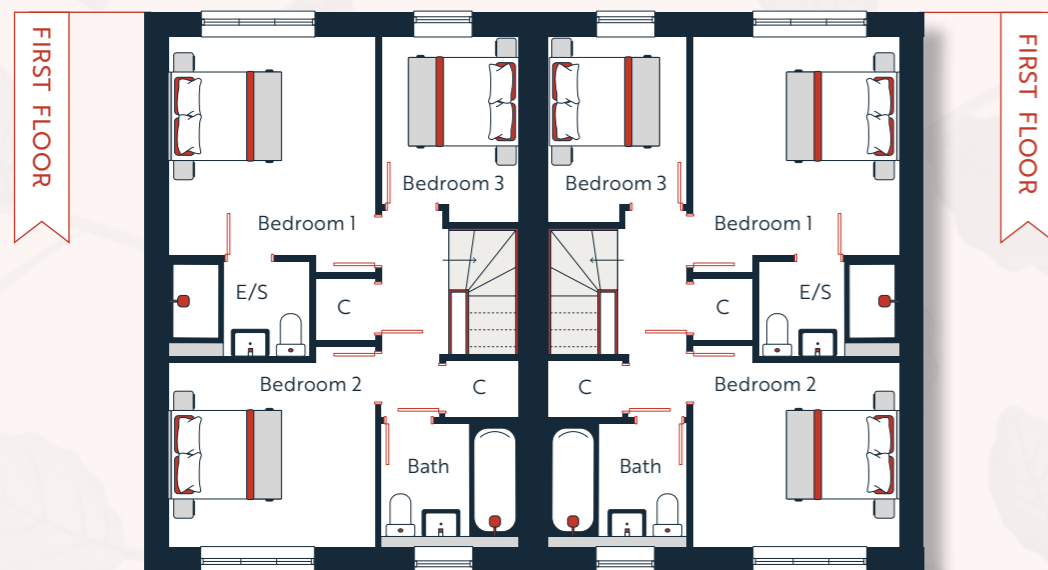
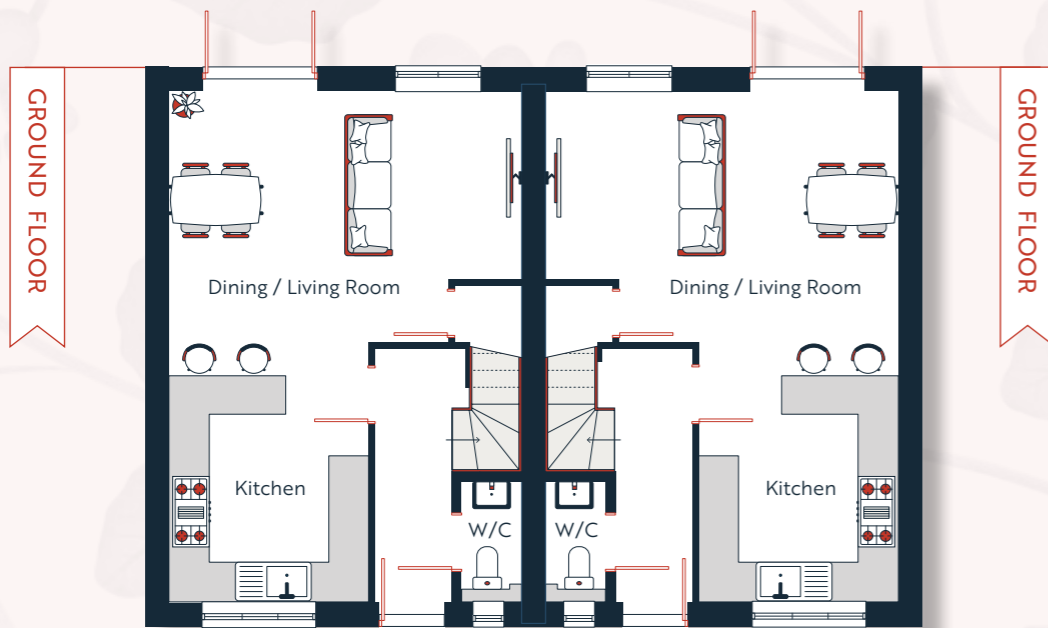
Computer Generated Image





# THE MAPLE

PLOTS 20, 21, 22 & 23



## INTERNAL DIMENSIONS

Dining/Living Room	5.53m x 4.00m	18'2" x 13'0"
Kitchen	3.14m x 4.10m	10'4" x 13'5"
Bedroom 1	3.30m x 3.71m	10'8" x 12'2"
Bedroom 2	3.30m x 3.16m	10'8" x 10'5"
Bedroom 3	2.93m x 2.18m	9'8" x 7'2"
<b>Total</b>	<b>91 sq. m.</b>	<b>977 sq. ft</b>







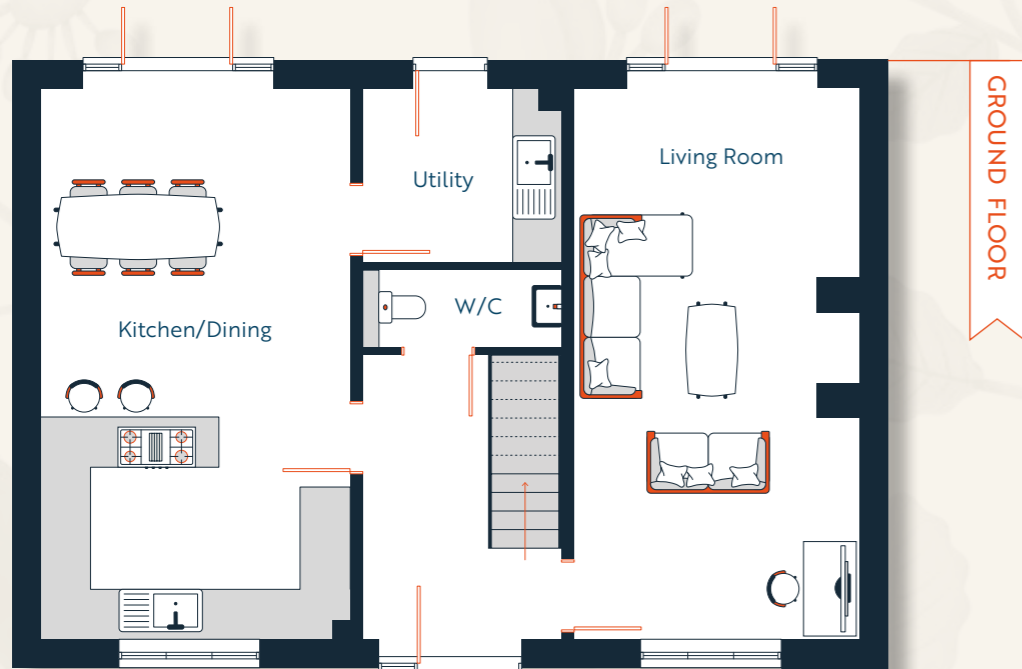
THE ALDER - PLOT 34

Computer Generated Image

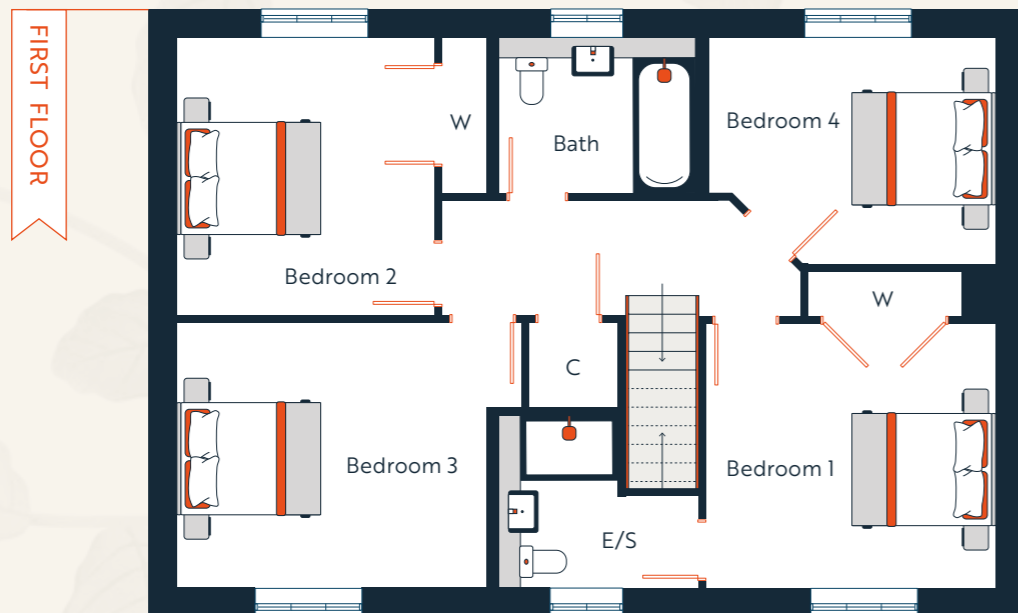


# THE ALDER

PLOTS 26, 34 & 37



Plot 37 - Computer Generated Image



## INTERNAL DIMENSIONS

Living Room	6.94m x 3.60m	22'9" x 11'9"
Kitchen/Dining	6.94m x 3.90m	22'9" x 12'9"
Utility	2.50m x 2.19m	8'2" x 7'2"
Bedroom 1	3.64m x 3.32m	12'0" x 10'11"
Bedroom 2	3.50m x 3.23m	11'5" x 10'7"
Bedroom 3	4.33m x 3.34m	14'3" x 11'0"
Bedroom 4	3.60m x 2.85m	11'10" x 9'4"
<b>Total</b>	<b>145 sq. m.</b>	<b>1,561 sq. ft.</b>







THE WALNUT - PLOTS 38 & 39

Computer Generated Image



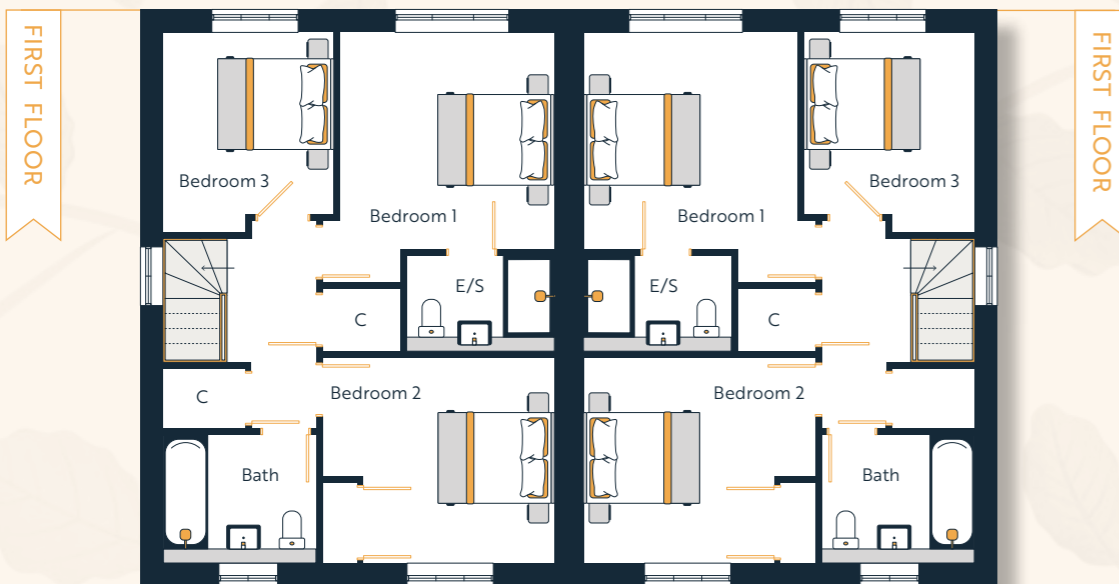


# THE WALNUT

PLOTS 24, 25, 38 & 39



Plot 24 & 25 - Computer Generated Image



## INTERNAL DIMENSIONS

Living Room	6.10m x 4.1m	20'0" x 13'2"
Kitchen/Dining	3.75m x 4.25m	12'1" x 14'0"
Bedroom 1	3.90m x 3.40m	12'10" x 11'0"
Bedroom 2	3.62m x 3.20m	11'11" x 10'6"
Bedroom 3	2.65m x 3.11m	8'9" x 10'3"
<b>Total</b>	<b>103 sq. m.</b>	<b>1,107 sq. ft.</b>











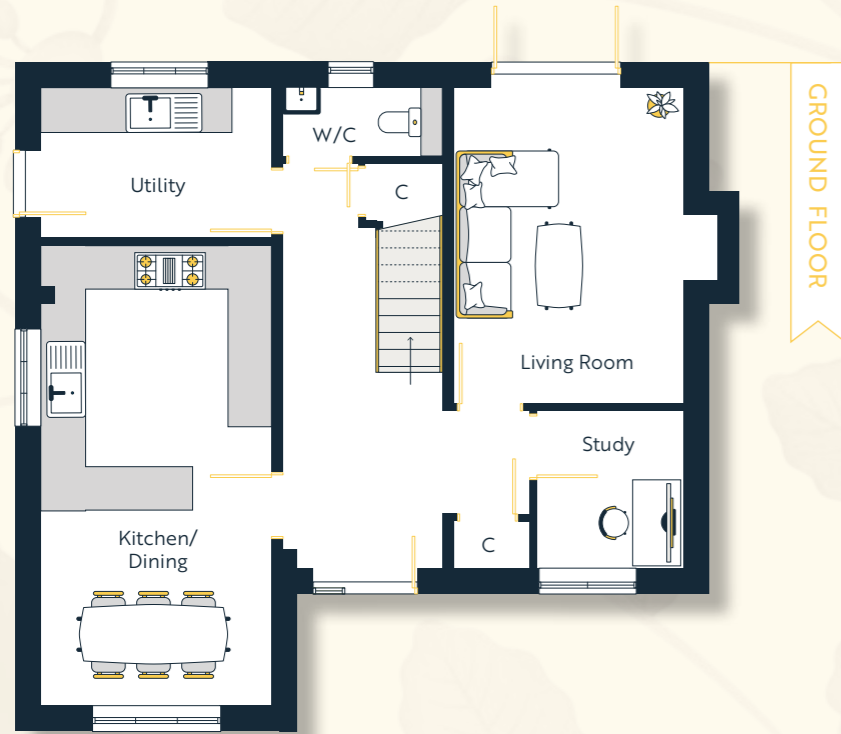
THE HORNBEAM - PLOT 29

Computer Generated Image



# THE HORNBEAM

PLOTS 28 & 29



GROUND FLOOR



Plot 28 - Computer Generated Image



FIRST FLOOR



## INTERNAL DIMENSIONS

Living Room	3.25m x 4.40m	10'6" x 14'5"
Kitchen/Dining	3.21m x 6.43m	10'7" x 21'1"
Utility	3.21m x 2.10m	10'7" x 6'10"
Study	2.19m x 2.04m	7'2" x 6'8"
Bedroom 1	3.54m x 3.21m	11'8" x 10'7"
Bedroom 2	3.30m x 3.60m	10'8" x 11'10"
Bedroom 3	3.27m x 2.70m	10'9" x 8'10"
Bedroom 4	2.68m x 3.00m	8'10" x 9'10"
<b>Total</b>	<b>134 sq. m.</b>	<b>1,447 sq. ft.</b>







THE ELM - PLOT 33

Computer Generated Image



# THE ELM

PLOTS 27 & 33 ( 31 & 35 Handed )



Plot 27 - Computer Generated Image



## INTERNAL DIMENSIONS

Living Room	6.00m x 3.73m	19'9" x 12'3"
Kitchen/Dining	6.30m x 3.29m	20'8" x 10'10"
Utility	2.34m x 1.76m	7'8" x 5'9"
Study	3.55m x 2.60m	11'8" x 8'7"
Bedroom 1	4.00m x 3.55m	13'4" x 11'8"
Bedroom 2	3.73m x 3.20m	12'3" x 10'6"
Bedroom 3	3.73m x 2.72m	12'3" x 8'11"
Bedroom 4	3.86m x 2.86m	12'8" x 9'5"
<b>Total</b>	<b>148 sq. m.</b>	<b>1,593 sq. ft.</b>







THE YEW - PLOT 32

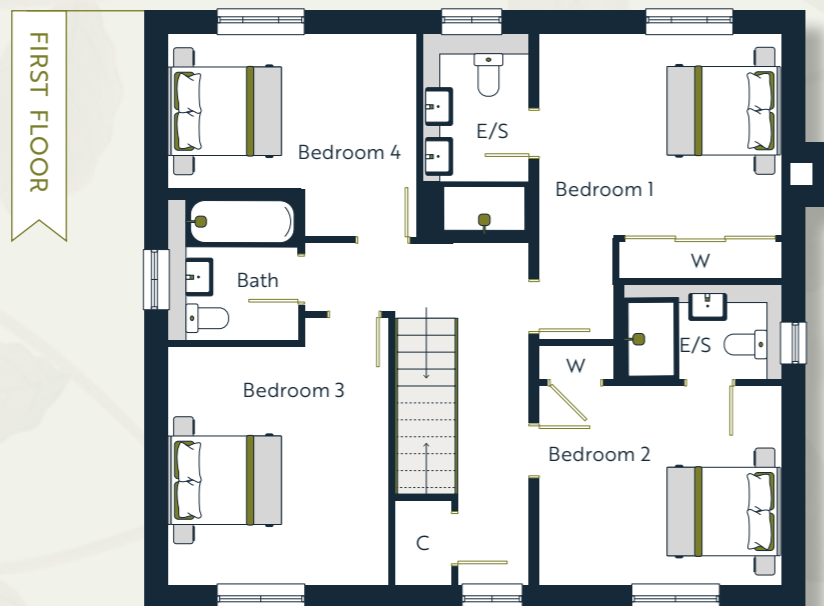
Computer Generated Image





# THE YEW

PLOTS 30, 32 & 36



## INTERNAL DIMENSIONS

Living Room	3.80m x 5.40m	12'3" x 17'9"
Kitchen/Dining	5.56m x 5.22m	18'3" x 17'2"
Utility	3.12m x 2.05m	10'3" x 6'9"
Study	3.74m x 3.00m	12'3" x 9'11"
Bedroom 1	4.72m x 3.74m	15'6" x 12'3"
Bedroom 2	3.74m x 3.00m	12'3" x 10'1"
Bedroom 3	4.12m x 3.40m	13'6" x 11'2"
Bedroom 4	3.82m x 3.14m	12'7" x 10'4"
<b>Total</b>	<b>163 sq. m.</b>	<b>1,757 sq. ft.</b>

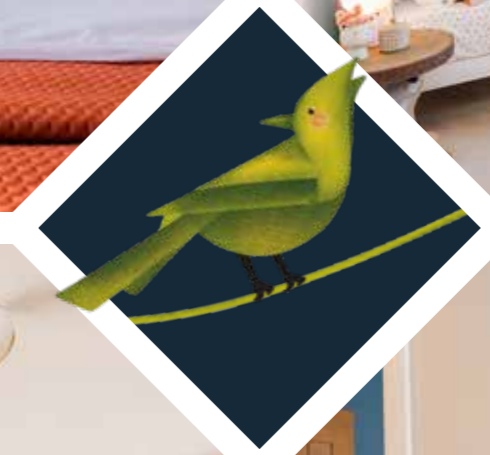




COPPER BEECH VIEW SHOW HOME



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### KITCHEN

- › A fully fitted contemporary or traditional styled kitchen with laminate worktop in 3 beds, Silestone work surface in 4 beds, up stand and splash back with under unit lighting design by Nobilia.
- › AEG integrated appliances including electric oven, induction hob, combi/ microwave, fridge/freezer, dishwasher, and cooker hood, subject to design of property.
- › 4 beds to have space for washing machine and tumble dryer in utility. 3 beds to have washing machine.
- › Quooker available as an extra subject to build stage (included in show home)
- › Utility room cabinets to match kitchen with laminate work top and upstand

### INTERNAL FINISHES

- › Stairs: Oak handrail, strings & newel posts. Painted soft white wood spindles MDF treads and risers
- › Cottage style oak doors brushed steel ironmongery.
- › DRAKs fitted wardrobes to Master bedroom (4 beds only)
- › Wood Burner: NOT supplied as standard (include in show home)
- › Paint: White emulsion to walls. Architrave & Skirting White Satin. Ceiling White matt
- › Floor Tiling to designated areas (Hallway, Kitchen, Dining, Utility, W/C, Bathrooms) (varies by plot) Carpet available as an extra (included in show home)



### HEATING/ENERGY EFFICIENCY

- › Under floor on the ground floor with room controls
- › Radiator to first floor
- › Electric Underfloor heating to bathroom
- › Thermostatic radiator valves
- › Dual flush toilets driving lower water usage
- › Air source heat pump

### EXTERNAL FINISHES

- › Double glazed UPVC windows
- › UPVC door finished in Anthracite grey with brush chrome ironmongery
- › Glazed back door
- › Front & rear garden areas laid to lawn with planting (subject to planning approval)
- › Fitted exterior tap
- › Patio areas and paths paved as per plan: Indian Sandstone Riven slate
- › Aerial fitted and wired to roof space
- › External lighting to front and rear of property.
- › Manual garage doors

### ELECTRICAL

- › Switches and sockets to kitchen in brushed chrome all other rooms have white finish.
- › LED down lighters to kitchens, bathrooms and ensuite. Lumi-Plugin to hallways.
- › Shaver points to bathrooms and ensuite
- › TV sky and data points for interactive services to living room, kitchen/dining, and bedrooms.
- › USB sockets to lounge, kitchen, and all bedrooms
- › Main incoming BT located in hallway.
- › EVCP

### BATHROOM AND ENSUITE

- › Classic white sanitary ware with chrome taps and fixtures
- › Low level shower tray
- › Mains pressure showers with rain fall shower head where possible.
- › Hair wash facility to shower
- › Glazed shower panels
- › Chrome shaver point to bathroom and ensuite
- › Chrome ladder towel rail
- › Recess with lighting where possible (4 beds only)
- › Ceramic wall and floor tiling from Minoli allocated range. (\*Half tiled wall in cloakroom – wall behind toilet)
- › Mirrors in bathrooms\*\*



### WARRANTY

- › Appliance warranty direct with manufacturer
- › Two-year warranty direct with Ede Homes
- › NHBC ten-year warranty

### BOUNDARY TREATMENTS

- › 1.8 close board gate to side access (plots may vary)

### SECURITY

- › Wireless intruder alarm with PIR room sensors available as an extra (included in show home)
- › Front door with multi point lock system

- › NB: Ede Homes reserve the right to change or amend specification at any time during the build process



# ABOUT US

# EDE HOMES

OVER 60 YEARS OF QUALITY CRAFTSMANSHIP



**W**e are passionate about how we go about creating some of the most desirable residences in the area using locally sourced sustainable materials, traditional techniques and the latest technology.

Since Builders Ede was created over 60 years ago we have delivered over 2000 stunning homes, 4\* hotels, office refurbishments and Ede Homes continues that long tradition. Our hard-won reputation has been built on quality craftsmanship, fair and honourable practices and proper customer service, as it should be.

Tradition plays a large part of how we operate, from the way we work with our suppliers, the trust we do a lot of our business on, through to the personal touch we give our customers during the buying process.

Now that we continue to look back at the legacy we have built up in the area, embracing the future is just as important.

Making sure we're aware of industry developments, eco-build practices and materials means we continue to create desirable homes and deliver real value for our customers.

It is these values that continue to help shape what we do and the homes we build.

Our team is made up of equally passionate home builders from the Ede family, with most being with the business for 20 years or more. This means the same team will always be on hand to offer their experience and ensure an enviable track record within the industry.





# Boardwalk

VIEWINGS BY APPOINTMENT

t. 07487 764896 | 01179 898222

e. [copperbeechview.co.uk](mailto:copperbeechview.co.uk)

Henleaze House

13 Harbury Road

Henleaze Bristol, BS9 4PN

CONFIRM DETAILS WITH  
BOARDWALK

Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some properties may vary. Please confirm the most up-to-date details with our sales advisor on reservation. This brochure was proudly designed by Breckon & Breckon Creative on behalf of EDE Homes. CGI's supplied by Anderson Property Communication.

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EST. 1959







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