

T R E E **T** R I S E

An exceptional development  
of contemporary family homes.

**Boardwalk**





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## Designed for modern living

Tree Rise is a stunning new development nestled beautifully among its verdant surroundings in Hanham. Nine substantial detached family homes are surrounded by established trees and greenery. With a purposeful eye for design and futureproof fit-out, every home has a modern and practical layout with a high-end finish.



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## Stunning surroundings

Tree Rise not only has the benefit of a green immediate environment but several spaces to enjoy nearby.

Magpie Bottom Nature Reserve is just minutes away on foot, a brilliant spot for those looking to walk the dog or just enjoy a peaceful spot in the city. Conham River Park is also within walking distance, an oasis in Bristol with riverside walks, home to lots of wildlife such as Kingfishers and Cormorants as well as providing access via a short boat crossing to Beeses's bar and garden, which sits next to and overlooks the river. Hanham High Street is just a short walk from Tree Rise, home to several cafes, some boutique shops and a florist.

Hanham is well-regarded for its schools, with Beacon Rise Primary and Hanham Abbots Junior School well thought of, and Hanham Woods Academy, also rated highly as a secondary school, further fuelling this area's popularity with families.

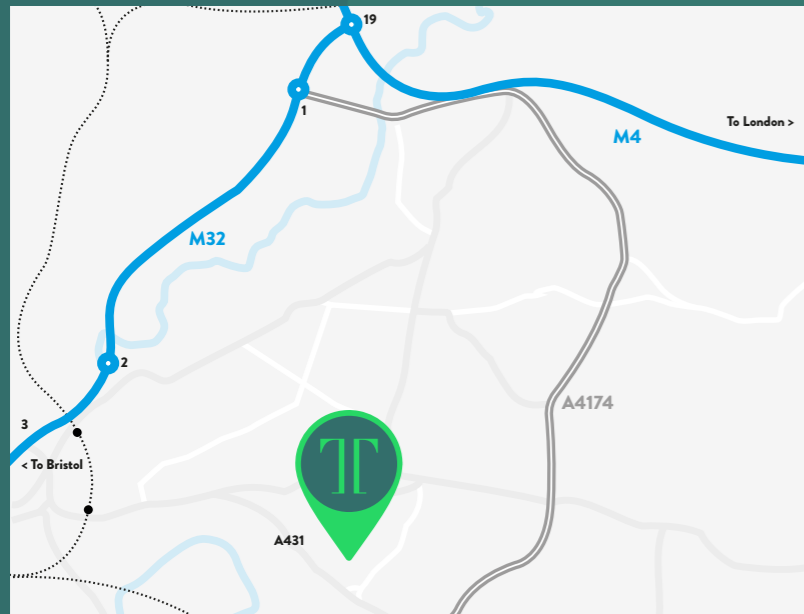






## Well connected

Tree Rise is on the western side of Hanham, making it well connected to St George and the fantastic bustling community along Church Road, home to several highly-regarded restaurants and eateries, such as The Lock Up and Red Church. Just a step further west is the City Centre, easily commutable by bike or by bus along the A431, with bus stops just minutes from these homes. The beauty of east Bristol is also that Keynsham is just a short drive away and has its own train station whilst all Bath has to offer is also within reach along the nearby A4. The Bristol to Bath Railway Path is also accessible nearby and gives residents of Hanham a brilliantly simple route to get to the City Centre either by bike or on foot. For those looking for expansive countryside, both the Cotswold and the north-east Somerset countryside are well within reach, with the A431 running out of Bristol through Longwell Green towards Kelston, itself home to the famous Kelston Roundhill which provides a vantage point of both cities and back towards Hanham



SEE ON GOOGLE MAPS





# T Only 3 remaining

	BEDOOMS	SQ FT	PRICE	AVAILABILITY
Alder	4	2073	£780,000	SOLD
Birch	4	2073	£770,000	SOLD
Cedar	4	1559	£675,000	SOLD
Hazel	3	1232	£550,000	AVAILABLE
Juniper	4	1559	£660,000	AVAILABLE
Laurel	3	1232	£575,000	SOLD
Maple	4	1559	£660,000	SOLD
Oak	3	1232	£575,000	SOLD
Willow	4	1443	£650,000	AVAILABLE



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# Alder

**SOLD  
STC**

£ 780,000

4 BEDROOMS

4 BATHROOMS



## Ground floor

**LIVING ROOM**  
3.91 x 4.43m

**KITCHEN / DINING /  
FAMILY ROOM**  
10.87 x 4.99m

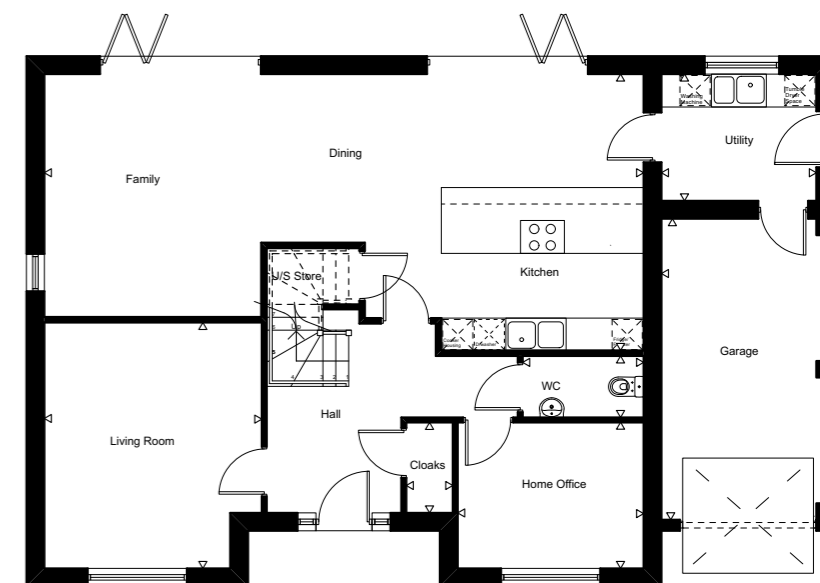
**WC**  
2.15 x 1.07m

**HOME OFFICE**  
3.34 x 2.61m

**CLOAKS**  
0.79 x 1.60m

**UTILITY**  
2.77 x 2.26m

**GARAGE**  
3.05 x 5.54m



## First floor

**BEDROOM 1**  
4.27 x 4.00m

**BEDROOM 2**  
4.27 x 3.53m

**BEDROOM 3**  
3.91 x 3.31m

**BEDROOM 4**  
3.34 x 3.12m

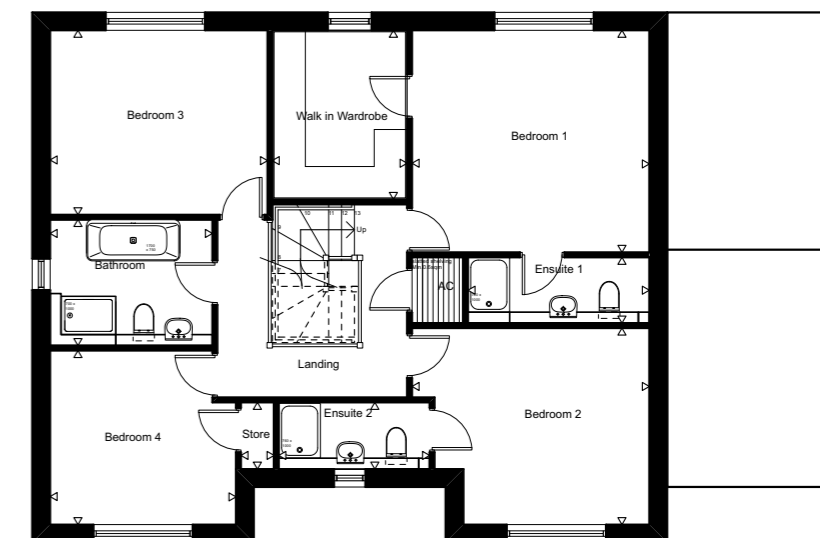
**BATHROOM**  
2.91 x 2.24m

**ENSUITE 1**  
3.25 x 1.15m

**ENSUITE 2**  
2.09 x 2.05m

**WALK-IN WARDROBE**  
2.40 x 3.03m

**STORE**  
0.55 x 1.16m



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# Birch

SOLD  
STC

£ £770,000

4 BEDROOMS

4 BATHROOMS

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## Ground floor

**LIVING ROOM**  
3.91 x 4.43m

**KITCHEN / DINING /  
FAMILY ROOM**  
10.87 x 4.99m

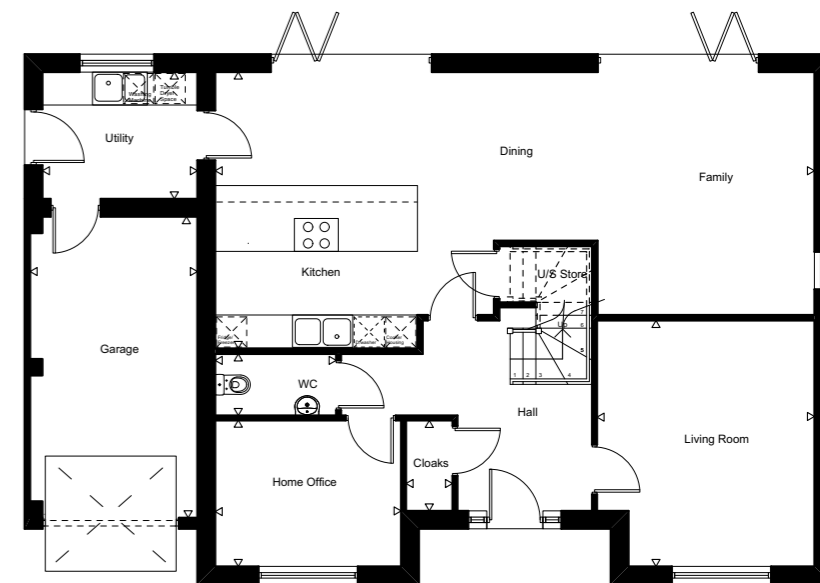
**WC**  
2.15 x 1.07m

**HOME OFFICE**  
3.34 x 2.61m

**CLOAKS**  
0.79 x 1.60m

**UTILITY**  
2.77 x 2.26m

**GARAGE**  
3.05 x 5.54m



## First floor

**BEDROOM 1**  
4.27 x 4.00m

**BEDROOM 2**  
4.27 x 3.53m

**BEDROOM 3**  
3.91 x 3.31m

**BEDROOM 4**  
3.34 x 3.12m

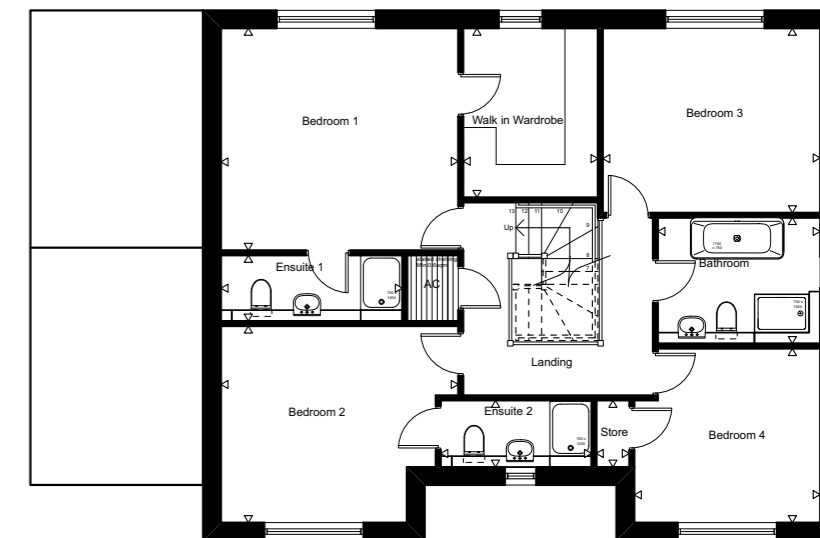
**BATHROOM**  
2.91 x 2.24m

**ENSUITE 1**  
3.25 x 1.15m

**ENSUITE 2**  
2.09 x 2.05m

**WALK-IN WARDROBE**  
2.40 x 3.03m

**STORE**  
0.55 x 1.16m







# Cedar

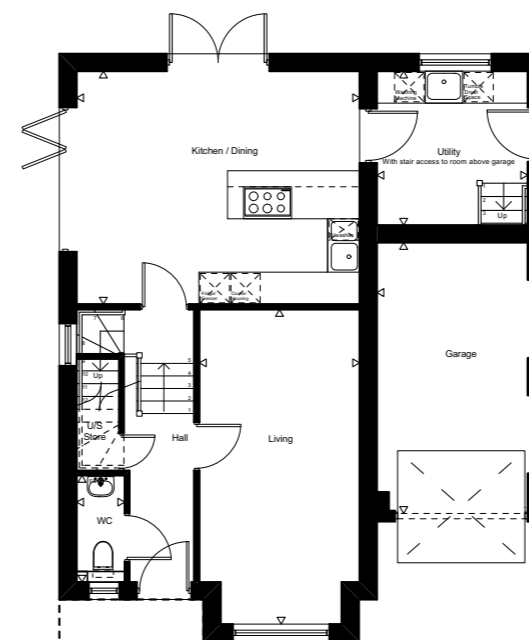
£ £675,000

4 BEDROOMS

4 BATHROOMS

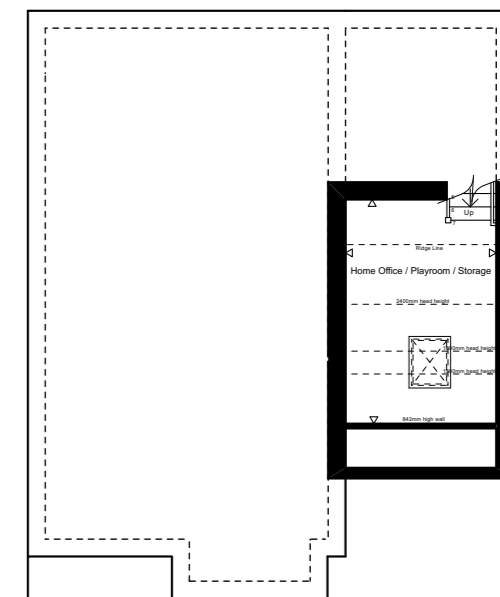
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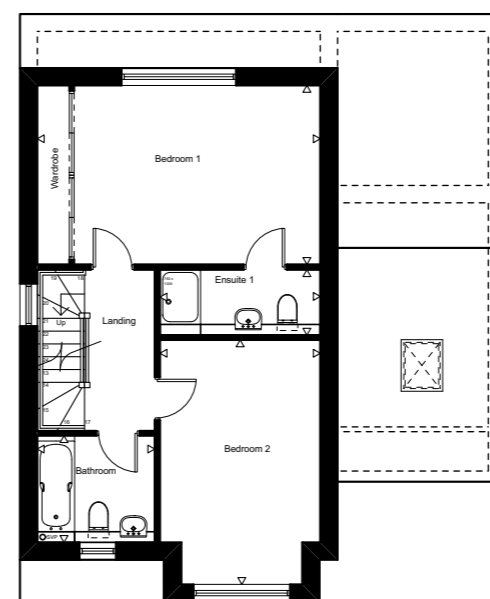
### Lower & upper ground floor

<b>LIVING ROOM</b> 2.95 x 5.84m	<b>UTILITY</b> 2.77 x 2.83m
<b>KITCHEN / DINING</b> 5.25 x 4.31m	<b>GARAGE</b> 3.05 x 5.08m
<b>WC</b> 0.85 x 1.95m	



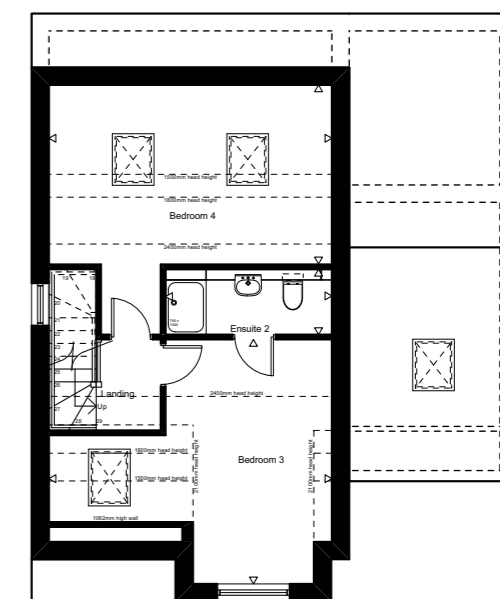
### Intermediate level above garage

**HOME OFFICE /  
PLAYROOM / STORAGE**  
2.77m X 4.15m



### First floor

<b>BEDROOM 1</b> 5.25 x 3.30m	<b>BEDROOM 2</b> 2.95 x 4.53m
<b>ENSUITE 1</b> 2.95 x 1.17m	<b>BATHROOM</b> 2.15 x 1.95m



### Second floor

**BEDROOM 3**  
5.25 x 4.53m

**ENSUITE 2**  
3.06 x 1.17m

**BEDROOM 4 /  
HOME OFFICE**  
5.25 x 3.30m





# Hazel

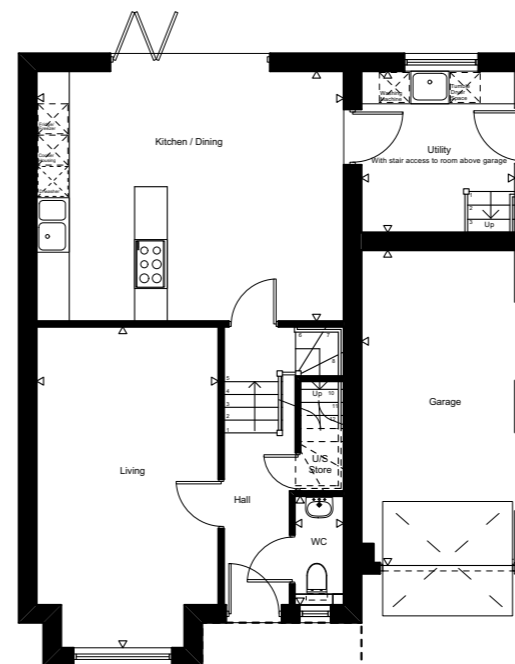
£ £550,000

3 BEDROOMS

3 BATHROOMS

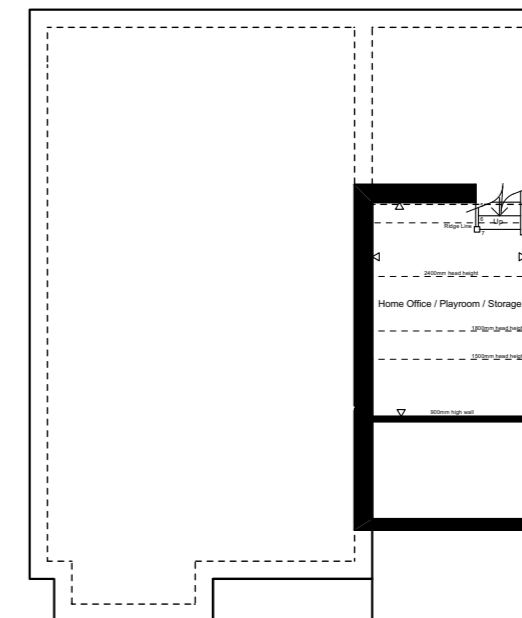
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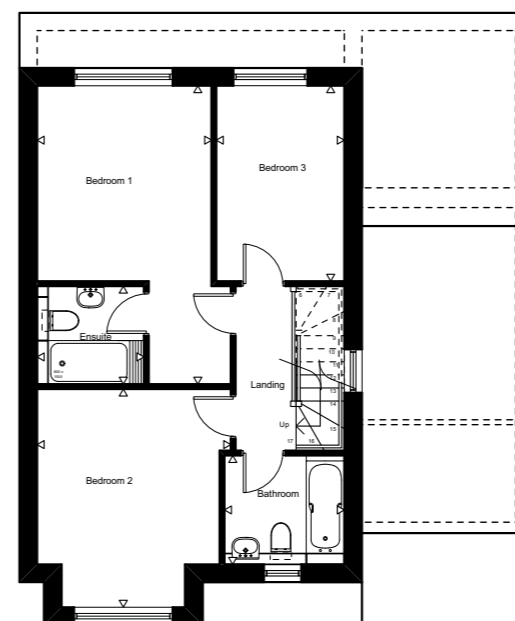


### Lower & upper ground floor:

- LIVING ROOM**  
3.29 x 5.84m
- KITCHEN / DINING**  
4.54 x 5.59m
- WC**  
0.85 x 1.95m
- UTILITY**  
2.77 x 2.91m
- GARAGE**  
3.05 x 5.80m



### Intermediate level above garage:: HOME OFFICE / PLAYROOM / STORAGE 2.77 x 3.87m



### First floor

- BEDROOM 1**  
3.50 x 5.43m
- ENSUITE 1**  
1.9 x 1.75m
- BEDROOM 2**  
3.50 x 3.95m
- BEDROOM 3**  
2.30 x 3.54m
- BATHROOM**  
2.15 x 1.95m





# Juniper

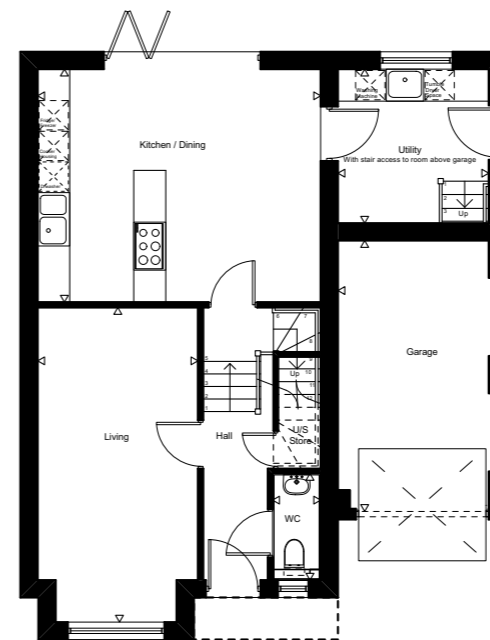
£ £660,000

4 BEDROOMS

4 BATHROOMS

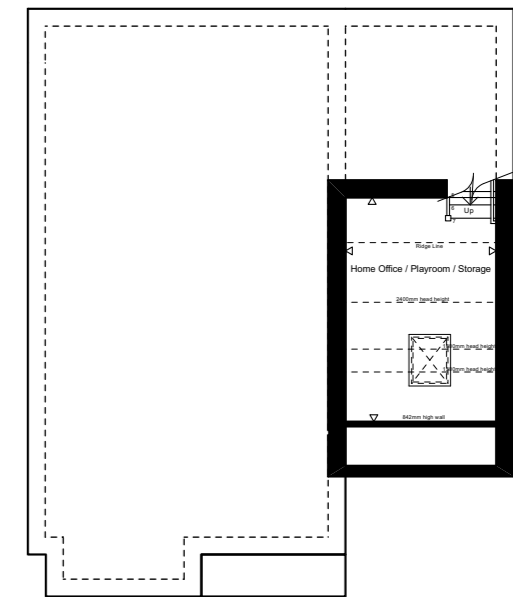
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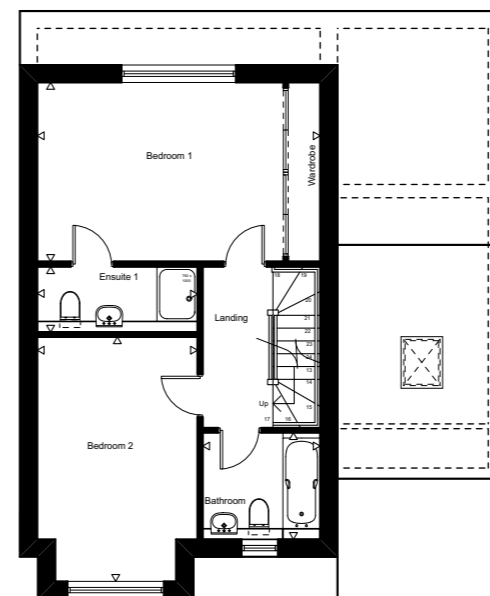
**Lower & upper ground floor**

<b>LIVING ROOM</b> 2.95 x 5.84m	<b>UTILITY</b> 2.77 x 2.83m
<b>KITCHEN / DINING</b> 5.25 x 4.31m	<b>GARAGE</b> 3.05 x 5.08m
<b>WC</b> 0.85 x 1.95m	



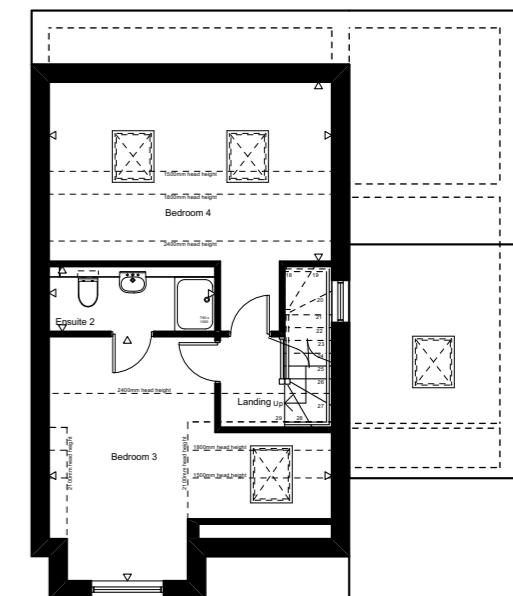
**Intermediate level above garage**

**HOME OFFICE /  
PLAYROOM / STORAGE**  
2.77m X 4.15m



**First floor**

<b>BEDROOM 1</b> 5.25 x 3.30m	<b>BEDROOM 2</b> 2.95 x 4.53m
<b>ENSUITE 1</b> 2.95 x 1.17m	<b>BATHROOM</b> 2.15 x 1.95m



**Second floor**

**BEDROOM 3**  
5.25 x 4.53m

**ENSUITE 2**  
3.06 x 1.17m

**BEDROOM 4 /  
HOME OFFICE**  
5.25 x 3.30m





# Laurel

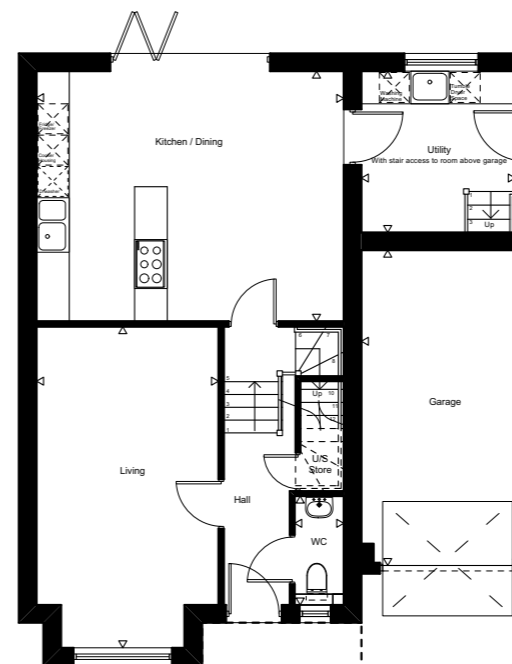
£ 575,000

3 BEDROOMS

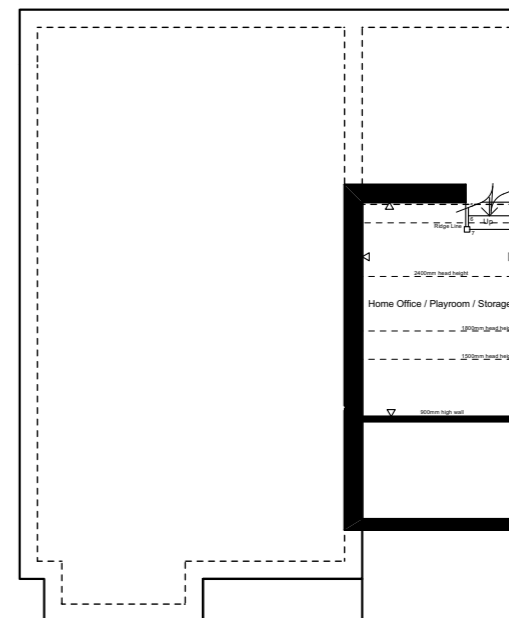
3 BATHROOMS

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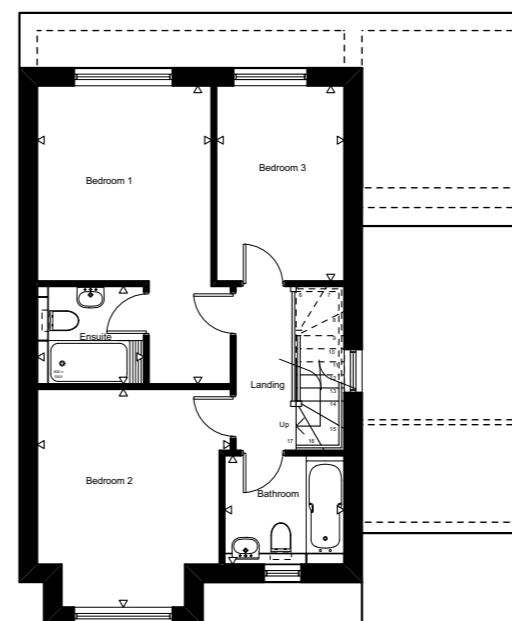
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**Lower & upper ground floor:**  
**LIVING ROOM**  
3.29 x 5.84m  
**KITCHEN / DINING**  
4.54 x 5.59m  
**WC**  
0.85 x 1.95m  
**UTILITY**  
2.77 x 2.91m  
**GARAGE**  
3.05 x 5.80m



**Intermediate level above garage::**  
**HOME OFFICE / PLAYROOM / STORAGE**  
2.77 x 3.87m



**First floor**  
**BEDROOM 1**  
3.50 x 5.43m  
**ENSUITE 1**  
1.9 x 1.75m  
**BEDROOM 2**  
3.50 x 3.95m  
**BEDROOM 3**  
2.30 x 3.54m  
**BATHROOM**  
2.15 x 1.95m

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# Maple

SOLD  
STC

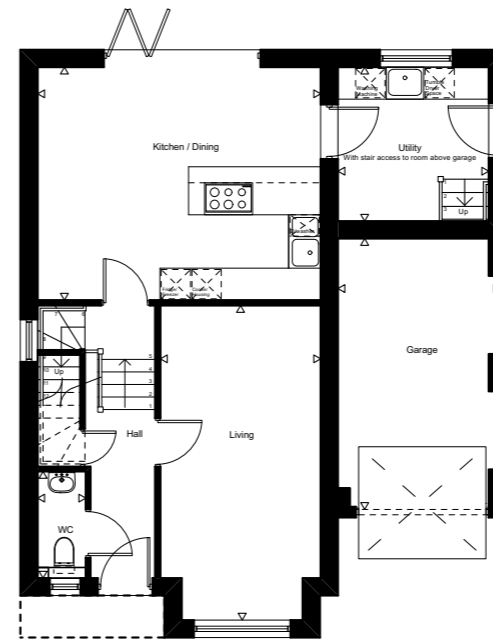
£ £660,000

4 BEDROOMS

4 BATHROOMS

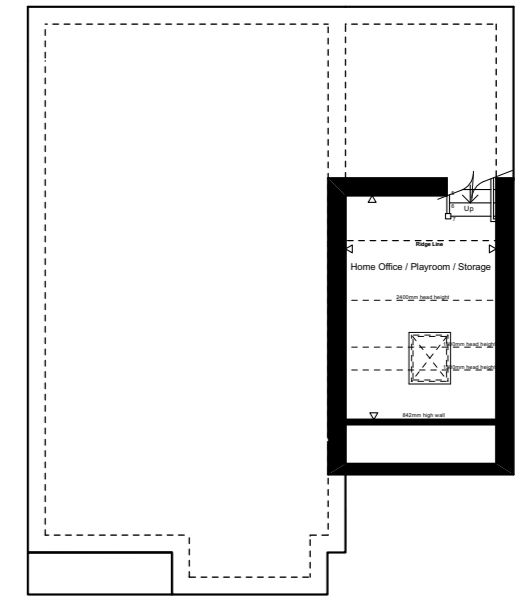
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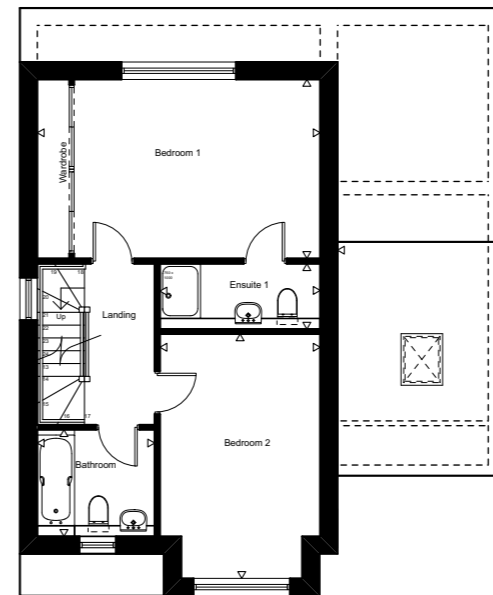
### Lower & upper ground floor

<b>LIVING ROOM</b> 2.95 x 5.84m	<b>UTILITY / HOME OFFICE</b> 2.77 x 2.83m
<b>KITCHEN / DINING</b> 5.25 x 4.31m	<b>GARAGE</b> 3.05 x 5.08m
<b>WC</b> 0.85 x 1.95m	



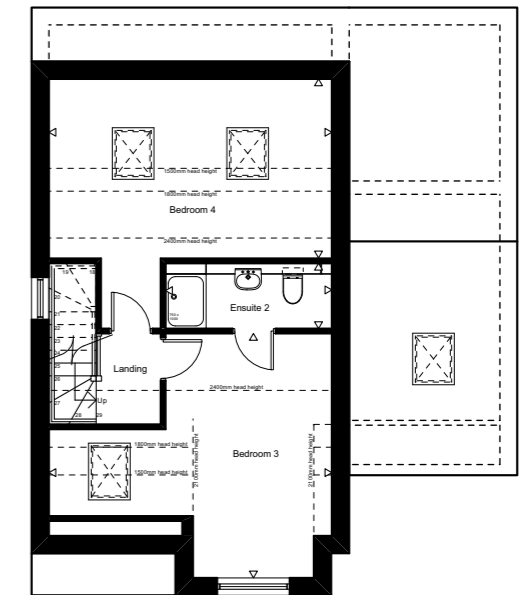
### Intermediate level above garage

**HOME OFFICE /  
PLAYROOM / STORAGE**  
2.77m X 4.15m



### First floor

<b>BEDROOM 1</b> 5.25 x 3.30m	<b>BEDROOM 2</b> 2.95 x 4.53m
<b>ENSUITE 1</b> 2.95 x 1.17m	<b>BATHROOM</b> 2.15 x 1.95m



### Second floor

**BEDROOM 3**  
5.25 x 4.53m

**ENSUITE 2**  
3.06 x 1.17m

**BEDROOM 4 /  
HOME OFFICE**  
5.25 x 3.30m



114.5 SQM  
1232 SQFT



# Oak

SOLD  
STC

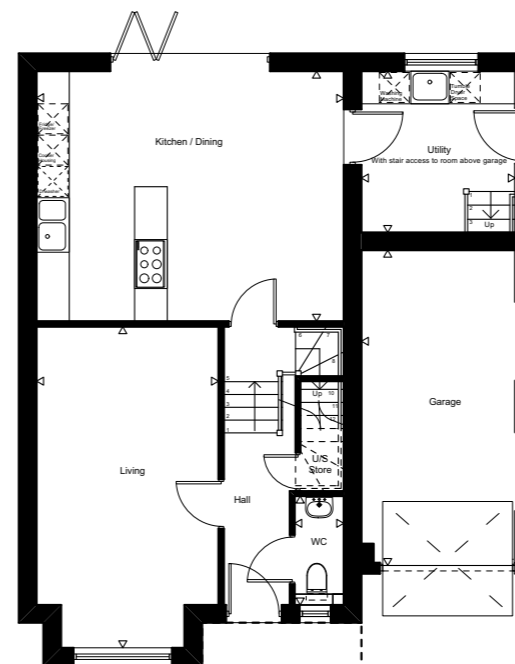
£ £575,000

3 BEDROOMS

3 BATHROOMS

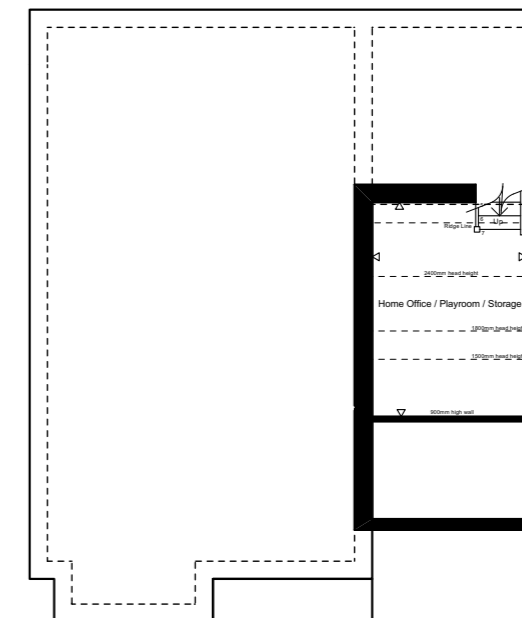
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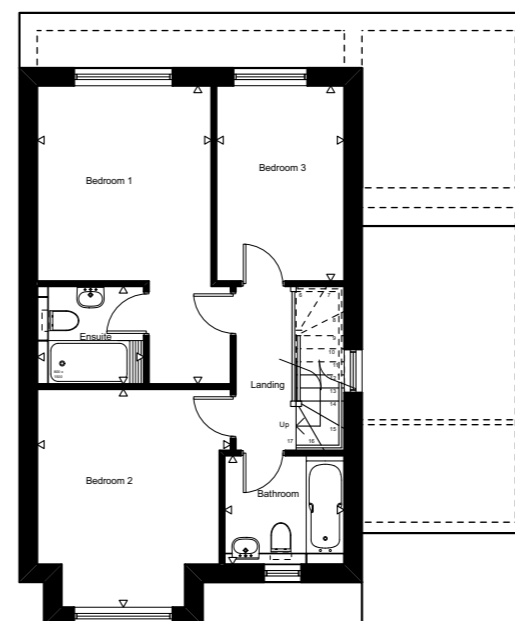
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3.29 x 5.84m
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4.54 x 5.59m
- WC**  
0.85 x 1.95m
- UTILITY**  
2.77 x 2.91m
- GARAGE**  
3.05 x 5.80m



### Intermediate level above garage:: HOME OFFICE / PLAYROOM / STORAGE

2.77 x 3.87m



### First floor

- BEDROOM 1**  
3.50 x 5.43m
- ENSUITE 1**  
1.9 x 1.75m
- BEDROOM 2**  
3.50 x 3.95m
- BEDROOM 3**  
2.30 x 3.54m
- BATHROOM**  
2.15 x 1.95m

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134.1 SQM  
1443 SQFT



# Willows

£ £650,000

4 BEDROOMS

4 BATHROOMS



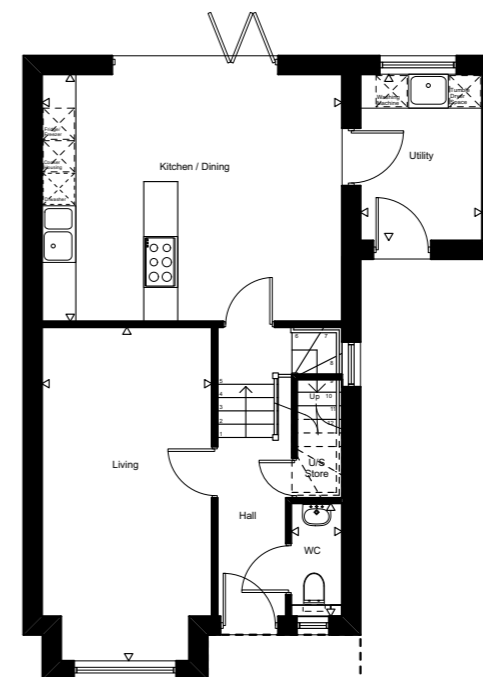
## Ground floor

**LIVING ROOM**  
2.95 x 5.84m

**KITCHEN / DINING**  
5.25 x 4.31m

**WC**  
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**UTILITY**  
2.77 x 2.83m



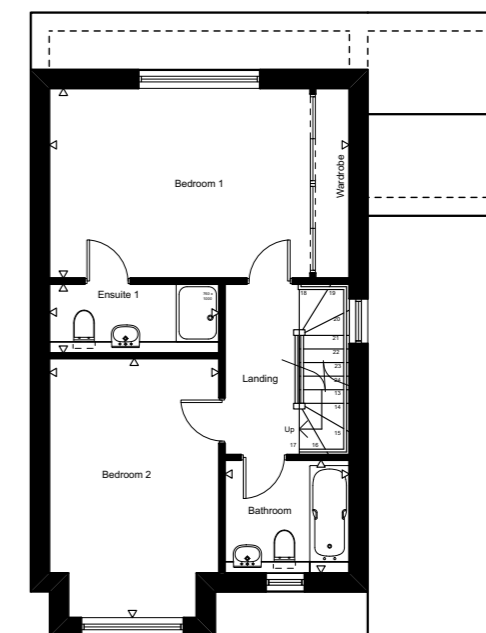
## First floor

**BEDROOM 1**  
5.25 x 3.30m

**ENSUITE 1**  
2.95 x 1.17m

**BEDROOM 2**  
2.95 x 4.53m

**BATHROOM**  
2.15 x 1.95m

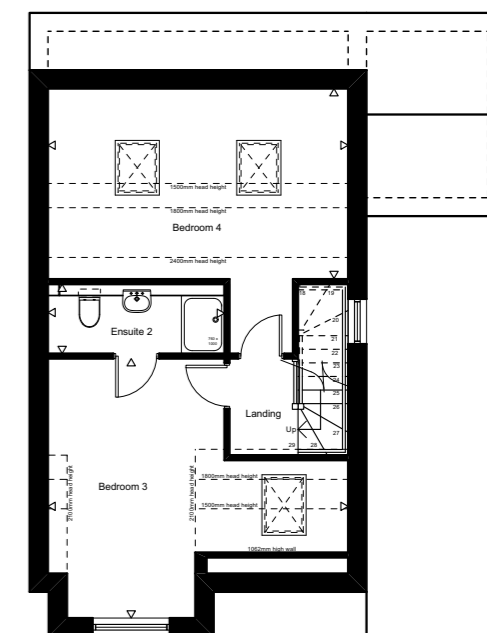


## Second floor

**BEDROOM 3**  
5.25 x 4.53m

**ENSUITE 2**  
3.06 x 1.17m

**BEDROOM 4 /  
HOME OFFICE**  
5.25 x 3.30m



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# T

## Specifications

Every inch of Tree Rise boasts unique features, carefully selected by our team of designers.

### KITCHEN AND UTILITY ROOM

Fully fitted bespoke kitchen with branded appliances, to include:

Single/multifunction oven

Micro wave /oven

60/80cm induction hob

Extractor hood or integrated in induction hob \*

Warming drawer \*

Tall fridge freezer \*

Tall fridge \*

Tall freezer \*

Integrated dishwasher

Wine cooler \*

Quartz 20mm worktop

Glass splashback behind hob where applicable to templated glass splashback along back wall \*

3 in 1 boiling water chrome tap

Moduleo LVT plank flooring

### BATHROOM, EN SUITE AND CLOAKROOM

Roca bathroom suite with glass screen over bath and white bath panel

Branded basin taps, bath and shower fittings

Wall mounted vanity unit with basin in family bathrooms and cloakroom

Basin with chrome tap in en suites

Mirrored cabinets with shaver socket and light in en suites

Electric heated towel rails (not in cloakroom)

Rectified porcelain wall and floor tiles in bathrooms and en suites

### JOINERY AND DECORATION

Contemporary Oak linear 44mm doors

fitted wardrobes to master bedrooms \*

### ELECTRICAL

Low energy downlighters to kitchen area, bathrooms, en suites and cloakrooms

TV and telephone cable in living rooms, master bedrooms, home office

Fibre to the premises for ultra fast broadband connectivity

Under floor heating to ground floor

Sustainable energy Air sourced heat pump system with traditional radiators on all floors except ground floor

Hive or Nest smart thermostats to all rooms controllable mobile phone

Provision for electric vehicle charging

EPC rating to follow

### EXTERNAL

Composite linear front door in anthracite grey with long chrome handle with either glass side panels or glass panel in door \*

Integral garage and parking for one car off street

Garage door – remote controlled linear/horizontal lines style – colour to match doors and windows

Low energy security lighting to outside areas

Cedral external cladding

Parking and extra parking available for second cars / visitors

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\*plot dependent

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We are a well-established multi-disciplined contractor delivering projects across the UK.

Whatever we do, we do it with commitment, dedication and expertise.

**c-t-s-ltd.com**



### **Our Philosophy**

We are built on a foundation of dedicated professionals, experienced and attuned to our clients' aspirations.

Our 'customer first approach' enables us to make a real contribution to the profitability of each project, delivering value and efficient results.

We quickly adapt to the competitive marketplace and supply chain whilst maintaining our high standards, and continue to build properties we can all be proud of.

### **Our Work**

Our specialist knowledge enables us to enhance and release the potential within your development - building a profitable environment for everyone.

We are committed to finding a solution to any construction problem, and have always delivered innovative resolutions to drive projects forward, as our track record demonstrates.

Our portfolio includes mixed use schemes, office, commercial, leisure and residential environments. Our involvement ranges from design to build with specialist solutions for listed buildings and properties in conservation areas.

### **Our Commitment**

Providing and maintaining very high standards of quality and workmanship is very important to us. This ethos is passed on down through the whole company and employing tradesman and subcontractors with the same aim is important for this.

We pride ourselves on the quality of the service we provide and the product we produce. As experienced Developers, we fully understand the importance of building and maintaining a strong reputation for quality with potential purchasers.

Quality is closely monitored during the project with formal inspections and sign-off made at key stages by the Site Manager. We also undertake proactive process of snagging, de-snagging and re-snagging in period leading up to handover with aim of delivering projects with absolute minimum of defects.

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