



**HAWKFIELD**  
HOMES



WITH A RICH HERITAGE AND A PLACE IN THE HEART OF CLEVEDON AND ITS RESIDENTS, STAFFORD VILLAS AND MEWS IS NOW THE NEXT CHAPTER IN THE STORY OF A MUCH RESPECTED TRADITIONAL TOWN WORKSHOP, STAFFORD GARAGE.

This exclusive development of one and two bedroomed Edwardian apartments, three bedroomed mews cottages and a detached four bedroomed coach house are perfectly positioned in a quiet backwater of mid Clevedon yet within a stone's throw from Clevedon's glorious Victorian promenade, the beach and the historic Clevedon Pier.

Each of the eight properties exude modern, contemporary and clean living with traditional facades in keeping with the conservation area of Woodlands Road where they quietly and unassumingly sit, breathing new life into this wonderful location.





## STAFFORD GARAGE – A STEP BACK IN TIME TO ITS HEYDAY.

Since opening its doors pre the 1950's, Stafford Garage has served generations of Clevedon's residents and car enthusiasts over the decades.

Being both a well respected and supported independent local business in the heart of Mid Clevedon, the garage has, in more recent years, been owned and successfully run by the Moore family.

Closing for business only recently, we are delighted to continue the legacy in carrying on the name, Stafford Villas and Mews.







From top left:

Five The Beach cafe/bistro,

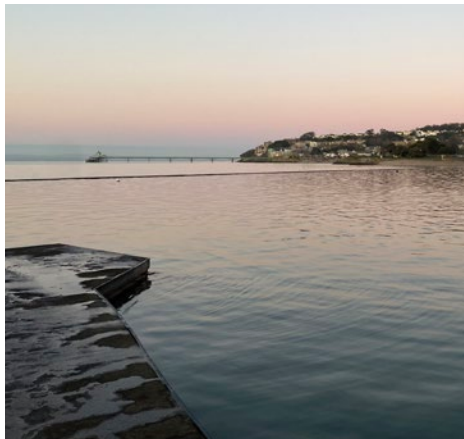
Historic Victorian Clevedon Pier,

View over the rooftops across  
Clevedon,

Clevedon beach with view of the Pier  
and Bristol Channel,

Marine Lake tidal sea pool,

Hill Road with it's award winning  
restaurant and independent  
boutiques.



## VICTORIAN SEASIDE ELEGANCE YET WITH A VIBRANT LIFESTYLE ON YOUR DOORSTOP.

Take a five minute stroll through the elegant Alexandra Gardens to Hill Road which many describe as 'Little Clifton' where you'll find an array of award winning restaurants, beautiful wine bars, the famous Murrays Deli and Café and quirky independent boutiques and elegant homeware stores. Unique coffee shops including 67 Barista Barber where you can sample an award winning coffee and an equally award winning haircut! Just a little further along the road stock up with pastries from Pullins, a local baker supplying artisan breads and delicious bakes since 1925. Hill Road and Alexandra Road host a food and craft market on the first Sunday of each month between May and December and is home to local foodies, makers and creators.

Head down to the seafront, a short walk from Hill Road, sit on the pebbled beach and take in the uninterrupted view across The Bristol Channel towards the Welsh hills. The historic Victorian Pier is home to not just the Pagoda Café but also The Glass Box Restaurant with three further beachside café bars overlooking the seafront, Tiffin and Scarlett's and Five The Beach where you'll find the best weekend breakfast outside of Bristol.

A little further along the coast path you'll find Marine Lake. Established in 1929 this tidal pool is filled with seawater every spring tide and is a safe playground for both swimmers and boaters alike. More recently the pool encourages and supports triathletes in training and advocates incorporating wild swimming into health and wellbeing.

Head into the Clevedon Town Centre which is home to the Grade II listed Curzon Cinema and Art Centre, one of the oldest cinemas in Britain. Not only showcasing the latest Hollywood movies but supporting live performances of plays and comedies and is also home to an annual short film festival.

Beautiful coastal living yet only thirteen miles from Bristol City Centre. Nearby Yatton Train Station has frequent and direct links to Bristol, Bath and onwards to London Paddington and of course Bristol Airport is within an easy twenty minute drive. Perfectly positioned with easy access via the M5 motorway to The West Country, the South Wales coast and further afield. Clevedon - the very best of both worlds.





Stafford Villas & Mews,  
1 Woodlands Road, Clevedon, BS21 7QD

### DIRECTIONS FROM THE M5

Exit from the M5 at junction 20 and take the exit signposted Clevedon, at the roundabout continue straight over to the B3130, Moor Lane, at the following roundabout continue straight over onto Great Western Road, at the traffic lights turn left onto B3130, continue to follow the road around to the right onto Elton Road, straight over the mini round about then take the next turning left onto The Beach and immediately right onto Seavale Road, Woodlands Road is the third road on the left where Stafford Villas & Mews is on your left.







## THE VILLA APARTMENTS

CGI for illustrative purposes only

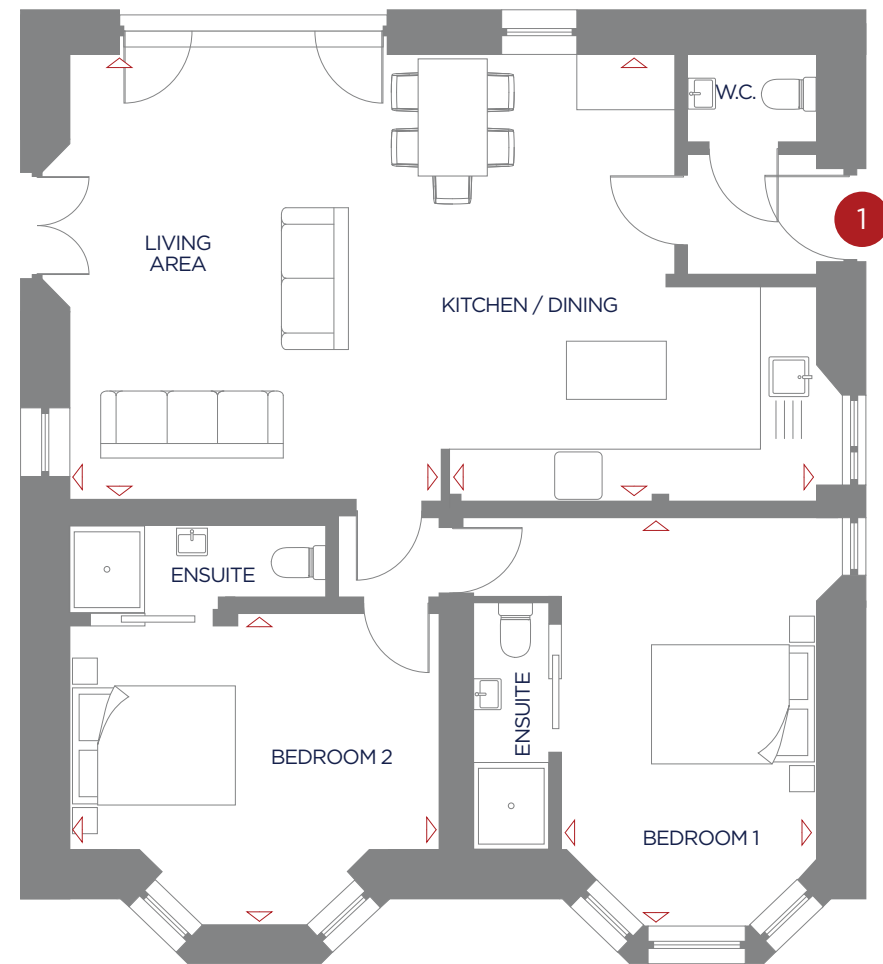
Stafford Villas – four Edwardian apartments each enjoying private entrances and parking. The two bedroomed Garden Apartment with its stunning walled garden, the one bedroomed Hall floor Apartments and lastly the two bedroomed Upper floor Apartment – all beautifully converted with a high end elegant yet contemporary design and spec.





# THE VILLAS APARTMENTS

FOUR APARTMENTS ARRANGED OVER 3 FLOORS



**APARTMENT No.1**  
BASEMENT FLOOR

**Kitchen / Dining**  
5.10m x 4.40m  
16'8" x 14'5"

**Living Area**  
5.36m x 4.30m  
17'7" x 14'1"

**Bedroom 1**  
5.02m x 3.14m  
16'5" x 10'3"

**Bedroom 2**  
4.22m x 3.67m  
13'10" x 12'0"



**APARTMENT No.3**  
GROUND FLOOR

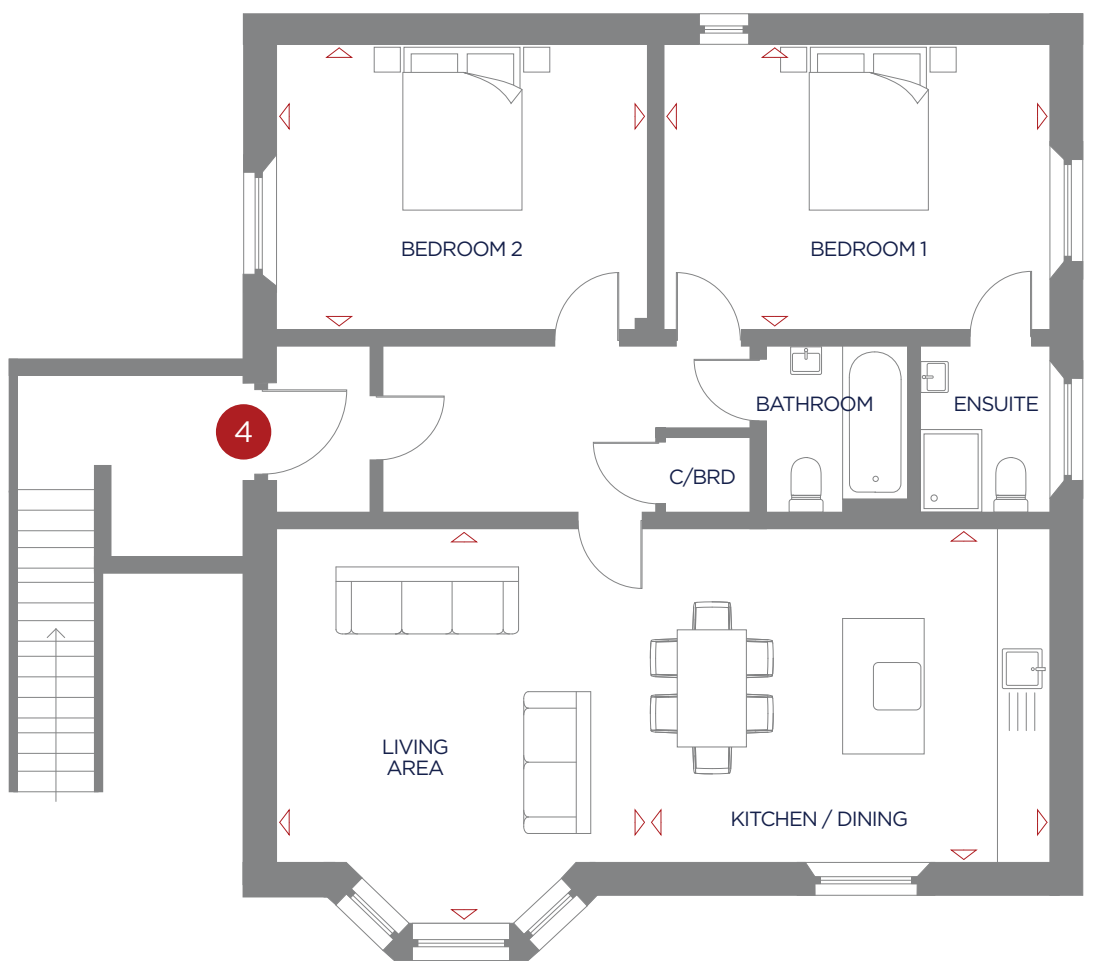
**Kitchen / Dining / Living**  
5.00 x 4.31m  
16'4" x 14'1"

**Bedroom**  
4.34m x 3.28m  
14'2" x 10'9"

**APARTMENT No.2**  
GROUND FLOOR

**Kitchen / Dining / Living**  
7.15m x 4.31m  
23'5" x 14'1"

**Bedroom**  
4.32m x 3.30m  
14'2" x 10'9"



**APARTMENT No.4**  
**FIRST FLOOR**

**Kitchen / Dining**  
4.70m x 4.03m  
15'5" x 13'2"

**Living Area**  
5.03m x 4.21m  
16'6" x 13'9"

**Bedroom 1**  
4.45m x 3.25m  
14'7" x 10'7"

**Bedroom 2**  
4.36m x 3.27m  
14'3" x 10'8"



CGI for illustrative purposes only.

**THE VILLA NO. 4**





## THE MEWS COTTAGES

CGI for illustrative purposes only

Stafford Mews – three brand new pretty coastal cottages constructed from stone in keeping with the local area of Mid Clevedon. With clean, simple yet beautiful and thoughtful interiors, gorgeous kitchens, bathrooms and ensembles, south facing gardens and private parking.





## THE MEWS No.1

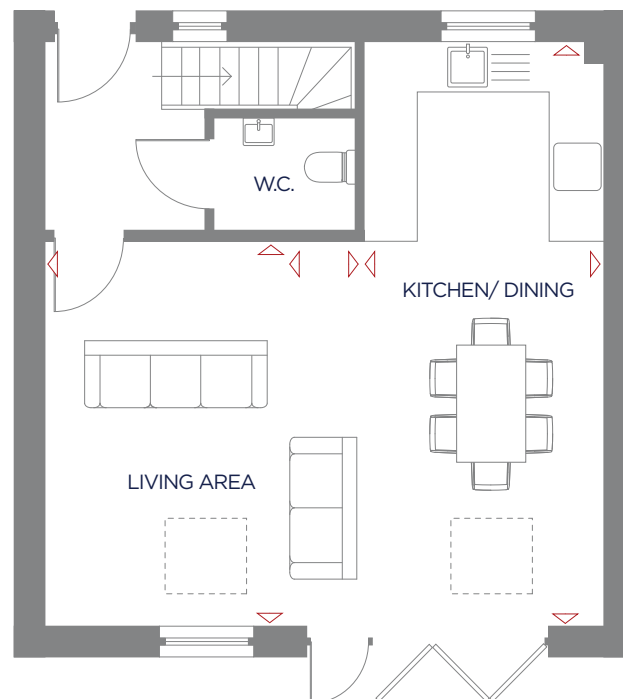
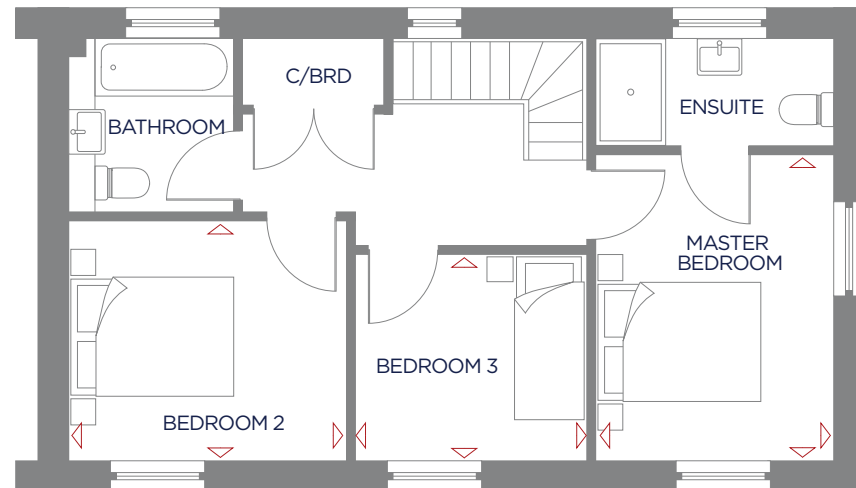
A THREE BEDROOM END TERRACED HOME

### FIRST FLOOR

**Master Bedroom**  
3.71m x 2.91m  
12'2" x 9'6"

**Bedroom 2**  
3.37m x 2.92m  
11'0" x 9'6"

**Bedroom 3**  
2.80m x 2.49m  
9'2" x 8'2"



### GROUND FLOOR

**Kitchen / Dining**  
7.07m x 2.91m  
23'2" x 9'6"

**Living Area**  
4.66m x 3.88m  
15'3" x 12'8"



## THE MEWS No.2

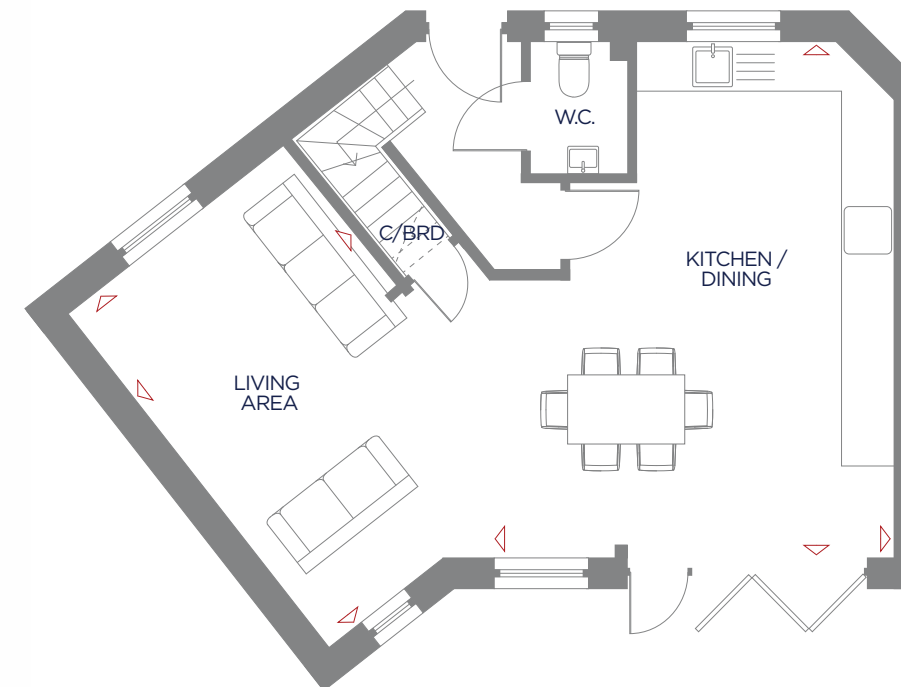
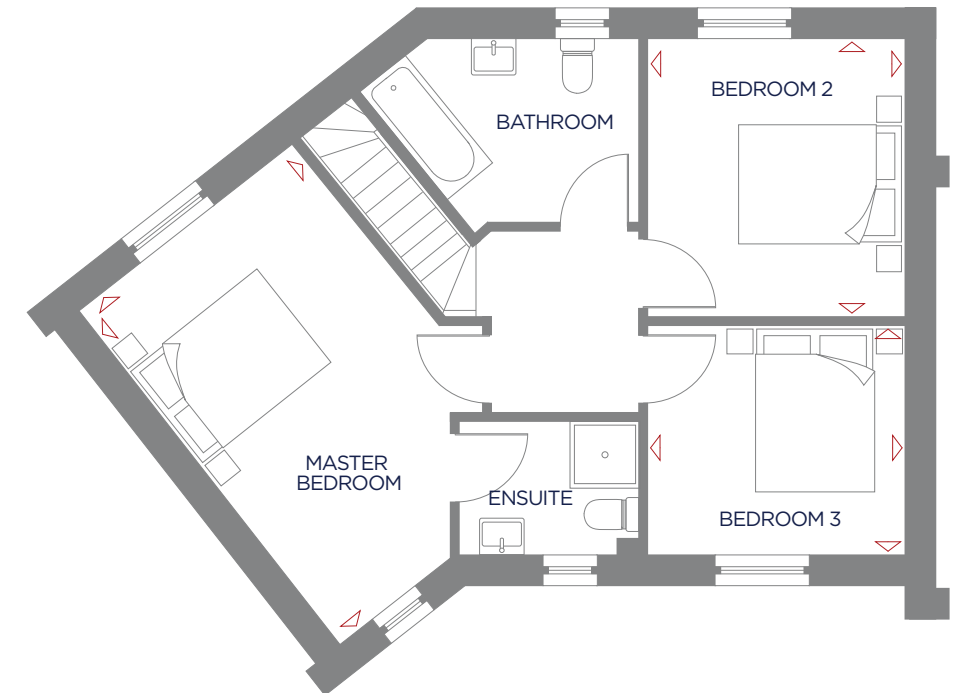
A THREE BEDROOM TERRACED HOME

### FIRST FLOOR

**Master Bedroom**  
5.12m x 3.34m  
16'9" x 10'11"

**Bedroom 2**  
3.34m x 3.13m  
10'11" x 10'3"

**Bedroom 3**  
3.11m x 2.80m  
10'2" x 9'2"



### GROUND FLOOR

**Kitchen / Dining**  
6.25m x 3.70m  
20'6" x 12'1"

**Living Area**  
5.12m x 3.34m  
16'9" x 10'11"







## THE MEWS No.3

A TWO/THREE BEDROOM END TERRACED HOME

### FIRST FLOOR

#### Master Bedroom

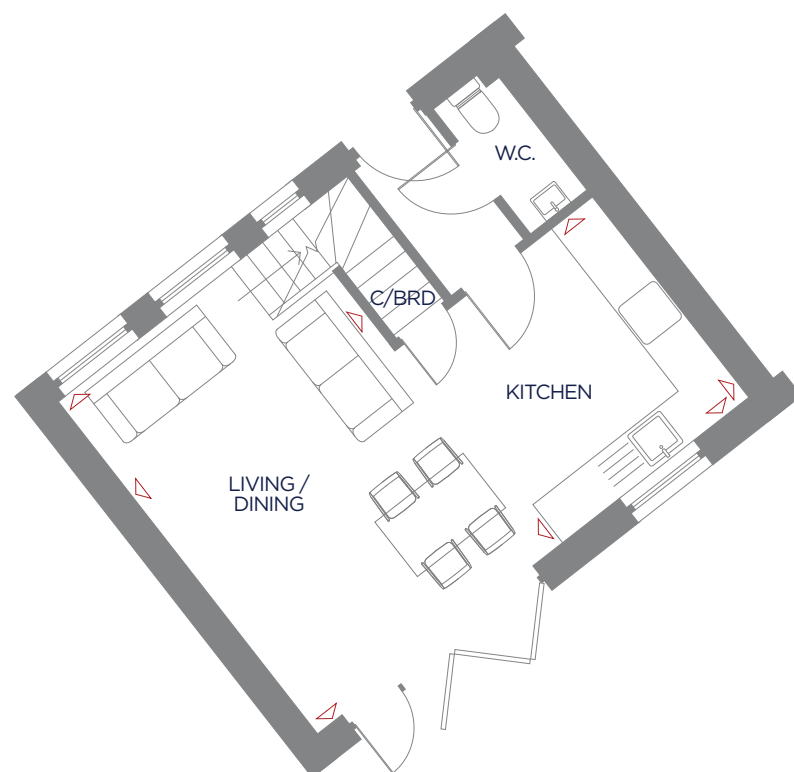
3.58m x 3.18m  
11'8" x 10'5"

#### Bedroom 2

4.03m x 2.06m  
13'2" x 6'9"

#### Study

2.51m x 1.70m  
8'2" x 5'6"



### GROUND FLOOR

#### Kitchen

3.08m x 3.02m  
10'1" x 9'10"

#### Living / Dining

5.12m x 3.61m  
16'9" x 11'10"



THE VILLA NO. 4





## THE COACH HOUSE

The Coach House – stone built and tucked away behind Stafford Mews, approached via a quiet footpath, a detached four bedroomed brand new house with private courtyard, gardens and parking. Light, easy on the eye, comfortable and thoughtful open plan living spaces, a bespoke kitchen with walk in pantry and separate utility room, generous bifolding doors opening through to the walled gardens – just a few elements of this wonderful family home.





# THE COACH HOUSE

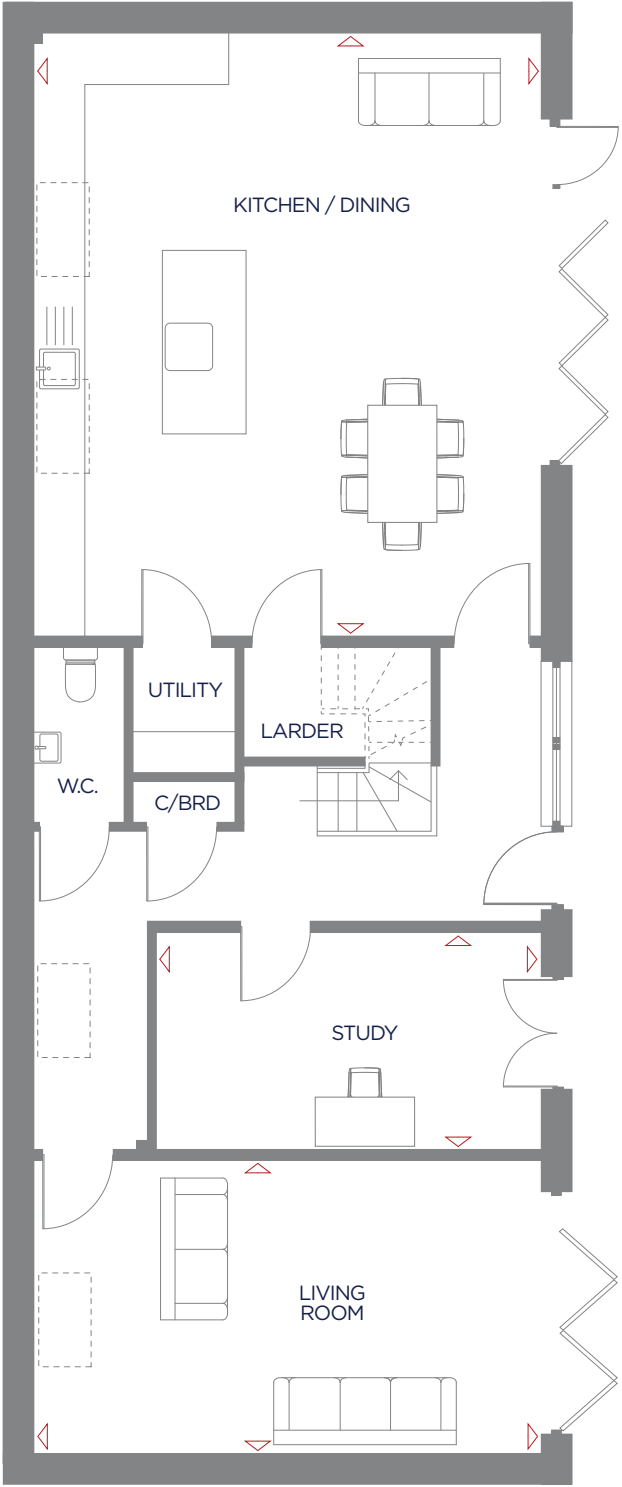
A THREE BEDROOM DETACHED HOME

## GROUND FLOOR

**Kitchen / Dining**  
7.31m x 6.08m  
23'11" x 19'11"

**Living Room**  
6.18m x 3.54m  
20'3" x 11'7"

**Study**  
6.08m x 3.54m  
19'11" x 11'7"

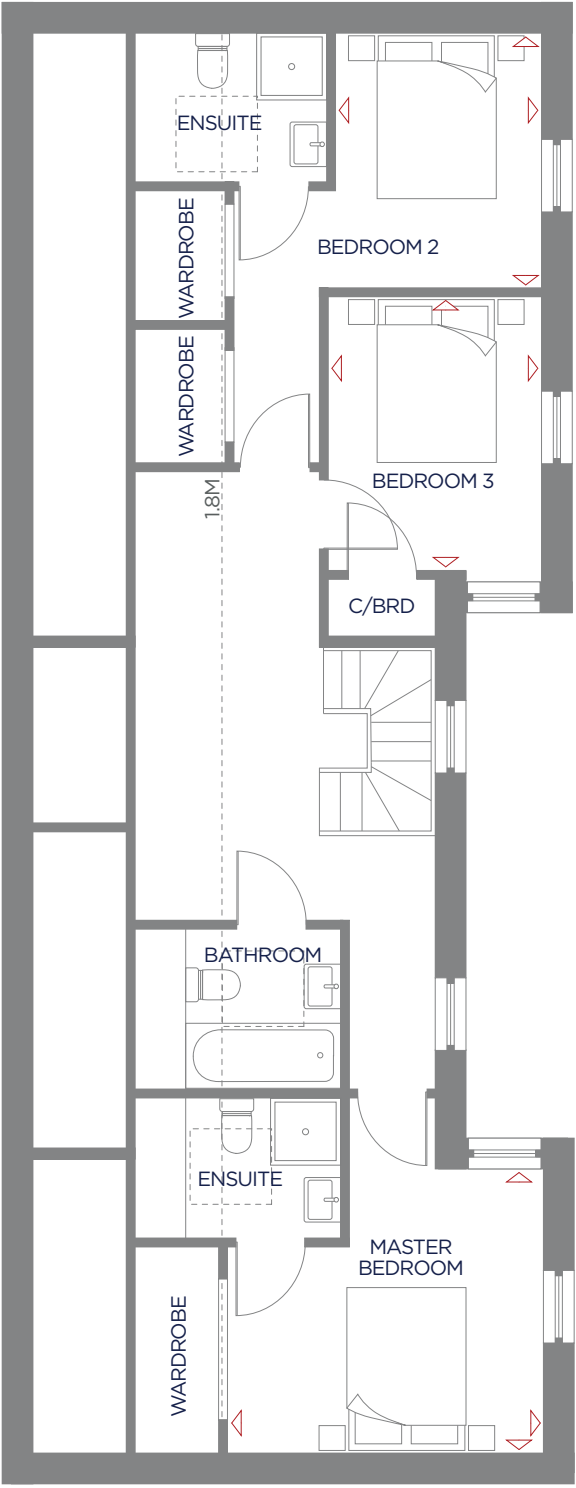


## FIRST FLOOR

**Master Bedroom**  
3.84m x 3.42m  
12'7" x 11'2"

**Bedroom 2**  
3.10m x 2.50m  
10'2" x 8'2"

**Bedroom 3**  
3.32m x 2.60m  
10'10" x 8'6"







## DETAIL IS EVERYTHING

The quality of this exclusive development continues from the outside to in. Our interior design team have taken the time to create a contemporary but characterful space with attention to detail paramount in every home.

### KITCHENS

Bespoke kitchens with knurled handles and solid worktops, inset sink with mixer tap

Integrated appliances including fan oven, induction hob, extractor, fridge freezer (washer/dryer and dishwasher to some plots)

Oak LVT flooring to cottages and apartments, engineered oak flooring to The Coach House to ground floor

Neutral wool loop pile carpets to stairs, landing and bedrooms.

### WC/CLOAKROOMS

Floor mounted back to wall toilet with soft close lid

Wash hand basin – inset to wall hung vanities

Oak effect/engineered wood flooring specific to each plot.

### BATHROOM AND ENSUITE

Minimal floor mounted back to wall toilet with soft close lid

Heated towel rail to all plots

Wall hung vanity unit with inset wash hand basin and mixer tap

Complimentary wall and floor tiling Bath with side panel

Fixed head shower with additional hand held shower

Minimal glass shower screen

Low threshold shower tray.

### INTERIOR FINISHES

Contemporary skirting and architrave Neutral loop pile carpet to stairs, landing and bedrooms

Engineered oak timber flooring to The Coach House

LVT oak flooring to apartments and cottages

Matt white paint to walls and ceiling. Spotlights throughout to ground floor of Cottages and The Coach House

Spotlights to kitchen/living to The Apartments

Upvc double glazed windows to The Cottages

Aluminium bifolding doors to The Cottages

Traditional timber sash windows to The Apartments

Aluminium doors and windows to The Coach House

Underfloor heating to The Coach House

Radiators to The Apartments, The Cottages and first floor of The Coach House.

### HEATING & ELECTRICS

USB sockets throughout

Fibre broadband to all properties Shaver sockets in bathrooms and ensuite

BT points to hallway or sitting room Smoke alarm and carbon monoxide alarm.

### EXTERNAL

Private parking to all plots

The Cottages to have gardens laid to turf and paved patio

Exterior lighting

Outside tap and sockets

The Coach House to have paved/decked patio

Car charging points

Bike sheds to The Cottages and The Coach House.

### WARRANTY

All plots will benefit from a 10 year Buildzone 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.



**HAWKFIELD  
HOMES**

Visit [hawkfieldhomes.co.uk](https://hawkfieldhomes.co.uk)

Email [sales@hawkfieldhomes.co.uk](mailto:sales@hawkfieldhomes.co.uk)

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