

# Berwick Green

ALMONDSBURY, BRISTOL

A stunning collection of two, three and four bedroom homes,  
nestled on the outskirts of Bristol, in Cribbs Causeway.

**Taylor**  
**Wimpey**

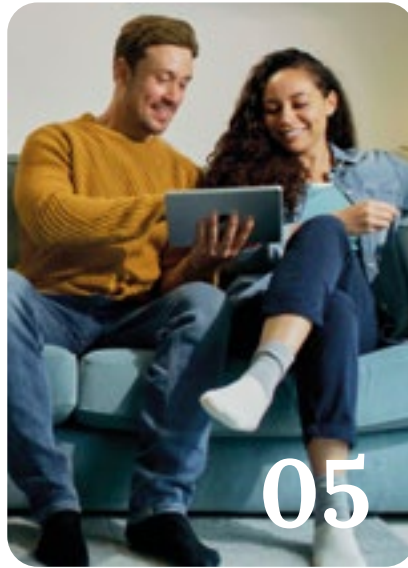
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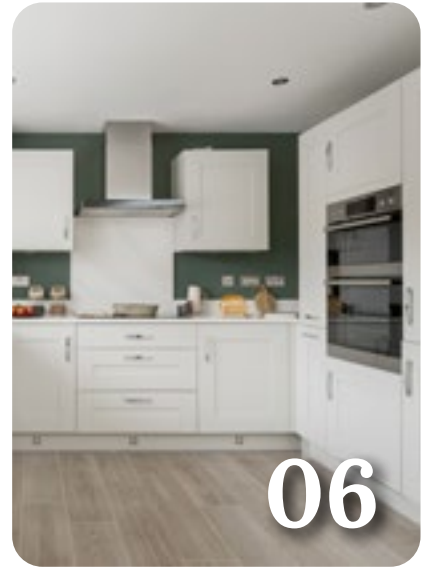
→ **Welcome to  
Berwick Green**



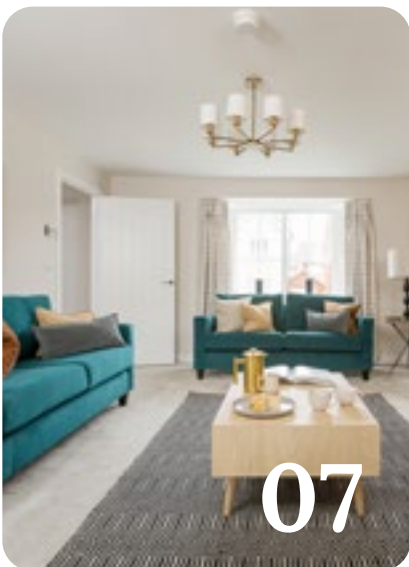
→ **Personalise  
your home**



→ **Included  
as standard**



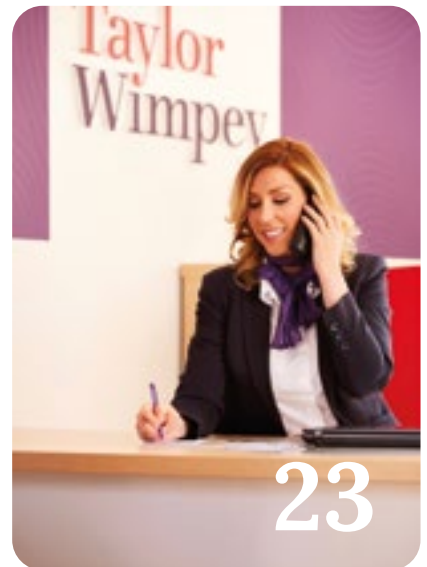
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# Welcome to Berwick Green

Berwick Green, located in Cribbs Causeway on the outskirts of the historic city of Bristol, is a brand new community that provides the perfect blend of urban and coastal living.

In keeping with the surrounding neighbourhood's character, our homes have been thoughtfully designed to accommodate a variety of lifestyles and maximise energy efficiency.



[→ View the site plan](#)



# Love urban life

Berwick Green has all the essentials for everyday living, the ideal place to put down roots with Cribbs Causeway boasting a wealth of amenities, including shops, restaurants and schools.

A commuter's dream, Berwick Green offers easy access to the M5, while Bristol Parkway is less than five miles away\*, offering connections to Bristol, Swindon, Bath and Reading.

Bristol city centre is less than eight miles away, where you can enjoy its beautiful harbour, fascinating history and abundance of independent eateries.

Clifton Suspension Bridge



Great transport links



Nearby schools



[Watch development video](#)

\*Distances taken from google.co.uk/maps.





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high-quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your own sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style, we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring, which includes luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact your Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All our kitchens are fitted with beautiful units and worktops. You can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\*, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps, give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms, which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden, including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



\* = Options, upgrades and colour choices are available subject to stage of construction

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

# Our homes

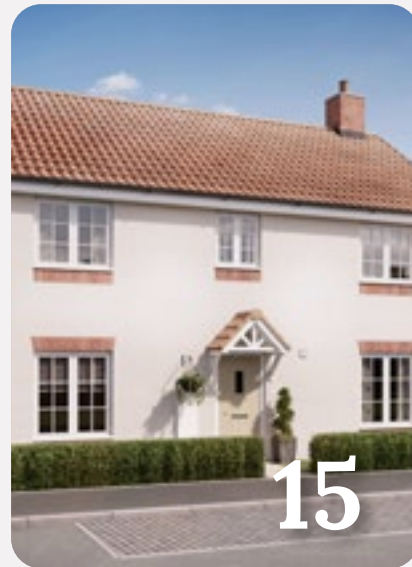
[→ 2 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ 4 bedroom homes](#)



[→ View the site plan](#)





# The Coach House

2 BEDROOM HOME, TOTAL 780 sq. ft. / 72.47 sq. m.



**GROUND FLOOR**



**FIRST FLOOR**

**Kitchen**

2.96m × 2.57m max.      9'9" × 8'5" max.

**Living/Dining Area**

4.56m × 4.30m max.      15'0" × 14'1" max.

**Bedroom 1**

4.66m max. × 2.41m min.      15'4" max. × 7'11" min.

**Bedroom 2**

3.18m × 2.24m      10'5" × 7'4"

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# The Belford

2 BEDROOM HOME, TOTAL 676 sq. ft. / 62.80 sq. m.



## GROUND FLOOR

### Kitchen Area

2.74m × 2.11m      9'0" × 6'11"

### Living/Dining Area

3.98m × 3.75m      13'1" × 12'4"



## FIRST FLOOR

### Bedroom 1

3.98m × 3.11m      13'1" × 10'3"

### Bedroom 2 max.

3.98m × 2.52m      13'1" × 8'3"

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# The Appleford

2 BEDROOM HOME, TOTAL 590 sq. ft. / 54.80 sq. m.



## GROUND FLOOR

### Kitchen

2.74m × 2.11m      9'0" × 6'11"

### Living/Dining Area

3.98m × 2.95m      13'1" × 9'1"



## FIRST FLOOR

### Bedroom 1

3.98m × 2.41m      13'1" × 7'11"

### Bedroom 2 max.

3.98m × 2.33m      13'1" × 7'8"

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# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq. ft. / 86.52 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"

### Living Room

5.10m × 3.02m      16'9" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.81m × 3.08m      12'6" × 10'1"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

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# The Gosford

3 BEDROOM HOME, TOTAL 852 sq. ft. / 79.20 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.72m x 2.87m      15'6" x 9'5"

### Living Room max.

4.26m x 3.69m      14'0" x 12'1"



## FIRST FLOOR

### Bedroom 1 min.

2.96m x 2.83m      9'9" x 9'4"

### Bedroom 2

3.30m x 2.63m      10'10" x 8'8"

### Bedroom 3 max.

3.55m x 2.00m      11'8" x 6'7"

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# The Easedale

3 BEDROOM HOME, TOTAL 917 sq. ft. / 85.17 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.10m x 2.95m      16'9" x 9'8"

### Living Room

5.10m x 3.02m      16'9" x 9'11"



## FIRST FLOOR

### Bedroom 1

3.81m x 3.08m      12'6" x 10'1"

### Bedroom 2

2.95m x 2.86m      9'8" x 9'5"

### Bedroom 3

2.95m x 2.15m      9'8" x 7'1"

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# The Chelbury

3 BEDROOM HOME, TOTAL 1,288 sq. ft. / 119.70 sq. m.



## GROUND FLOOR

### Kitchen min.

3.53m x 2.57m      8'5" x 11'7"

### Living/Dining Area

4.78m x 3.17m      15'8" x 10'5"



## FIRST FLOOR

### Family Room

4.78m x 3.17m      15'8" x 10'5"

### Bedroom 3

2.65m x 2.83m      8'9" x 9'4"



## SECOND FLOOR

### Bedroom 1

4.78m x 3.17m      15'8" x 10'5"

### Bedroom 2

4.78m x 2.89m      15'8" x 9'6"

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# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq. ft. / 107.20 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.71m × 3.38m      18'9" × 11'1"

### Living Room

4.37m × 3.62m      14'4" × 11'11"



## FIRST FLOOR

### Bedroom 1

3.61m × 3.27m      11'10" × 10'9"

### Bedroom 2

3.53m × 2.81m      11'7" × 9'3"

### Bedroom 3

2.81m × 2.52m min.      9'3" × 8'3" min.

### Bedroom 4

2.35m × 2.23m      7'9" × 7'4"

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# The Rosedale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.90 sq. m.



## GROUND FLOOR

**Kitchen/Dining Area max.**

6.09m x 3.58m      20'0" x 11'9"

**Living Room**

6.09m x 3.46m      20'0" x 11'4"



## FIRST FLOOR

**Bedroom 1 max.**

3.74m x 3.52m      12'4" x 11'7"

**Bedroom 2 max.**

3.64m x 2.95m      11'11" x 9'8"

**Bedroom 3 max.**

3.05m x 2.51m      10'0" x 8'3"

**Bedroom 4 max.**

3.54m x 2.25m      11'7" x 7'5"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.90 sq. m.



## GROUND FLOOR

### Kitchen

3.58m × 2.97m      11'9" × 9'9"

### Dining Area

3.11m × 2.23m      10'3" × 7'4"

### Living Room

6.09m × 3.46m      20'0" × 11'4"



## FIRST FLOOR

### Bedroom 1 max.

3.74m × 3.52m      12'4" × 11'7"

### Bedroom 2

3.64m × 2.95m      11'11" × 9'8"

### Bedroom 3

3.05m × 2.51m      10'0" × 8'3"

### Bedroom 4 max.

3.54m × 2.25m      11'7" × 7'5"

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# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq. ft. / 127.07 sq. m.



## GROUND FLOOR

### Kitchen

4.08m × 3.26m      13'5" × 10'9"

### Dining Area

4.03m × 2.88m      13'3" × 9'6"

### Living Room min.

4.74m × 3.88m      15'7" × 12'9"

### Study

2.61m × 2.10m      8'7" × 6'11"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.71m      12'9" × 12'2"

### Bedroom 2 max.

4.02m × 3.09m      13'2" × 10'2"

### Bedroom 3 max.

3.66m × 3.03m      12'0" × 10'0"

### Bedroom 4 max.

3.97m × 2.75m      13'0" × 9'0"

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# The Sunford

4 BEDROOM HOME, TOTAL 1,371 sq. ft. / 143.98 sq. m.



## GROUND FLOOR

### Kitchen

4.08m × 3.26m      13'5" × 10'9"

### Dining Area

4.03m × 2.88m      13'3" × 9'6"

### Living Room min.

4.74m × 3.88m      15'7" × 12'9"

### Study

2.61m × 2.10m      8'7" × 6'11"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.71m      12'9" x 12'2"

### Bedroom 2 max.

4.02m × 3.09m      13'2" x 10'2"

### Bedroom 3 max.

3.66m × 3.03m      12'0" × 10'0"

### Bedroom 4 max.

3.97m × 2.75m      13'0" × 9'0"

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# The Eastbury

4 BEDROOM HOME, TOTAL 1,389 sq. ft. / 129.03 sq. m.



## GROUND FLOOR

### Kitchen

3.43m × 2.72m  
11'3" × 8'11"

### Family/Dining Area

4.89m × 3.72m min.  
16'1" × 12'3" min.



## FIRST FLOOR

### Living Room

4.89m × 3.10m  
16'1" × 10'2"

### Bedroom 2

3.37m × 2.85m  
11'1" × 9'4"



## SECOND FLOOR

### Bedroom 1

3.87m max. × 3.57m min.  
12'9" max. × 11'9" min.

### Bedroom 3

3.04m × 2.49m  
10'0" × 8'2"

### Bedroom 4

3.04m min. × 2.30m  
1'0" min. × 7'7"

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 53338/January 2025.





# The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq. ft. / 141.70 sq. m.



## GROUND FLOOR

### Kitchen/Family Room

6.82m × 3.50m      22'5" × 11'6"

### Dining Room

3.05m × 2.89m      10'0" × 9'6"

### Living Room

4.62m × 4.47m      15'2" × 14'8"



## FIRST FLOOR

### Bedroom 1 max.

6.07m × 3.50m      19'11" × 11'6"

### Bedroom 2

4.62m × 2.95m min.      15'2" × 9'8" min.

### Bedroom 3

3.05m × 2.89m min.      10'0" × 9'6" min.

### Bedroom 4 max.

3.54m × 2.78m      11'8" × 9'2"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.



# Take your next step



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Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



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Find out how we can get you moving with our buying schemes.



**Book an appointment**



**How to buy a home**



**BERWICK GREEN A4018, Cribbs Causeway, Almondsbury, Bristol, BS10 7TG**

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# Taylor Wimpey