



# St Congar's Place

Congresbury

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis**  
**Homes** 



## Welcome to St Congar's Place

This exciting new development is in the historic North Somerset village of Congresbury, close to the beautiful Mendip Hills and less than 13 miles from Bristol city centre.

You'll find shops, pubs, cafes, a supermarket, garden centre and local businesses in this vibrant village, as well as a library, primary school, pharmacy and medical centre. Its recreation club is home to an array of sports and there's a health club with gym, spa, fitness classes and a pool. The peaceful River Yeo is popular with anglers, while the Strawberry Line is great for cyclists and walkers.

The seaside resort of Weston-super-Mare is about a 20-minute drive along the A370 and Clevedon Pier and beach is only 7 miles. For commuters, Junction 21 of the M5 is 5 miles away and Yatton Railway Station that runs services to Bristol Temple Meads, Cardiff and London Paddington, is only 2 miles. Bristol Airport is a 20-minute drive.

Our range of 3, 4 and 5 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in a pretty village within easy reach of Bristol, your search ends here!



# The perfect position

## Education for everyone

Congresbury has its own community pre-school for 2 to 4-year-olds, then St Andrew's Primary School caters for 5 to 10-year-olds. For senior pupils Churchill Academy and Sixth Form is just over 3 miles away in neighbouring Churchill, taking students aged from 11 to 18.

For higher and further education there are colleges in Weston-super-Mare and Bristol and the University of Bristol is only 13 miles away.

**Weston-super-Mare Beach**  
10 miles | 21 mins drive



**Cadbury Garden Centre**  
0.7 miles | 13 mins walk



**Yatton Railway Station**  
2.1 miles | 6 mins drive



**St Andrews Primary School**  
0.7 miles | 14 min/s walk



**St Congar's Place**

**Cabot Circus Shopping Centre**  
13 miles | 28 mins drive



**Congresbury Millennium Green**  
0.5 miles | 9 mins walk



**Congresbury Community Pre-School**  
0.8 miles | 15 mins walk



**North Somerset Bird of Prey Centre**  
0.7 miles | 14 mins walk




# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£213,000** in local schemes to support the community surrounding your new home in Congresbury.

“Bovis Homes has invested more than **£213,000** towards community schemes”

These schemes include:

Local sports pitches



Sports and leisure



Traffic management



Special educational needs and disability services



Primary education



Secondary education (transport)



Youth education contribution towards Congresbury



Local travel plan



# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

## Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

## Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

## Armed Forces

**TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

# St Congar's Place

Congresbury BS49 5BQ  
01934 784207

## From Bristol

- Take the A370 towards Weston-super-Mare
- Enter Congresbury
- Turn right at Kent Road
- Take an immediate left turn onto Wrington Lane
- Bovis Homes will be signposted on your right

## From Weston-super-Mare (M5 J21)

- Follow the A370
- Enter Congresbury
- Turn right at Kent Road
- Take an immediate left turn onto Wrington Lane
- Bovis Homes will be signposted on your right



When you have finished with this leaflet please recycle it.

Cover photograph of Congresbury. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Western region  
Linden House, The Jacobs Building, Berkeley Place, Clifton, Bristol BS8 1EH. Telephone: 0117 930 4949

Produced by the Vistry Group Design Studio.  
BB1020 DS04216 / 11.22



# St Congar's Place

Congresbury



### 3 bedroom home

- The Hazel
- The Spruce
- The Cypress

### 4 bedroom home

- The Juniper
- The Chestnut
- The Aspen
- The Maple

### 5 bedroom home

- The Birch
- The Lime

Affordable housing

v visitor space  
bcp bin collection point





# The Hazel

3 bedroom home

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# The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

## First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.73	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

### The Hazel | X305 03 BB1020 |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

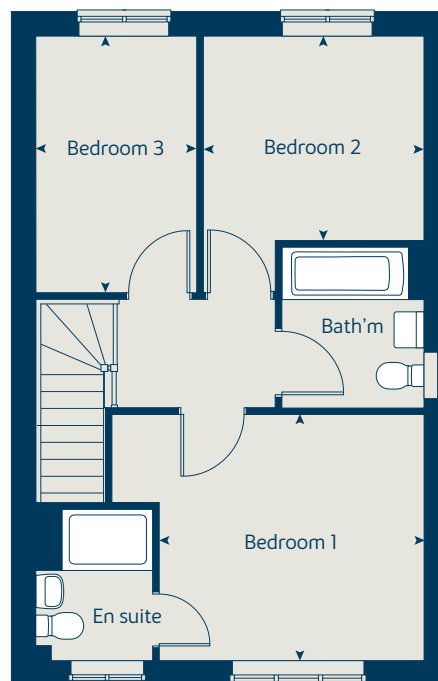
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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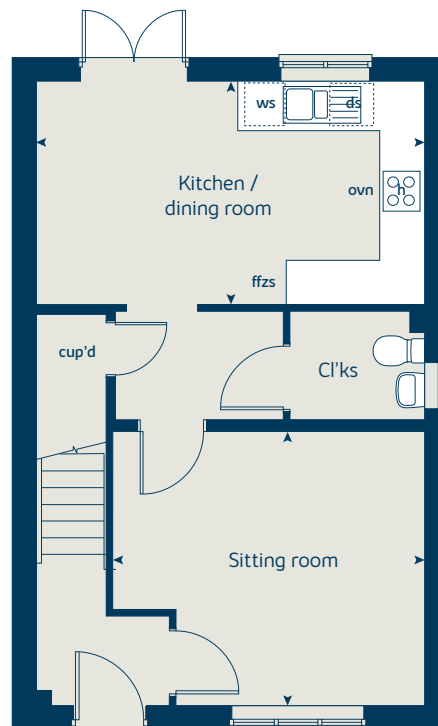
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## First floor



## Ground floor





# The Spruce

3 bedroom home

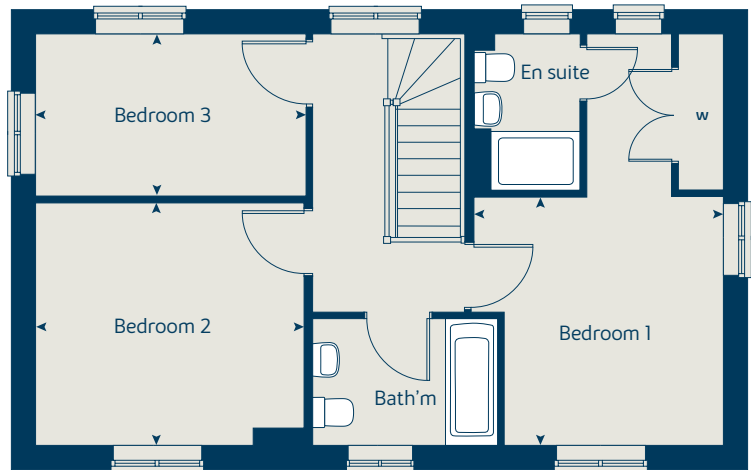
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# The Spruce

3 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen	3.16 x 2.70	10' 4" x 8' 10"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

### First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

### The Spruce | X307 (IF) 01 BB1020 |

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h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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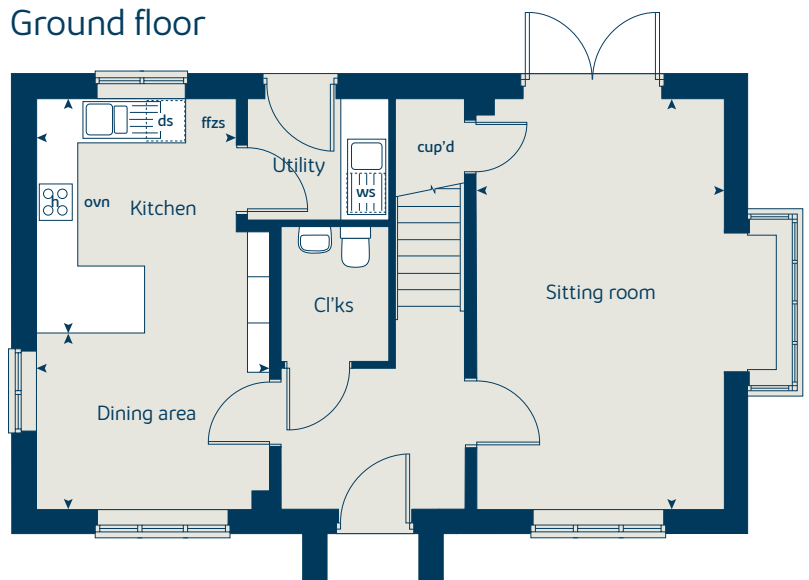
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## Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.13	18' 2" x 10' 3"
Sitting room	4.41 x 3.40	14' 6" x 11' 2"

### First floor

Bedroom 1	4.10 x 3.28	13' 6" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

### The Cypress | X308 (IF) 01 BB1020 |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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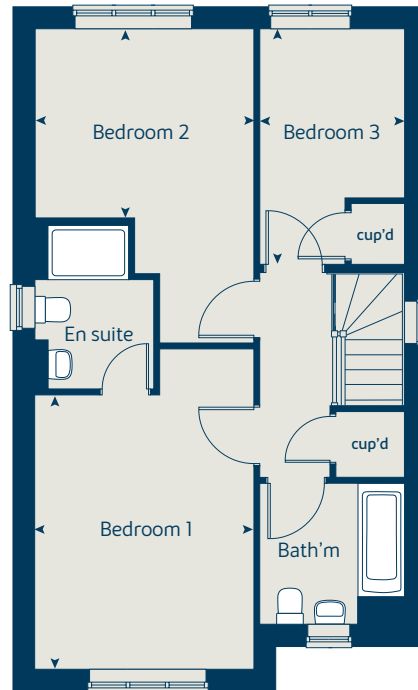
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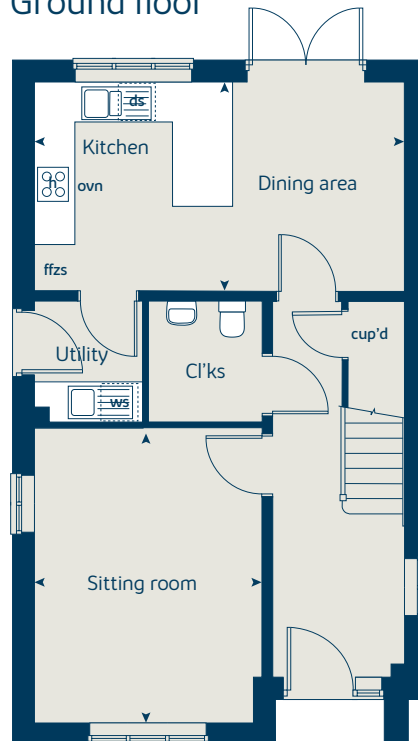
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## First floor



## Ground floor





# The Juniper

4 bedroom home

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# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.22 x 3.52	23' 8" x 11' 7"
Sitting room	4.56 x 3.05	14' 11" x 10' 0"
Study	2.34 x 1.87	7' 8" x 6' 1"

First floor	metres	feet / inches
Bedroom 1	3.47 x 2.85	11' 5" x 9' 4"
Bedroom 2	3.66 x 2.84	12' 0" x 9' 4"
Bedroom 3	3.52 x 2.38	11' 7" x 7' 10"
Bedroom 4	3.61 x 2.38	11' 10" x 7' 10"

### The Juniper | X412 01 BB1020 |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ldr	larder		

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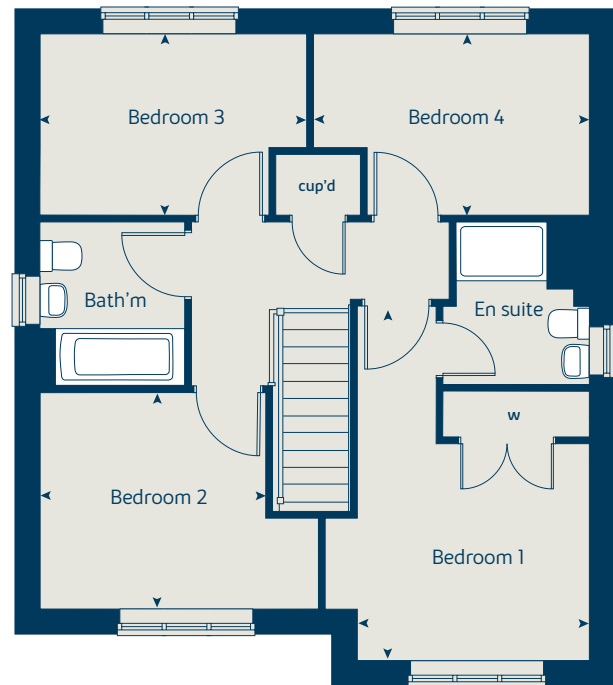
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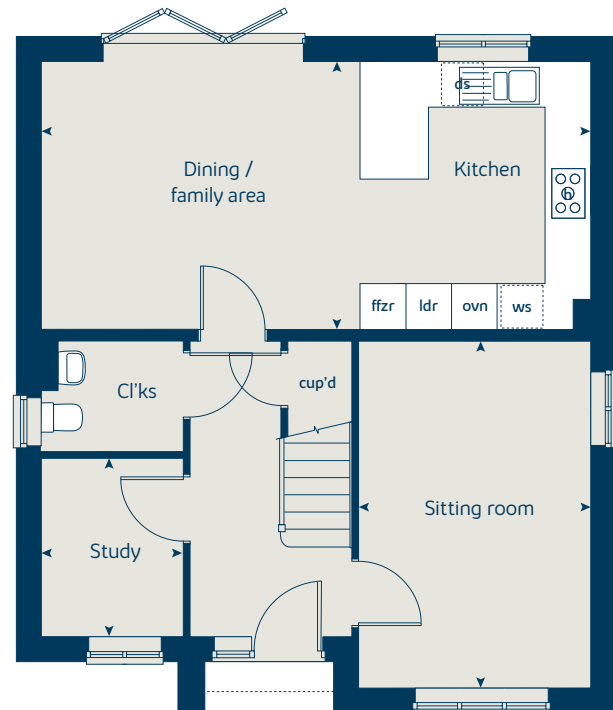
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### First floor



### Ground floor







# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

### First floor

Bedroom 1	4.48 x 3.25	14' 8" x 10' 8"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.21 x 2.35	10' 6" x 7' 9"
Bedroom 4	3.42 x 2.31	11' 3" x 7' 7"

### The Chestnut | X413 01 BB1020 |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	<>	measuring points
ldr	larder		

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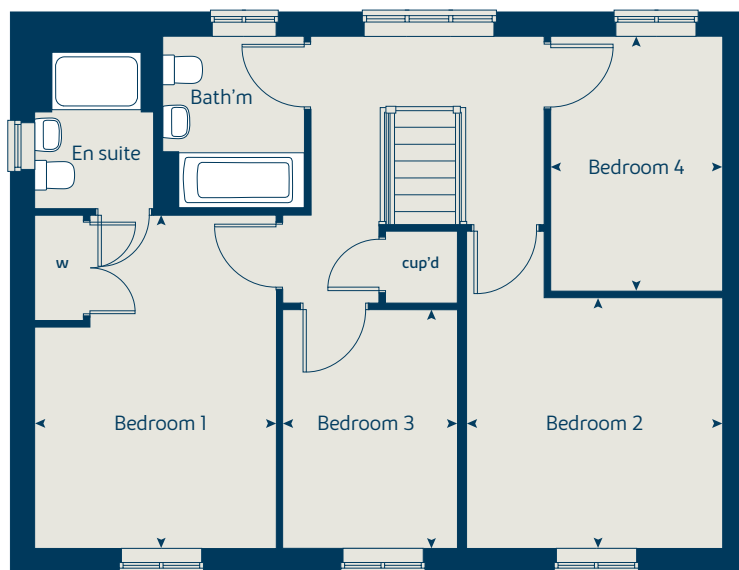
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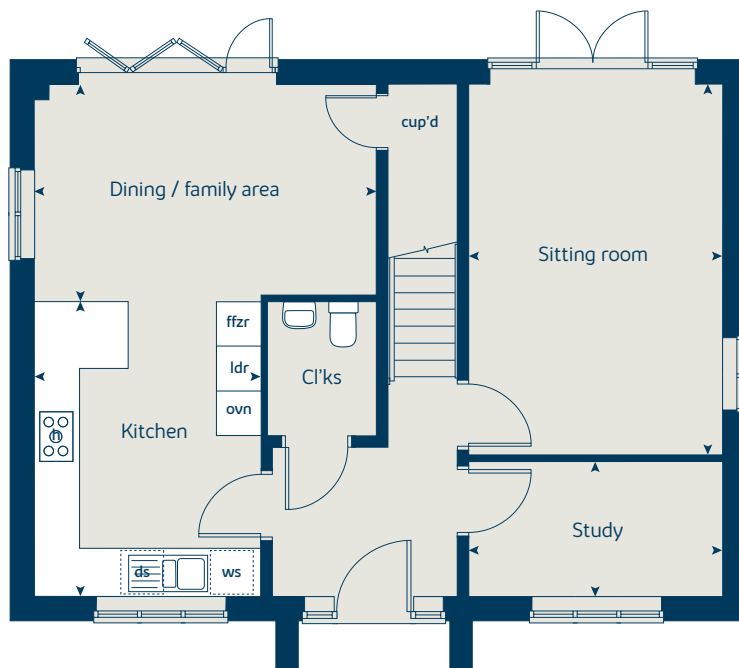
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### First floor



### Ground floor





# The Aspen

4 bedroom home

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# The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.78 x 3.38	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.02	6' 8" x 6' 8"

## First floor

Bedroom 1	4.52 x 3.82	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.08 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.46	11' 10" x 8' 1"

## The Aspen | X414 (IF) 01 BB1020 |

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ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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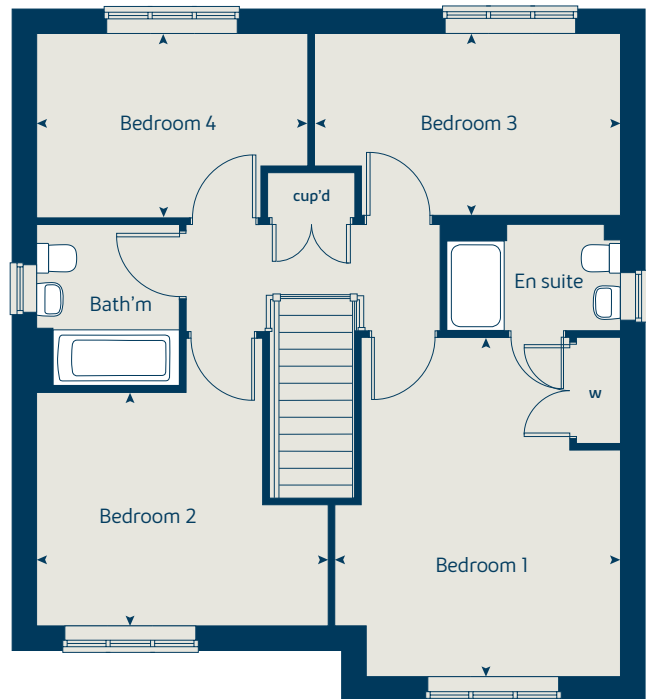
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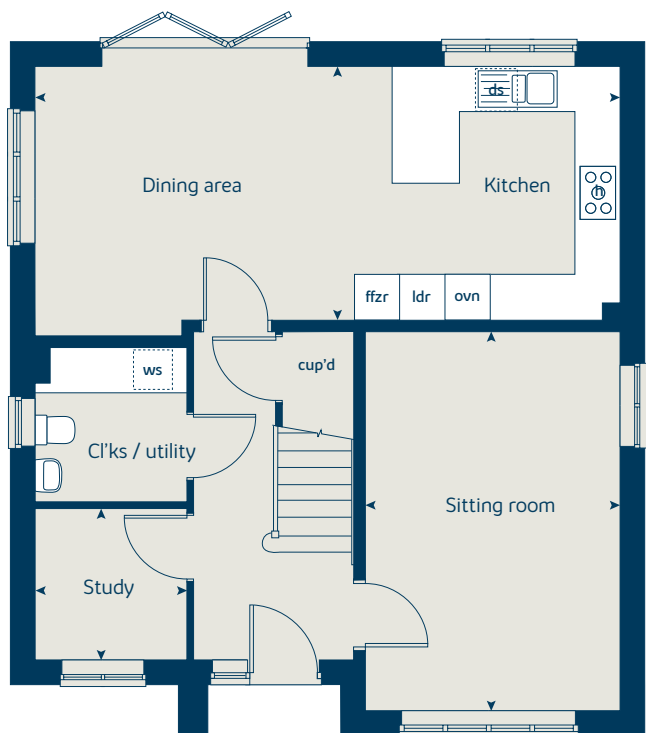
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## First floor



## Ground floor





# The Maple

4 bedroom home

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# The Maple

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.81 x 3.50	12' 6" x 11' 6"
Family / dining area	7.29 x 3.03	23' 11" x 9' 11"
Sitting room	4.51 x 3.50	14' 9" x 11' 6"
Study	2.50 x 2.29	8' 3" x 7' 6"

### First floor

Bedroom 1	6.58 x 3.50	21' 6" x 11' 6"
Bedroom 2	3.69 x 3.57	12' 1" x 11' 8"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 6"
Bedroom 4	2.95 x 2.90	9' 8" x 9' 6"

### The Maple | X416 01 BB1020 |

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ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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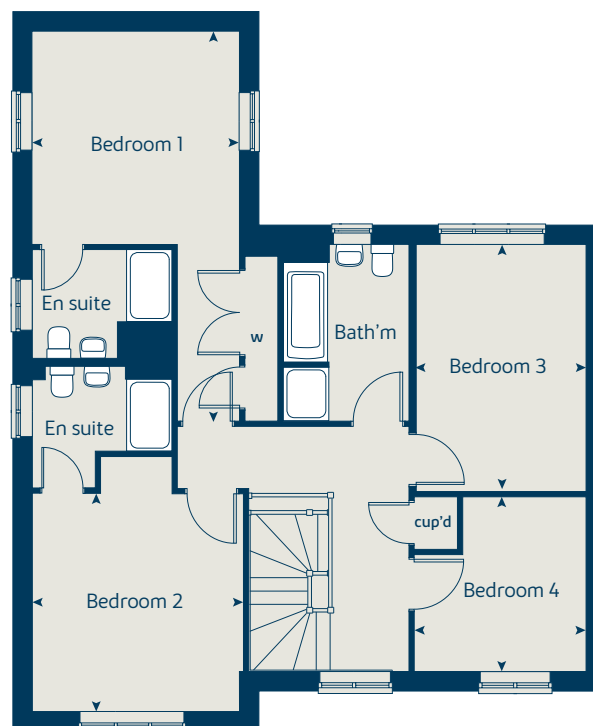
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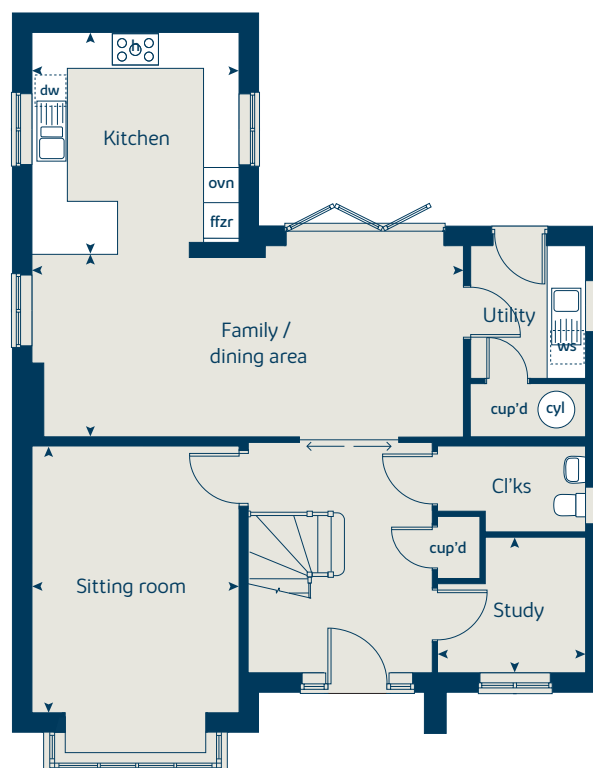
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### First floor



### Ground floor





# The Birch

5 bedroom home

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# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.34	14' 11" x 10' 11"
Family / dining area	5.79 x 3.52	19' 0" x 11' 7"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.42 x 3.00	11' 3" x 9' 10"

### First floor

Bedroom 1	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 10" x 9' 6"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.68	9' 3" x 8' 9"

### The Birch | X518 (IF) 01 BB1020 |

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ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

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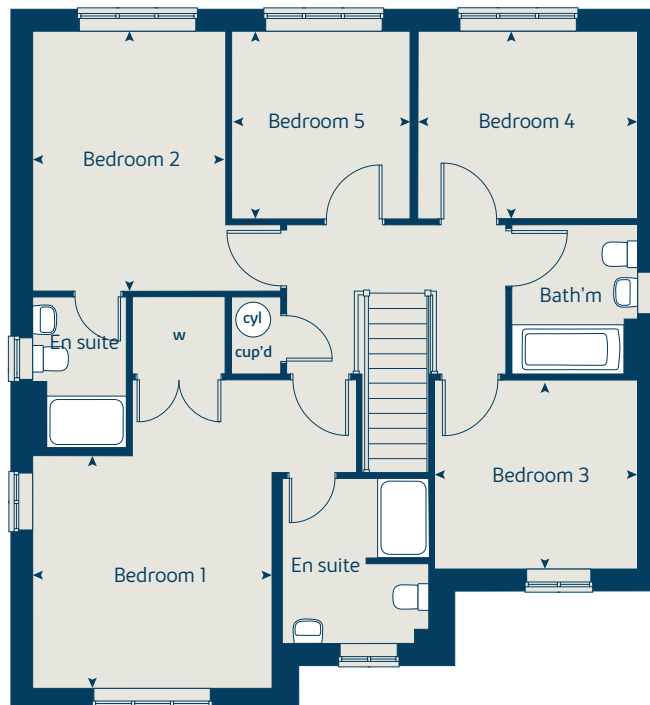
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Produced by the Vistry Group Design Studio.

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BB1020 DS02054 / 07.22

### First floor



### Ground floor







# The Lime

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Lime

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.24 x 3.93	13' 10" x 12' 10"
Family / dining area	3.77 x 3.58	12' 4" x 11' 8"
Sitting room	5.39 x 3.86	17' 8" x 12' 7"
Dining room	3.86 x 2.78	12' 7" x 9' 1"
Study	3.58 x 2.55	11' 8" x 8' 4"

### First floor

Bedroom 1	4.05 x 3.76	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 6"
Bedroom 3	3.26 x 3.24	10' 7" x 10' 6"
Bedroom 4	3.55 x 2.26	11' 7" x 7' 4"
Bedroom 5	2.83 x 2.64	9' 3" x 8' 7"

### The Lime | X520 (IF) 01 BB1020 |

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h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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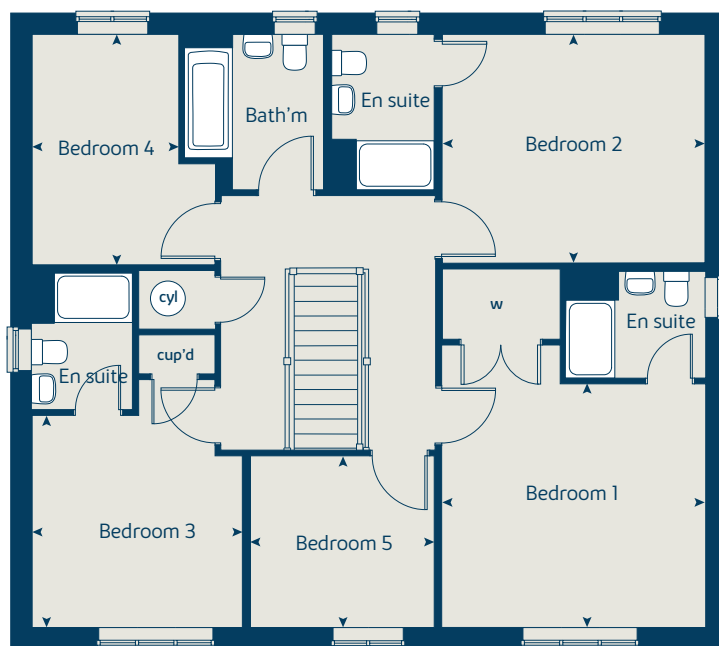
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

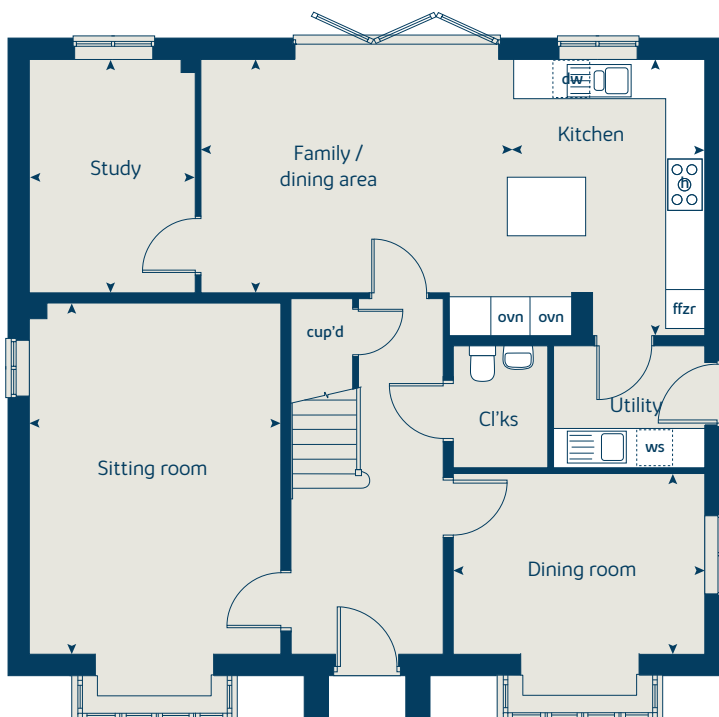
When you have finished with this leaflet please recycle it.

BB1020 DS02054 / 07.22

### First floor



### Ground floor



# St Congar's Place

## Congresbury

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



### Kitchen

2 bedroom  
The Hazel  
The Spruce  
The Cypress

4 bedroom  
The Juniper  
The Chestnut  
The Aspen  
The Maple

5 bedroom  
The Birch  
The Lime

Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■		
Choice of Premium fitted kitchen (doors and worktops)							■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap								
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■			■	■
Hotpoint hob (60cm) with built-in single under-oven, with stainless steel splashback and curved glass chimney hood	■	■	■					
Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood				■	■	■		
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood							■	
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood								■
Downlights in white finish	■	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■			
LED under-unit flexible strip lighting							■	■
Fridge / freezer space	■	■	■					
Integrated (Indesit) 50/50 fridge-freezer				■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)	■	■	■	■	■			
Integrated (Indesit) dishwasher							■	■
Space for washing machine with plumbing and electrics in utility			■	■			■	■
Space for washing machine with plumbing and electrics in kitchen	■			■	■			

### Bathrooms and en suite(s)

Ideal Standard contemporary white Studio Echo sanitary ware suite	■	■	■					
Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology				■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■	■
Shower over the bath								
Walk in shower in ensuite to selected bedrooms							■	■
En suite bath to bedroom 1								
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■		
Choice of Standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*							■	■
Shaver socket / toothbrush charger to main en suite	■	■	■	■	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)				■	■	■	■	■

### Bedrooms

2 bedroom  
The Hazel  
The Spruce  
The Cypress

4 bedroom  
The Juniper  
The Chestnut  
The Aspen  
The Maple

5 bedroom  
The Birch  
The Lime

Built-in wardrobe(s) to bedroom 1 (with shelf and rail)				■	■	■	■	■	■
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
Chrome front door numbers	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■						
Powder coated aluminium double glazed bi-fold doors				■	■	■	■	■	■
Internal doors to be cottage style pre-primed with brass satin finish handles	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■						
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
Combined usb/double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)								■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■	■	■
Mains Operated Doorbell (Push), Satin Chrome finish.	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■
Log burner - where flue installed									■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction