

# CLEVE WOOD

THORNBURY



My name is Tom Titherington, Chief Investment and Development Officer at Sovereign Housing Association, and I would like to take a few minutes to share our story with you.

At Sovereign, we are dedicated to creating special places. With over 20 years' experience matching people with properties, we focus on quality and sustainability to provide homes our customers want to live in, today and tomorrow.

We are a not-for-profit organisation with a social purpose – our customers, and the places and spaces they call home, are the reason we exist. This social purpose is the reason we consider ourselves to be more than a housing provider, we recognise our position as long-term custodians of our developments, our communities, and our customers.

When you invest in a home with Sovereign, it's more than just a house for you and your family – your purchase will also ensure continued housing and life opportunities for others. Profits from the sale of homes will be reinvested into quality properties, support programmes and community improvement projects for people across the south and southwest, enabling us to build homes for a brighter future.

We deliver one of the largest affordable housing programmes in the country, and work in partnership with reputable house builders, local authorities and organisations such as Homes England; who in recognition of our long-standing relationship and commitment, have entrusted us to deliver over 3,000 new homes in the southwest. Our developments – from shared ownership, social housing, and private homes – have created communities that thousands of happy customers now call home.

Cleve Wood marks our latest venture into placemaking and community building. Nestled on the leafy outskirts of sought-after Thornbury, you will find a collection of homes created with you in mind. Homes you can picture yourself enjoying now and in the future; homes in which to make memories and homes to make your mark on.

Cleve Wood is the start of our next chapter, and we hope it is for you too.



Chief Investment & Development Officer

# Put roots down in Cleve Wood

**With 14 property styles available – from spacious five-bedroom family homes, three-storey town houses, comfortable two-bedroom bungalows and everything in between – you can choose the right home for your lifestyle.**

We know how important it is for your home to reflect you – both now and in the future – and we'll guide you through the journey of choosing the home that's right for you.

Our homes vary in style and size but never in quality. From the distinguished five-bedroom Attwells, named in celebration of John Attwells who introduced free education to Thornbury in the 1700s, to the Filnore, a three-bedroom bungalow named after Filnore Woods, a local environment vital to wildlife and central to the wellbeing of the local community.

In fact, nature and wildlife are intrinsically linked at Cleve Wood. The development's design includes an area for allotments – not only for home-grown produce but also to increase biodiversity.

Natural footpaths and electric charging points means you can make positive contributions to your environment, whether you're home or away. And careful consideration has been given to preserving natural habitats – with traditional bird boxes, sparrow terraces and bat boxes woven into the green landscape of this flourishing new neighbourhood.





Street scene depicts The Yate (3-bedroom detached bungalow),  
The Attwell (5-bedroom detached house) and The Stafford (5-bedroom detached house).



# A warm welcome to Thornbury

**There's an infectious community spirit that runs through the heart of Thornbury. It flows through the independent businesses which have made this characterful town their home and ensures a warm welcome to customers from near and far.**

A thriving market town with a village feel, Thornbury's personality is relaxed yet vibrant, casual but classy, and very family-friendly. It has an abundance of excellent schools – with two large secondary schools, plus an 'outstanding' school dedicated to children with severe learning difficulties.

Thornbury is blessed with plentiful lush green space, perfect for families to get a breath of fresh air, or to clear your mind after a day working from home. Stretch your legs in Filnore Woods – known as Thornbury's

community woodland – which offers diverse wildlife habitats or spend a sunny afternoon at **Mundy Playing Fields** which is cherished by the local community and boasts an impressive play area and splash pad to keep the children entertained.

With the Severn Estuary as a neighbour, it's no wonder sailing is a popular Thornbury pastime. Surrounded by outstanding natural beauty and offering tidal sailing, **Thornbury Sailing Club** offers organised sailing for dinghies and cruisers all year round. With spectacular views from the clubhouse, this friendly club actively welcomes new members.

Find luxury on your doorstep inside the striking stone walls of **Thornbury Castle**. Now a lavish Relais & Chateaux retreat, this hotel oozes opulence – think 1520s grandeur combined



with 21st century contemporary comforts. Stay in the very same bedchamber once slept in by King Henry VIII and Ann Boleyn, or savour the award-winning British inspired cuisine served in the regal dining rooms.

The people of Thornbury are a creative crowd, and the town is home to many craftspeople and artists. At the **Art Barn** – a lovingly restored piggery now host works by local artists, makers and creators of all styles – you can view and purchase incredible local art, or simply sit, relax and contemplate with a coffee.

If your four-legged friend needs the security of an exclusive environment where they won't meet other dogs or people, **Larches Paw Paddock** dog walking fields offer the freedom your pup deserves. With excellent facilities and stimulation for your pet, it's the perfect setting for your dog to run free; safe and secure.

More than just a gym, **Elite Fitness** have a firm focus on customer service and offer a truly personal approach. Offering a well-equipped gym and a whole host of classes, personal training sessions and nutrition consultations, they have the resources and expertise to help you achieve your goals.

Thought to be among some of the oldest allotments in the country, established in 1546, **Daggs Allotments** are embedded in the history of Thornbury. This horticultural haven of 120 plots, flourishing with fruits, vegetables and flowers, are enjoyed by locals who see it just as much about relaxation and mental restoration as about growing great produce.

# A vibrant community

**It's easy to understand Thornbury's appeal. An ideal blend of independent stores and a welcoming community surrounded by scenic locations, means this flourishing market town is a popular place to make your mark.**

Take Thornbury's setting – with Bristol to the south, Gloucester to the north, easy access to the M4 and M5 whilst being surrounded by glorious countryside. Add to that the town's unique character: a mix of historical charm, bustling shops, independent eateries, an active arts scene, excellent schools and inclusive community spirit. Thornbury really does provide the perfect package.

Coffee fans flock to the **Bristol Coffee Co**, who lovingly roast and grind their own ethically sourced beans for you to enjoy at home – whether you prefer freshly ground coffee, bags or pods.

The **Thornbury Deli**, famed for its home-baked sausage rolls and quiches, is a foodie heaven. As well as breakfast, brunch and lunch, the deli also prepares tasty afternoon teas which can be delivered to your door. Pick up an edible treat as a gift for others, or select artisan cheeses, olives and antipasti to make up your own sharing platter.

For a fine dining experience, **Ronnie's** is a neighbourhood favourite. Passionate chefs combine seasonal ingredients with a flair for fabulous food to create inventive dishes – whether a gourmet tasting menu, casual grazing, or a sumptuous family Sunday lunch.

On the other end of the scale, though arguably as tasty, you'll find **Parky's Chippy** – hailed as the best chippy in Thornbury, and the queues outside this popular fish & chip shop vouch for it. Housed in a Victorian register office adorned with bountiful hanging baskets, it has to be the prettiest chippy around too.

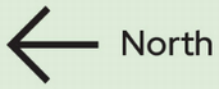
'It's six o'clock somewhere' is the family motto of the owners of **6 O'clock Gin**, who like to have a refreshing tippie when the clock strikes six. Embark on a distillery tour and discover the secrets of how they create strikingly smooth artisan gins, handcrafted in small batches using the finest botanicals and natural ingredients – and of course, sample the gin.

**The Royal George** is an ever-popular family pub in the heart of Thornbury, with a welcoming atmosphere, warm and friendly staff, great gastro food and a walled garden – perfect when popping for drinks with friends or settling down to a traditional family supper.





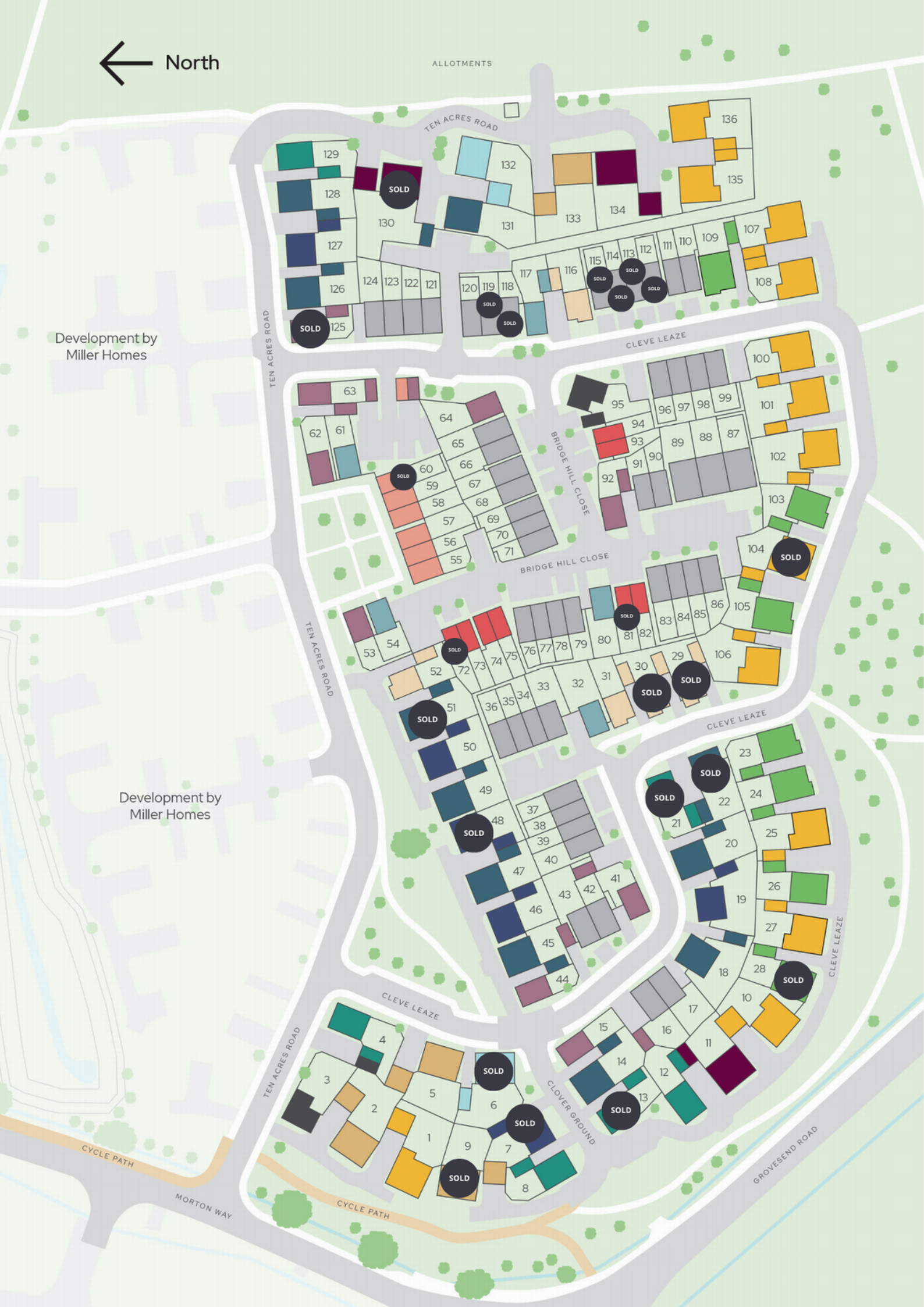




ALLOTMENTS

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# There's no place like home

At Cleve Wood, there's a home for everyone. Whether you're looking for a spacious five-bedroom family home, a contemporary three-storey town house or a comfortable two-bedroom bungalow, we'll guide you through the journey of choosing the home that's right for you and your lifestyle.

Our beautifully imagined homes vary in style and size as we know how important it is for your home to reflect you – both now and in the future.

## Key

	<b>The Cooper</b>		<b>The Mundy</b>		<b>The Acton</b>
	<b>The Filnore</b>		<b>The Riddiford</b>		<b>The Clare</b>
	<b>The Severn</b>		<b>The Bockenham</b>		<b>The Stafford</b>
	<b>The Armstrong</b>		<b>The Howard</b>		<b>The Attwell</b>
	<b>The Yate</b>		<b>The Tytherington</b>		<b>Affordable homes</b>



2 bedroom house  
636 sq ft.

**Plots**  
72, 73, 74,  
75, 81, 82,  
93, 94

## The Cooper

French doors from the kitchen-diner lead out into the garden in this contemporary two-bedroom home. A staircase from the living room rises up to the light and airy double bedrooms and bathroom, with the flexibility to utilise one bedroom as a study.



2 bedroom bungalow  
857 sq ft.

**Plots**  
23, 24, 26,  
28, 103, 105,  
109

## The Filnore

This two-bedroom bungalow is dressed in natural light, flooding in from large front windows and French doors opening out to the garden. With a generous living room, spacious kitchen-diner, and two double bedrooms - this welcoming home offers modern living with plenty of space.



3 bedroom house  
956 sq ft.

**Plots**  
32, 54, 61,  
80, 117

### The Severn

Boasting a bright and stylish open-plan kitchen-diner with French doors leading to the garden, and a spacious comfortable lounge, The Severn is perfectly planned for modern living. The bedroom layout offers flexible space for a nursery or home office, while the principal bedroom features an en-suite and integrated storage.



3 bedroom house  
1,016 sq ft.

**Plots**  
15, 41, 44,  
53, 62, 63,  
64, 92, 125

### The Armstrong

Filled with natural light, The Armstrong features a traditional bay window in the dual-aspect living room, while French doors in the bright dining-kitchen bring the outside in. The generously-sized landing leads to three bedrooms, the principal of which is double-aspect to create a light and airy retreat.



3 bedroom bungalow  
1,018 sq ft.

**Plots**  
1, 10, 25, 27,  
100, 101, 102,  
104, 106,  
107, 108, 135,  
136

### The Yate

A 20ft open-plan kitchen-diner delivers the wow-factor in this light and spacious bungalow. Single-storey homes often feature generous living spaces, and The Yate doesn't disappoint – the airy living room boasts a bay window, the principal bedroom benefits from an en-suite shower room, and two further bedrooms provide flexible options for home working.



3 bedroom house  
1,102 sq ft.

**Plots**  
29, 30, 31,  
52, 116

### The Mundy

With French doors in both the living room and the spacious kitchen, The Mundy is flooded with daylight and is carefully connected with the outside space. The principal bedroom offers an en-suite shower room, while bedroom three boasts twin windows and all-important storage.



3 bedroom house  
1,287 sq ft.

**Plots**  
55, 56, 57,  
58, 59, 60

### The Riddiford

This stylish three-storey townhouse offers the perfect setting for social gatherings, with a modern open-plan ground floor featuring French doors to the garden. The Riddiford has three bedrooms, and the second floor principal bedroom, with its en-suite bathroom, provides a peaceful sanctuary.



4 bedroom house  
1,297 sq ft.

**Plots**  
3, 95

### The Bockenham

Spacious and exceptionally light, The Bockenham boasts elegant French doors in both the living room and the family kitchen – and each of the main downstairs rooms are dual aspect, letting natural light flood in. Of the four good-sized bedrooms, the principal bedroom features an en-suite and bedroom two is also dual aspect.

Full porch to plot 3, canopy to plot 95.



4 bedroom house  
1,785sq ft.

**Plots**  
**6, 132**

### The Howard

Whether working from home in the elegant study, hosting a party in the open-plan living and dining areas (which can be closed off to create individual snug spaces), or relaxing in the luxurious principal bedroom, this impressive four-bedroom home provides the perfect package.



4 bedroom house  
1,408 sq ft.

**Plots**  
**4, 8, 12, 13,  
21, 129**

### The Tytherington

With light spilling in through dual-aspect windows in the kitchen, the study and two of the bedrooms, there's no doubt The Tytherington offers sunny, spacious family living. A large bay window in the living room and French doors in the dining area provide attractive features, while a galleried landing leads to the principal bedroom complete with en-suite.



4 bedroom house  
1,448 sq ft.

**Plots**  
**7, 19, 46, 48,  
50, 127**

### The Acton

Classical in design but perfectly suited to modern family life, The Acton's heart of the home is its welcoming kitchen, complete with garden access and practical separate laundry. Two of the four bedrooms are en-suite, and one features a fabulous dressing room.



4 bedroom house  
1,524 sq ft.

**Plots**  
**14, 18, 20,  
22, 45, 47,  
49, 51, 126,  
128, 131**

### The Clare

Contemporary family living at its best, The Clare offers subtly divided open-plan living space. A stylish breakfast bar separates the cleverly designed kitchen from the light-filled leisure area which leads on to the garden; and two of the four bedrooms offer en-suites.



5 bedroom house  
1,885 sq ft.

**Plots**  
**2, 5, 9, 133**

### The Stafford

An impressive home, perfect for entertaining – The Stafford offers spacious, luxurious living. Closing or opening the double doors between the living and dining rooms can effortlessly alter ambience, while the conservatory-style breakfast area, galleried landing and sumptuous dressing room ensure this five-bedroom home has the wow-factor.

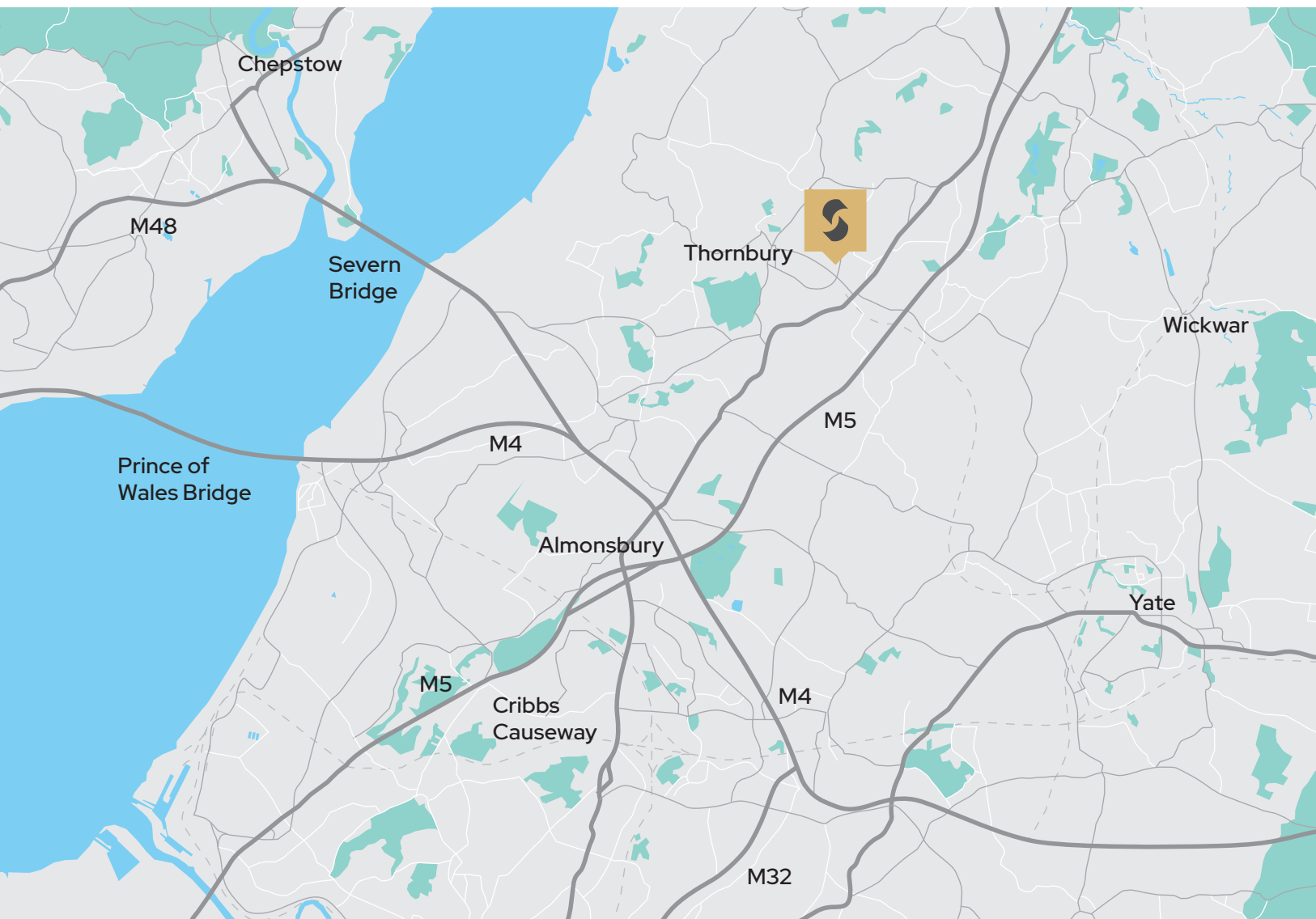


5 bedroom house  
2,130 sq ft.

**Plots**  
**11, 130, 134**

### The Attwell

Gather round the sleek kitchen island and enjoy garden-views through bi-fold doors in this light and elegant five-bedroom family home, which features traditional architecture, twin bay windows, French doors and two en-suites.



# Effortless connections

We understand the importance of a well-connected home. Journeys are made that little bit easier when your neighbourhood is served by excellent road networks – Cleve Wood is just four miles from the M4/M5 intersection; it's a 25-minute drive to Bristol, 40 minutes to Newport, while in 45 minutes you can reach Gloucester.

When you need to let the train take the strain, Bristol Parkway station is a 20-minute drive offering connections nationwide; if flying further afield, Bristol Airport is under an hour away. Thornbury is also well-served by a number of bus routes, or take to two-wheels on South Gloucestershire's cycle network for an eco-friendly and healthy way to travel.



Walking from Cleve Wood

- **Larches Paw Paddock – 9 mins**
- **Streamleaze Park – 11 mins**
- **Thornbury High Street – 20 mins**
- **Royal George – 24 mins**



Driving from Cleve Wood

- **Tesco Superstore – 4 mins**
- **The Castle School – 5 mins**
- **The Mall, Cribbs Causeway – 20 mins**
- **Bristol Temple Meads Station – 31 mins**



Cycling from Cleve Wood

- **Filnore Community Woodlands – 6 mins**
- **Elite Fitness – 7 mins**
- **Mundy Playing Fields – 9 mins**
- **Thornbury Leisure Centre – 9 mins**
- **Old Down Country Park – 18 mins**



Train from Bristol Temple Meads Station

- **Bath – 16 mins**
- **Gloucester – 53 mins**
- **Cardiff – 52 mins**
- **Exeter Central – 1 hr 8 mins**
- **London Paddington – 1 hr 35 mins**

# Be part of the story

Discover an insight in to what makes the spirit of Thornbury so special, while our interiors expert explains why a new home can be the perfect place to make your mark.





**Andrew Henry, founder of the interiors company bearing his name, has designed the inspiring show homes at Cleve Wood. Here, he shares his advice on styling your new home, and the importance of homes which can adapt with your lifestyle.**

One of the attractions of a new build like Cleve Wood is the fresh neutral canvas – a perfect starting point to begin making your own impact. As designers, our job is to create a cohesive show home, but real life isn't like that. When you're thinking about the interior of your new home, don't try to tackle it all at once – my advice is to break it down, do one room at a time and really enjoy it.

Our brief from Sovereign was great – they've really taken the time to understand their buyers – and we've worked hard to tell a story through the show homes at Cleve Wood that will appeal to those customers.

Our job was to bring the rooms to life, and show their different purposes. It's important to consider how homes work for people not just today, but also in the future – part of our role was to show how a family could adapt their home over time, changing the way they use rooms to suit their lifestyle.

We also looked to Thornbury for inspiration – it has a strong sense of belonging, and we've woven the community aspect through the show homes, even down to the detail of local activities posted on the kitchen noticeboard. It's important that homes have a relationship with the local area, and we've incorporated country influences to connect to the immediate surroundings.

I hope our interiors have provided inspiration for people – helping them to make their mark, to tell the story of their lives, and to enjoy living in Thornbury, hopefully for many years to come.

# It's what makes Thornbury special



**Jo Preece, owner of Jolies Fleurs florist in the heart of Thornbury, has lived and worked in the area for more than 20 years. We asked her to describe what makes her job in this flourishing market town so special.**

There's never a dull moment in my job – always a story to be told while a bouquet is created, and there's laughter; lots of laughter. I see so many types of customers, from a six-year-old coming in to choose a posy for their mum's birthday, to a 90-year-old selecting flowers for their 70th wedding anniversary.

As a florist, I have a connection with the community. I'm there at the beginning of life, and sadly at the end of life too – and all the bits in between, sometimes magical and sometimes difficult. But that idea of being able to give something to someone and make them smile, that's what it's all about.

Why did I choose to set up my business here? I was a teacher, but felt I had another adventure in me – and I chose Thornbury because it's a growing community with strong roots, and a collection of locals who appreciate flowers, gardening and giving.

The town is vibrant all year round – but for me it really comes to life at Christmas, with beautiful window displays and magical lights, and again in the summer during Thornbury in Bloom when the whole town is bursting with colour.

There's a relaxed vibe, a friendly nature, and we all support each other. Community spirit is so important here, encouraging wellbeing and championing all sorts of lifestyles. Individuality is embraced, and the whole town is inclusive. It's what makes Thornbury special.

# Find your place to flourish



**Jennifer Newland has lived in Thornbury for just over a year and works at popular neighbourhood bar and café Hawkes House. She tells us what she enjoys about life in Thornbury and how her job helps her engage with the community.**

Hawkes House feels like the hub of the community. We have all sorts of guests who come in: young and old, mothers with babies, community groups, people who pop in for a quick lunch, others who spend all afternoon working on their laptop.

We have a relaxed ambience here and I love getting to know our regular customers – it's always nice to see them when I'm out and about and wave hello. Hawkes House is like a family, I really do enjoy coming to work.

When I'm not working, I like to take my kids to the countryside – there are lots of lovely local walks for the dog, and we visit Thornbury's leisure centre too. We enjoy trying out all the different places to eat in the area, there's a really wide range of cafes, pubs and restaurants, and we go to the cinema in nearby Yate.

I also like shopping, and it's not far to go to Bristol or the Mall at Cribbs Causeway for all the big brands. But Thornbury feels unique as we have a lot of brilliant independent businesses that you don't always find in other towns – it has a real individual feel about it. It's a personal place to shop, a little bit different to the norm. It is a great place to be.

Discover more  
[clevewood.co.uk](http://clevewood.co.uk)



Sovereign Development Ltd, part of Sovereign Housing Association, is charitable.