



NAPIER MILES
HOUSE



EIGHT 2 AND 3 BEDROOM MEWS HOUSES • TWO 4 BEDROOM NEW HOUSES

BUILDING THE FUTURE FROM THE PAST

A view out across the River Avon from Shirehampton Golf Course.



Blaise folly on the Blaise Castle Estate.



Historic map showing River Avon.



NAPIER MILES HOUSE, KINGS WESTON

Home to, and inspiration of many distinguished diplomats, politicians, philanthropists, architects and musicians, the history of the Manor of Kings Weston goes as far back as the Domesday Book.

The last Squire of Kings Weston House was Philip Napier Miles, a gifted musician and patron of music. Ralph Vaughan Williams completed his work 'The Lark Ascending' in 1920 whilst a guest of the Squire. This sublime work received its first public performance in December 1920 at the Shirehampton Public Hall with Marie Hall, Philip Napier Miles protégé as lead violinist.

But it is the Southwell family, whose development of the estate from 1702 - 1833, that is of real interest here. In 1763 Sir Edward Southwell engaged renowned architect Robert Mylne, architect of London's Blackfriars Bridge, to design the stables, kitchen gardens and lodges on estate land north east of the Mansion House.

Whilst the building is an early example of neo-classical architecture, the tall elegant archway has a story all of its own. Legend has it, that the Squire at that time also had an interest in exotic animals. It is rumoured that he requested the archway "be tall enough to accommodate a fully grown giraffe", hence its height.

The stables were never, to anyone's knowledge, home to the even-toed ungulate and have long since said goodbye to their equine residents. They are however in the process of being restored to their original glory, and in the process creating 8 individual and spacious mews cottages with two substantial modern houses to the rear. The opportunity now presents itself to be part of this historical journey.

A METICULOUS RESTORATION PROJECT



The Lily Pond, historically the pond had a variety of practical uses, keeping fish, water for the gardens, ice in the winter and washing the horses and carriages housed in the stables.



The Landau and rear Courtyard of Napier Miles House.



Bewys Cross - an ancient cross, possibly early C15th which used to stand on the ancient seawall of the River Severn in Shirehampton

A METICULOUS RESTORATION PROJECT

The creation of just 10 no. 2, 3 and 4 bedroom homes from this historic building is truly a labour of love. Working in harmony with the existing historic building and with the original neo-classical design embedded at the heart of the development, the external historic façade with its classical pediment elevations belies a modern interior, layout and specification second to none.

Set around the front courtyard, dominated by the double height archway with its pedimented feature clock, are eight 2 and 3 bedroom mews houses.

THE MEWS HOUSES

Each mews property has been designed to make the most of the available space, providing a range of individual features and layouts.

As an example, the living space for the two mews houses adjacent to the archway is on the first floor, allowing the open plan lounge, dining room and kitchen to take full advantage of the dual aspect views. The bedrooms occupy the ground floor.

The remaining 6 houses provide a choice of two and three bedrooms and enjoy generous ground floor living areas, opening onto pretty private gardens with bedrooms at 1st floor. There is secure car parking for all mews houses.

THE LANDAU AND CLARENCE

Through the gated archway are two generously proportioned 4 bedroom new build homes that reflect the classical elegance of this historic building; The Landau and The Clarence.

Their versatile accommodation includes open plan kitchen/family living area with french doors opening onto a lawned garden, a generous sized living room with triple aspect living room on the 1st floor and “bonus” garage accommodation to satisfy modern living needs which, in addition to housing a car, still provides space for either as a gym, home office or snug or for traditional uses such as storage workshop or hobby space.

DEVELOPMENT LAYOUT



2 BEDROOM MEWS HOUSES

Plots 1, 2, 7 and 8 The Mews

The unique feature of these properties is the enticing double height atrium entrance hall with 1st floor arched window. Clever use of space sees a cloakroom and under stairs cupboard with plumbing for a washing machine accessed from the hall. The hall leads to a capacious ground floor open living area with generous French window giving access to pretty private gardens.

On the 1st floor are two excellent double bedrooms, the master with fitted wardrobes and a luxury bathroom fitted with both a bath and stand-alone shower.

Nos. 1 and 8 have the advantage of a side gate accessing their garden whilst Nos. 2 and 7 have the benefit of a secure private bin and cycle store sited in the rear courtyard.

3 BEDROOM MEWS HOUSE

Plots 3 and 6 The Mews

The unique feature of these properties is the enticing double height atrium entrance hall with 1st floor arched window and generous open plan living area. Off of the light and airy hallway is a cloakroom with storage and plumbing for a washing machine and dryer. The hall leads to a capacious ground floor open living area. The generous and well-appointed kitchen enjoys its own access to the rear courtyard via a private terrace and steps. The excellent living area benefits from two generous French windows giving access to pretty private gardens.

On the first floor are 3 double bedrooms including a master with ensuite and fitted wardrobe as well as a family bathroom.

Externally in addition to the garden and rear terrace is a secure private bin and cycle store sited in the rear courtyard.

LOFT STYLE MEWS HOUSE

Plots 4 and 5 The Mews

An intriguing reversal of living space sees the first floor providing an open plan living area with a dual aspect giving framed views over the historic walled Lilly Pond beyond the front courtyard and the Severn Estuary and Brecon Beacons to the rear.

The Ground floor entrance hall is dominated by the double height atrium off of which are two double bedrooms, family bathroom and understairs storage with plumbing for a washing machine. The Master bedroom benefits from an ensuite shower room, fitted wardrobe and access to a private terraced balcony.

4 BEDROOM NEW BUILD

The Landau and The Clarence Plots

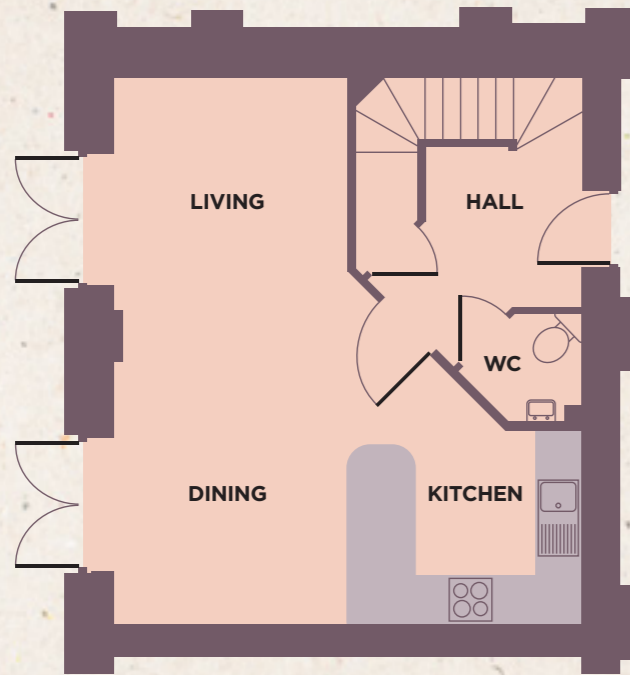
These properties are of classic proportions with a natural stone front elevation to give a natural appearance with all the inherent benefits of a new build. The accommodation is modern and versatile. The ground floor is dominated by a generous kitchen / family living space with 3 pairs of French windows giving access to the garden. Off of the living area is a study or 4th bedroom.

The kitchen area provides access to a the large garage with its utility room and flexible "bonus" space that can be adapted to suit purchasers contemporary living requirements such as a Gym, Home Office, additional living space or traditional uses such as workshop, storage or hobby space.

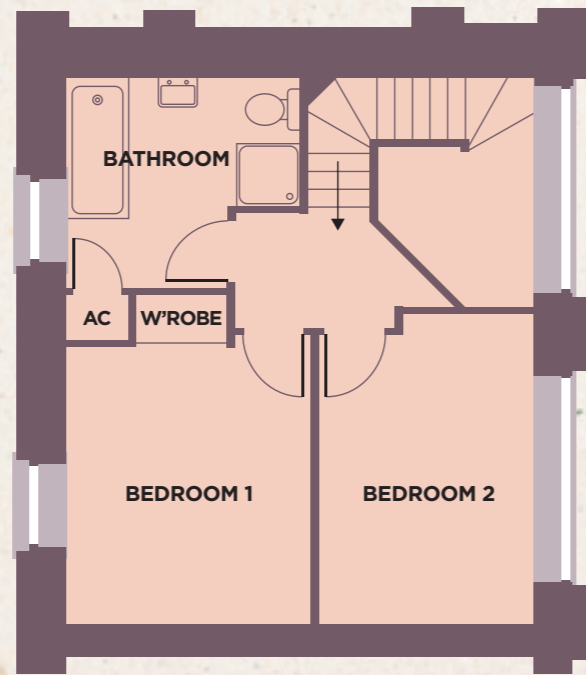
The atrium hall leads to the first floor with its unique triple aspect living room as well as 3 double bedrooms including a master with ensuite and fitted wardrobe as well as a family bathroom.

2 BEDROOM MEWS HOUSES PLAN
Plots 1, 2 and 8 The Mews

GROUND FLOOR



FIRST FLOOR



PLOTS 1 & 2

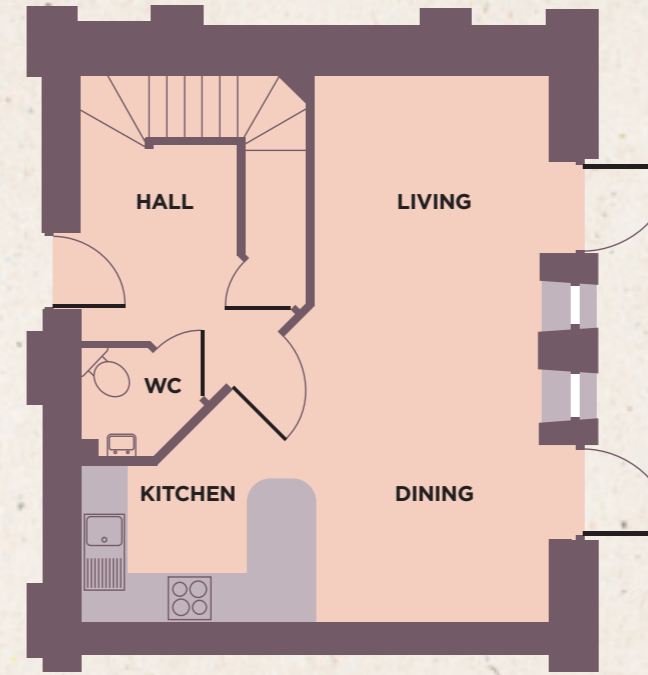
LIVING / DINING	2.96m x 6.67m (9'8" x 21'11")
KITCHEN	2.95m x 2.19m (9'8" x 7'12")
BEDROOM 1	3.09m x 3.17m (10'2" x 10'9")
BEDROOM 2	2.69m x 3.67m (8'10" x 12'0")
BATHROOM	2.93m x 2.61m (9'7" x 8'7")

PLOT 8

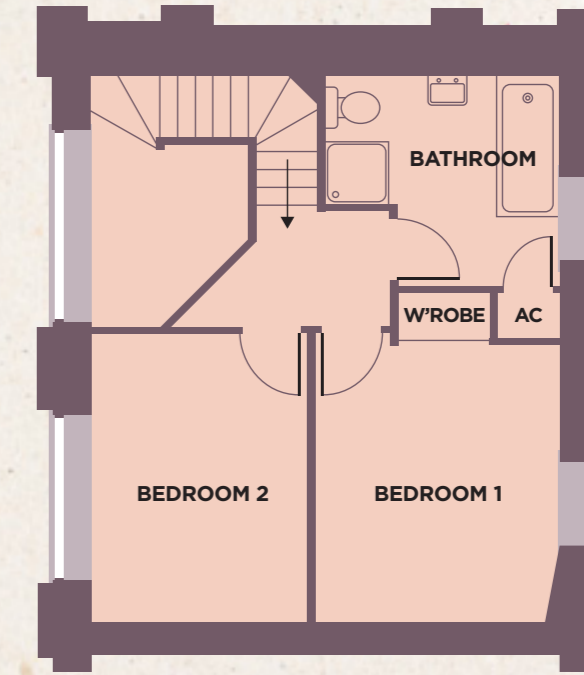
LIVING / DINING	2.93m x 6.86m (9'7" x 22'6")
KITCHEN	2.94m x 2.39m (9'8" x 7'10")
BEDROOM 1	3.08m x 3.45m (10'1" x 11'4")
BEDROOM 2	2.62m x 3.87m (8'7" x 12'8")
BATHROOM	2.93m x 2.62m (9'7" x 8'7")

2 BEDROOM MEWS HOUSES PLAN
Plot 7 The Mews

GROUND FLOOR



FIRST FLOOR

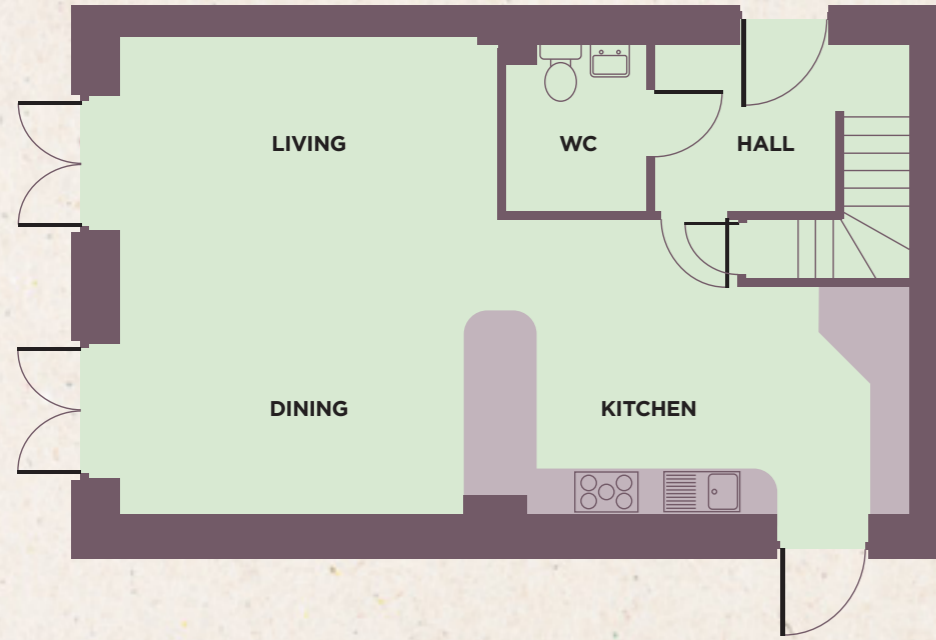


PLOT 7

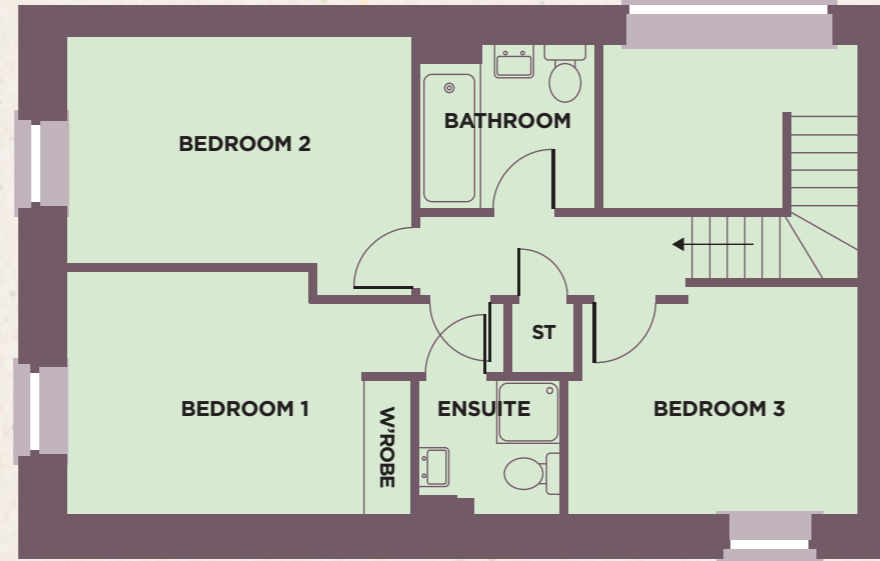
LIVING / DINING	2.87m x 7.07m (9'5" x 23'2")
KITCHEN	2.94m x 2.19m (9'8" x 7'2")
BEDROOM 1	3.07m x 2.95m (10'1" x 9'8")
BEDROOM 2	2.61m x 3.51m (8'7" x 11'6")
BATHROOM	2.88m x 2.63m (9'5" x 8'7")

3 BEDROOM MEWS HOUSE PLAN Plots 3 and 6 The Mews

GROUND FLOOR



FIRST FLOOR



PLOT 3

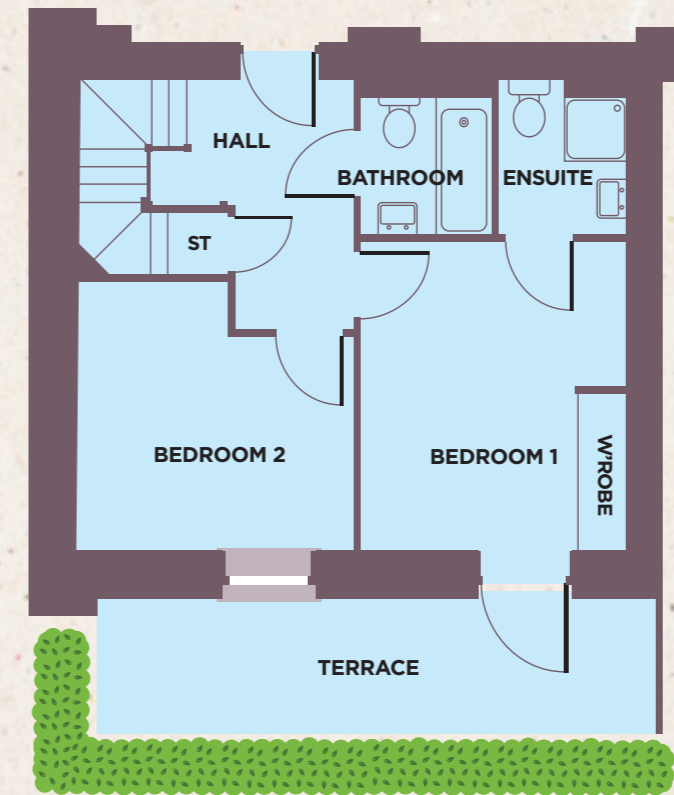
LIVING / DINING	5.90m x 4.66m (19'4" x 15'3")
KITCHEN	5.96m x 2.85m (19'7" x 9'4")
WC	2.13m x 1.83m (7'0" x 6'0")
BEDROOM 1	4.72m x 3.04m (15'6" x 10'0")
BEDROOM 2	4.64m x 2.70m (15'3" x 8'10")
BEDROOM 3	3.60m x 2.86m (11'10" x 9'5")
BATHROOM	2.14m x 1.97m (7'0" x 6'5")

PLOT 6

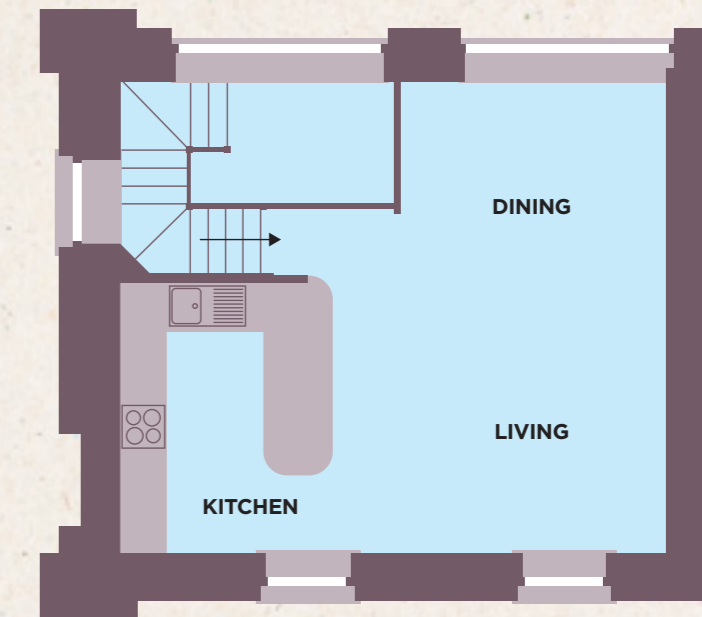
LIVING / DINING	4.75m x 5.97m (15'7" x 19'7")
KITCHEN	5.61m x 2.83m (18'5" x 9'3")
WC	1.77m x 2.04m (5'10" x 6'8")
BEDROOM 1	4.34m x 3.07m (14'3" x 10'1")
BEDROOM 2	4.34m x 2.71m (14'3" x 8'10")
BEDROOM 3	3.63m x 2.85m (11'11" x 9'4")
BATHROOM	2.17m x 1.98m (7'1" x 6'6")

LOFT STYLE MEWS HOUSE PLAN Plots 4 and 5 The Mews

GROUND FLOOR



FIRST FLOOR



PLOT 4

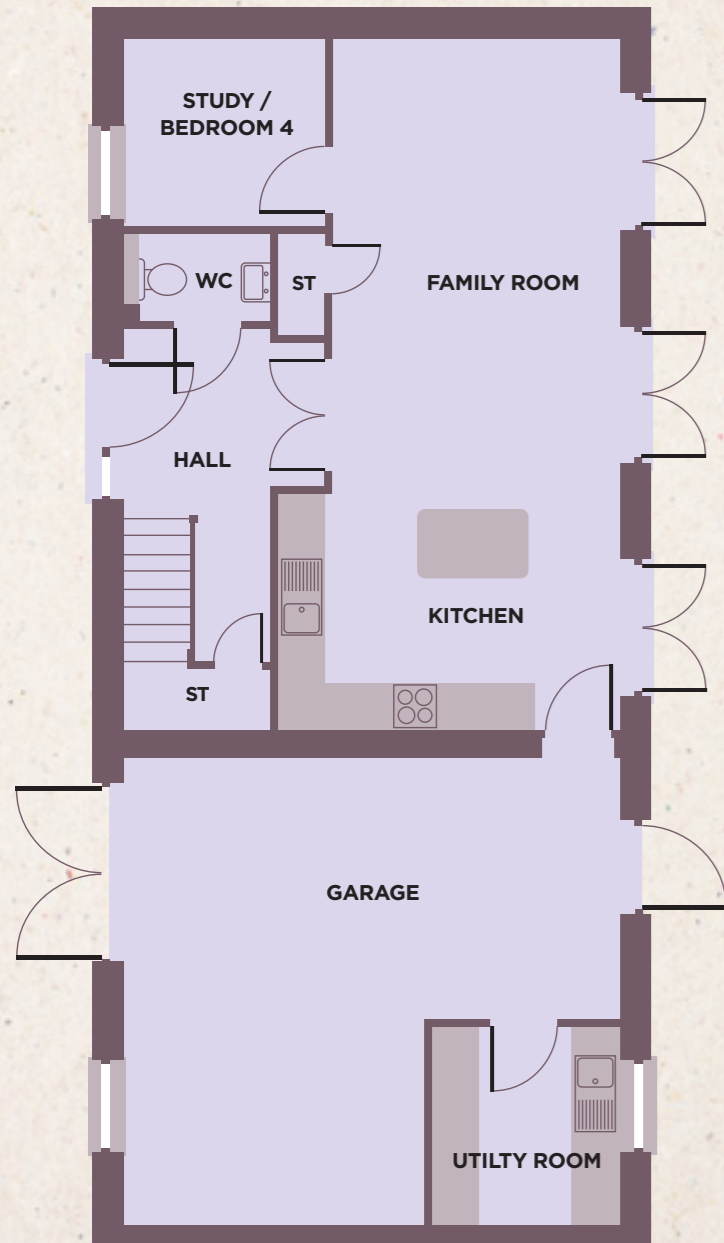
LIVING / DINING	4.22m x 5.93m (13'10" x 19'6")
KITCHEN	2.65m x 3.39m (8'8" x 11'1")
BEDROOM 1	3.34m x 3.87m (10'11" x 12'8")
BEDROOM 2	3.50m x 3.38m (11'6" x 11'1")
BATHROOM	1.61m x 1.69m (5'3" x 5'6")

PLOT 5

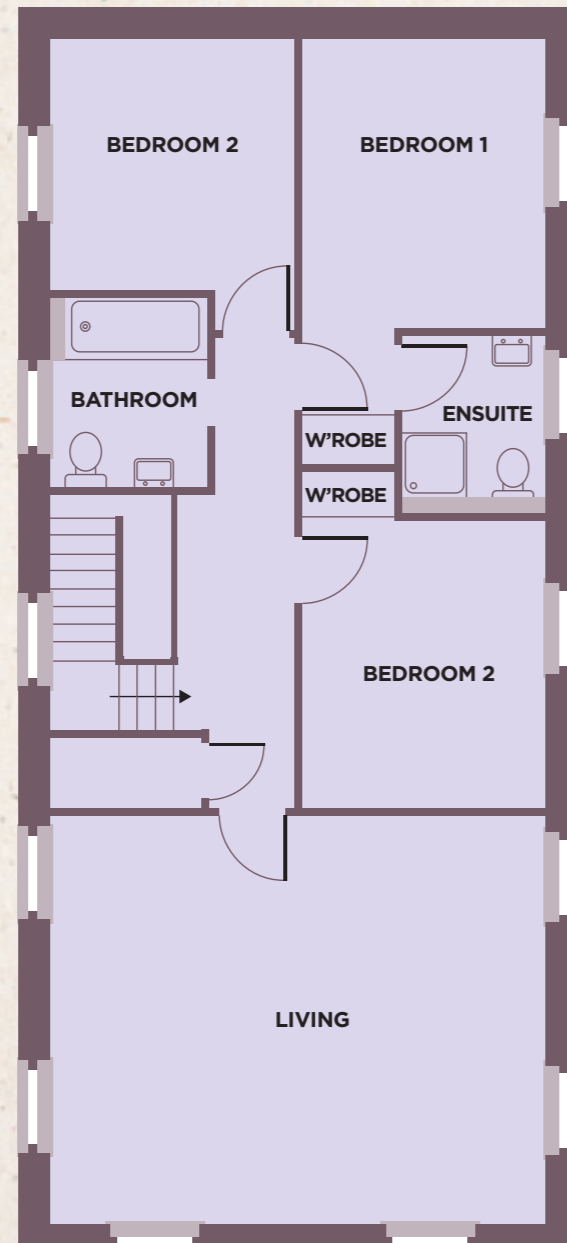
LIVING / DINING	4.58m x 5.92m (15'0" x 19'5")
KITCHEN	2.64m x 3.37m (8'8" x 11'1")
BEDROOM 1	3.66m x 3.86m (12'0" x 12'8")
BEDROOM 2	3.47m x 3.35m (11'5" x 10'12")
BATHROOM	1.98m x 1.690m (6'6" x 6'3")

4 BEDROOM NEW BUILD PLAN
The Landau

GROUND FLOOR



FIRST FLOOR



FAMILY ROOM
3.62m x 5.93m (11'10" x 19'5")

STUDY / BEDROOM 4
2.51m x 2.32m (8'3" x 7'7")

KITCHEN
4.31m x 2.75m (14'2" x 9'0")

GARAGE
6.32m x 5.91m (20'9" x 19'5")

UTILITY ROOM
2.35m x 2.45m (7'9" x 8'0")

LIVING
6.27m x 5.14m (20'7" x 16'10")

BATHROOM
1.95m x 2.36m (6'5" x 7'9")

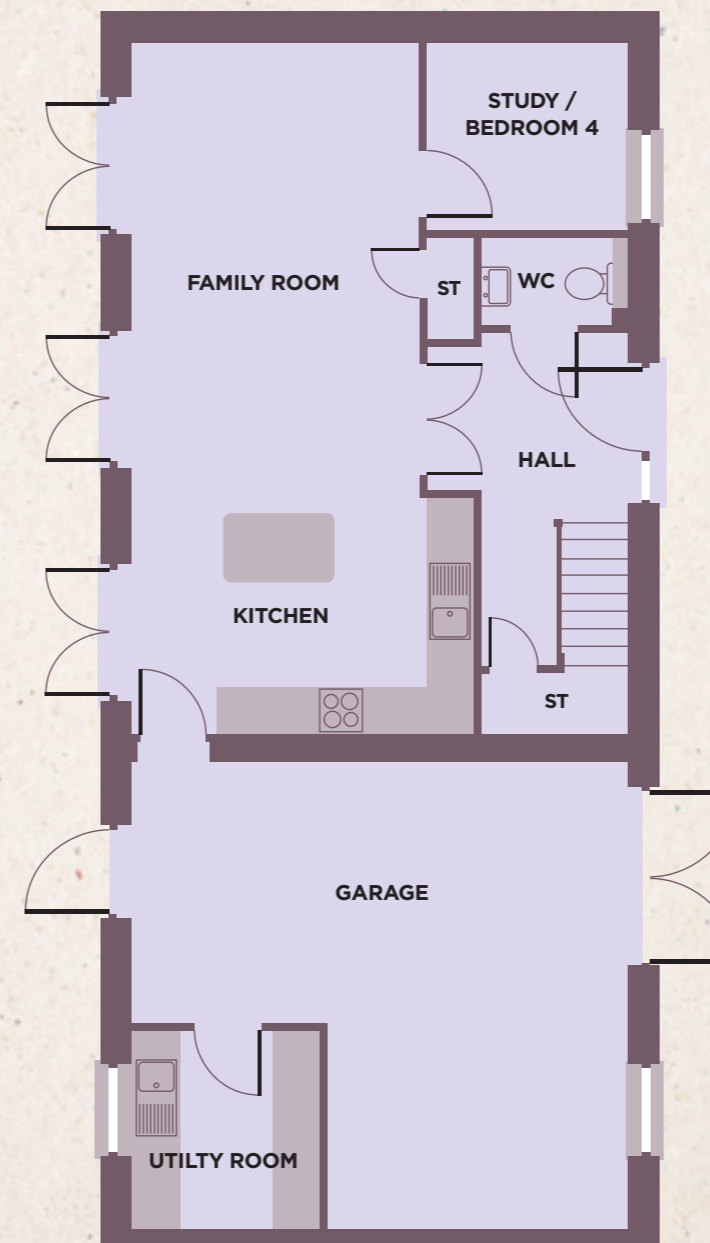
BEDROOM 1
3.05m x 3.61m (10'0" x 11'10")

BEDROOM 2
3.05m x 3.60m (10'0" x 11'10")

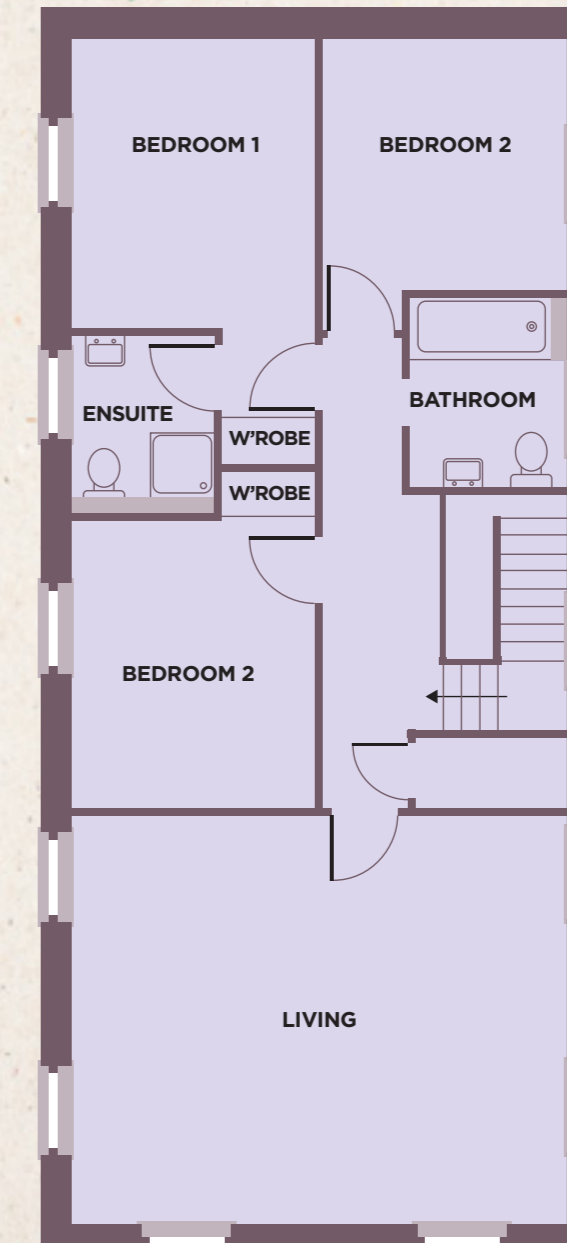
BEDROOM 3
3.07m x 3.13m (10'1" x 10'3")

4 BEDROOM NEW BUILD PLAN
The Clarence

GROUND FLOOR



FIRST FLOOR



FAMILY ROOM
3.62m x 5.92m (11'10" x 19'5")

STUDY / BEDROOM 4
2.51m x 2.33m (8'3" x 7'8")

KITCHEN
4.31m x 2.75m (14'2" x 9'1")

GARAGE
6.32m x 5.89m (20'9" x 19'4")

UTILITY ROOM
2.35m x 2.45m (7'9" x 8'0")

LIVING
6.27m x 5.13m (20'7" x 16'10")

BATHROOM
1.95m x 2.35m (6'5" x 7'8")

BEDROOM 1
3.05m x 3.61m (10'0" x 11'10")

BEDROOM 2
3.05m x 3.69m (10'0" x 12'1")

BEDROOM 3
3.08m x 3.14m (10'1" x 10'4")

SUPERB SPECIFICATION

Exterior

- Garden areas laid to lawn
- Sandstone patios
- Private balcony terrace*
- Paved front courtyard with lawned verge
- Secure vehicle parking with remote fob access control
- Electronically gated rear courtyard
- Private individual bin and cycle stores**

Interior

- Wide oak timber flooring to halls, kitchens and living areas
- Quality 80/20 wool carpets fitted to all bedrooms, landings and stairs
- Ceramic and stone tiling to bathroom walls and floors by Mandarin Stone
- Built in wardrobes to master bedrooms
- Bespoke solid timber windows and doors
- Solid oak "Suffolk" style Internal doors
- Feature double height atrium hallway

Heating

- Independent gas central heating and hot water system
- Underfloor heating to all ground floor areas
- Underfloor heating to the first floor*
- Solar panels***

Kitchens

- Bespoke kitchens with range of base units and wall cupboards and integrated appliances that include:
 - Fridge/freezer
 - Bosch electric ovens
 - Bosch induction hobs
 - Bosch extract hoods
 - CDA dishwashers
 - DeLonghi dual fuel range*
- Under cupboard LED lighting
- Under mounted stainless steel sink with mixer tap
- Silestone worktop with matching plinth surround and splash back to hob
- Breakfast bar feature to all plots
- Island unit*
- Self contained utility room***
- Plumbing for washing machine in understairs cupboard or cloakroom

Bath and Shower rooms

- White sanitary ware by Roca
- Chrome mixer taps
- Floor and wall tiles by Mandarin Stone
- Over bath mounted showers to main bathrooms
- Showers with Mira screen and Bristan controls
- Fitted mirrors above basins
- Shaver points
- Chrome towel radiator

Electrical

- TV and telephone point sockets to reception rooms and bedrooms
- BT phone connection point
- Combination of low voltage lighting and pendant lighting
- NACOSS approved Burglar alarm system
- Smoke/Heat detectors to hallways and kitchens
- External lighting to patio areas

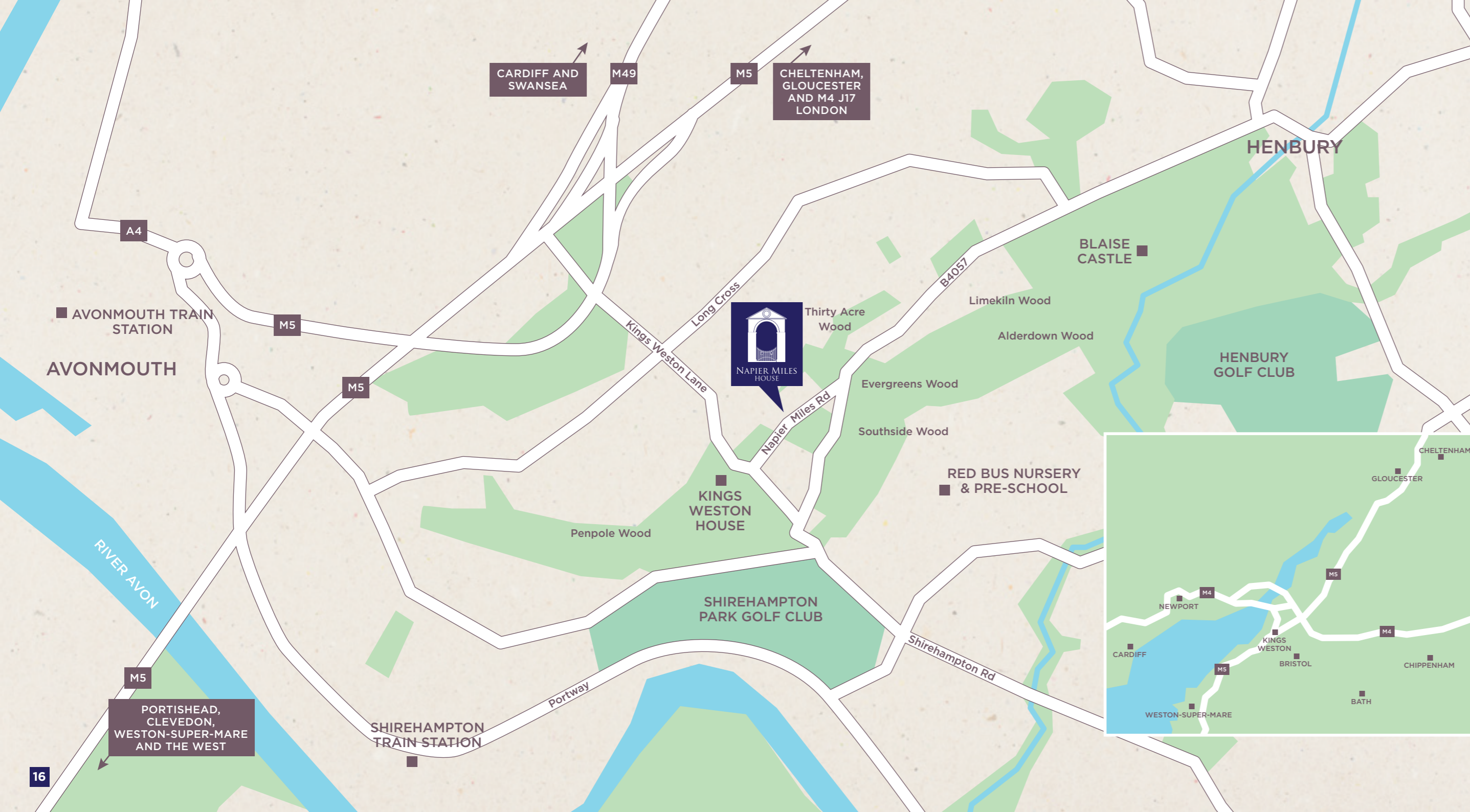
WARRANTY

All plots will have the benefit of a 10 year New Homes warranty provided by Checkmate who are a recognized by the Council of Mortgage lenders as an approved warranty provider.

* 4 and 5 The Mews only. ** 2, 3, 4, 5, 6 and 7 The Mews only. ***The Landau and Clarence Plots only.



Images are example interiors of other schemes by the developer.



THE PERFECT PLACE TO LIVE

Having focused on the distinguished past of Napier Miles House, we must place this small select development in a more modern context.

The surrounding woodlands and green open spaces of the Blaise Castle Estate give way to the rolling greens of Shirehampton golf course. From dog walking, horse riding, childrens' playgrounds and golf, the area provides leisure opportunities for all ages on the doorstep.

A short drive away the village of Westbury on Trym provides plentiful shopping as do Shirehampton and Sea Mills. The Mall and Cribbs Causeway is a mere 10 minutes away by car, offering everything from health and beauty to high fashion and Cinema Vue and lots of parking.

Nearby the popular Red Bus Nursery, offers childcare opportunities for busy working parents whilst for older offspring, Bristol provides a choice of schooling in both the private and LA sectors.

The motorway network is but a short drive away, accessing M4 and M5 motorways, whilst Bristol is close enough to enjoy and far enough away to escape to the peace and tranquility of your neo-classical home.

NAPIER MILES HOUSE ENJOYS GREAT TRANSPORT LINKS FOR ALL MAJOR ROUTES

By rail

Local rail links around Bristol from Shirehampton and Sea Mills:

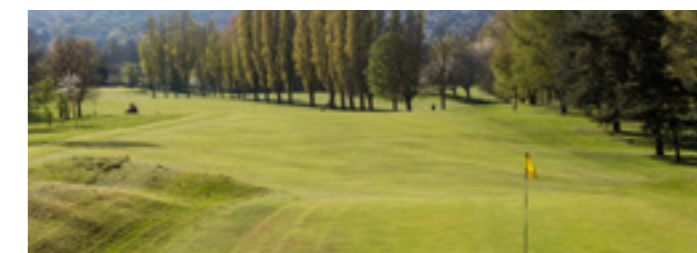
- Temple Meads 20 mins

Bristol Temple Meads for fast rail connections across the UK including:

- 12 minutes to Bath Spa
- 49 mins to Cardiff
- 1 hour 40 mins to Birmingham
- 1 hours 45 mins to London Paddington

By Road:

- M5 - 5 mins
- M4 - 10 mins
- Bristol's International Airport approx 20 mins
- Cheltenham - 50 mins
- Cardiff - 40 mins
- Swindon - 50 mins



Shirehampton Golf Course.



NAPIER MILES
HOUSE

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