



Strawberry Mews

Yatton
North Somerset

2, 3 and 4
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

In this brochure

Why Strawberry Mews?
Your Development
Our Homes
Specification
Contact Us

3
4
5
17
18



Here's why...

To make a home in a beautiful, tree-lined new neighbourhood on the semi-rural edge of the village of Yatton, a few minutes' walk from shops, pubs and takeaways and just half an hour's drive from cosmopolitan, vibrant Bristol. Enjoy fresh local produce from monthly markets and walking or cycling along the celebrated nine-mile long Strawberry Line that edges the development, all within two hours of London by rail.

Why Strawberry Mews?

Strawberry Mews
St Modwen Homes

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



Your Development...

Explore our Strawberry Mews development and check out what we have to offer.

The Wilfred	(774)	
2 bedroom home	page 5	
The Nina	(776)	
2 bedroom home	page 6	
The Houghton	(909)	
3 bedroom home	page 7	
The Mirin	(933)	
3 bedroom home	page 8	
The Thea	(934)	
3 bedroom home	page 9	
The Theo	(974)	
3 bedroom home	page 10	
The Kea V1	(1016)	
3 bedroom home	page 11	
The Kea V2	(1016)	
3 bedroom home	page 12	
The Edwena	(1021)	
3 bedroom home	page 13	
The Barlow	(1362)	
4 bedroom home	page 14	
The Garnet	(1454)	
4 bedroom home	page 15	
The Mayne	(1752)	
4 bedroom home	page 16	
Affordable Housing		

2, 3 and 4
bedroom homes

Strawberry Mews
St Modwen Homes



The Wilfred

774 sq. ft.

2 Bedrooms
2 En-Suite Bathrooms
Terraced and
Semi-Detached

Strawberry Mews
St Modwen Homes

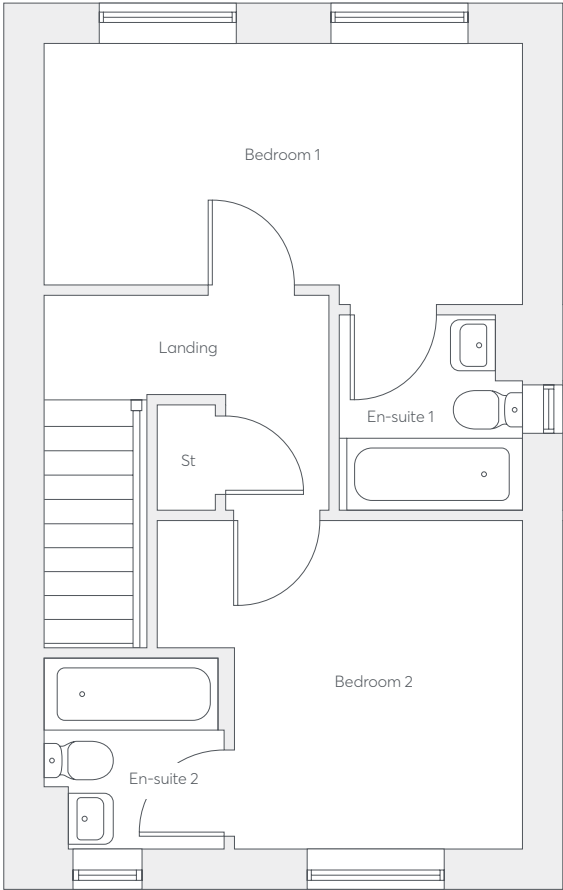
Key Features

- Living/dining room with French doors to garden
- Kitchen/breakfast room
- Downstairs WC
- Two bedrooms with en-suite bathrooms
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

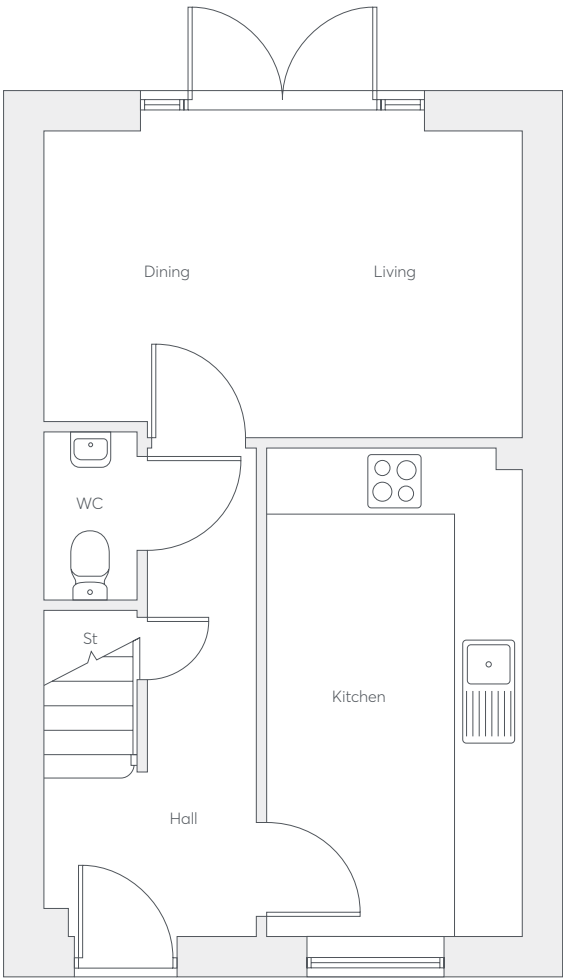
First Floor

- Bedroom 1**
2.53m x 4.64m
8'4" x 15'2"
- En-Suite 1**
1.90m x 1.78m
6'3" x 5'10"
- Bedroom 2**
3.18m x 2.78m
10'5" x 9'2"
- En-Suite 2**
1.84m x 1.76m
6'0" x 5'9"



Ground Floor

- Living**
2.98m x 2.56m
9'9" x 8'5"
- Kitchen**
4.72m x 2.48m
15'6" x 8'1"
- Dining**
2.83m x 2.07m
9'3" x 6'10"
- WC**
1.64m x 0.92m
5'4" x 3'0"



Find this
home on
the siteplan

Please speak to the sales consultant
for more details and clarification
of the kitchen layout and design



The Nina

776 sq. ft.
 2 Bedrooms
 2 Bathrooms
 Terraced and
 Semi-Detached

Strawberry Mews
 St Modwen Homes

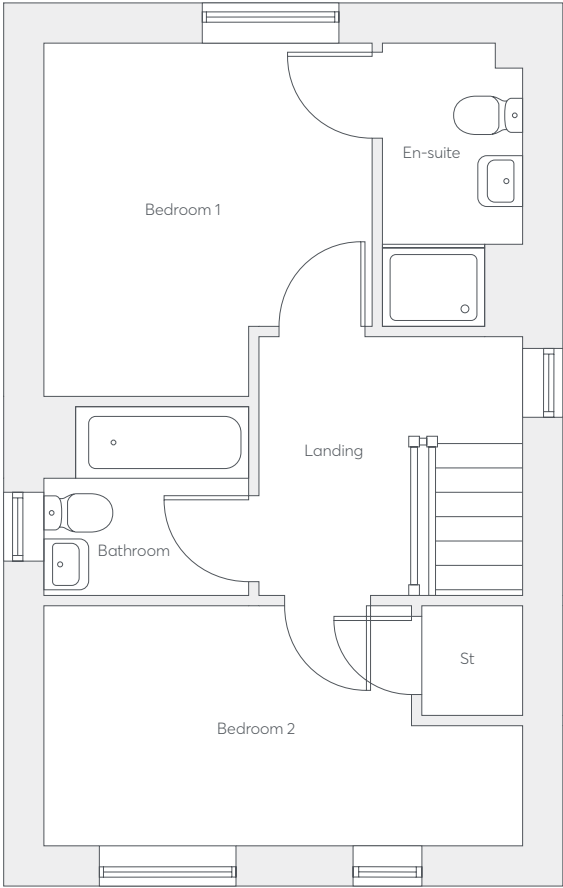
Key Features

- Living room with French doors to garden
- Open plan kitchen and dining room
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Full height window to bedroom two
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

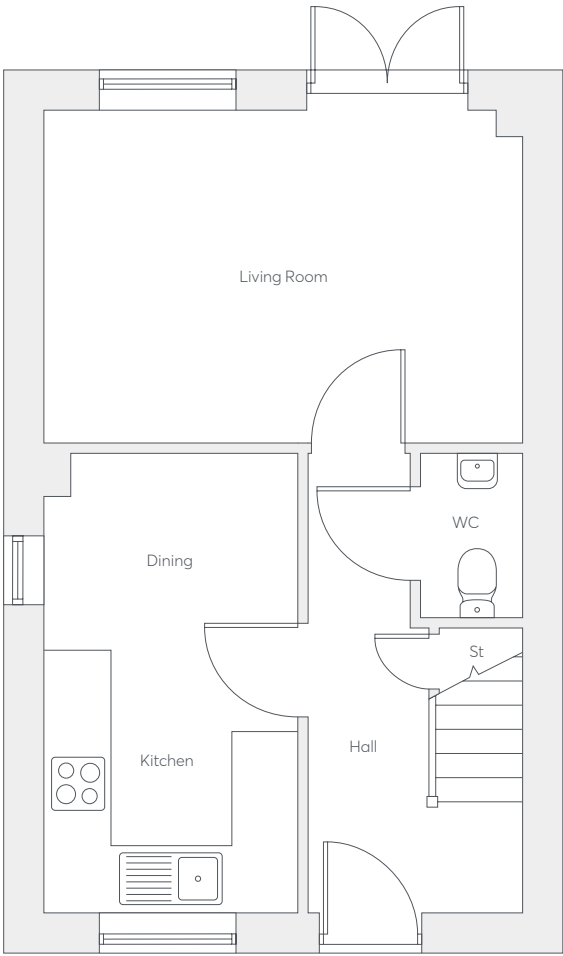
First Floor

- Bedroom 1**
 2.76m x 3.18m
 9'1" x 10'5"
- En-Suite**
 2.76m x 1.36m
 9'1" x 4'6"
- Bedroom 2**
 2.33m x 4.64m
 7'8" x 15'2"
- Bathroom**
 1.85m x 1.99m
 6'1" x 6'6"



Ground Floor

- Living Room**
 3.24m x 4.64m
 10'7" x 15'2"
- Dining**
 1.91m x 2.46m
 6'3" x 8'1"
- Kitchen**
 2.55m x 2.46m
 8'4" x 8'1"
- WC**
 1.60m x 0.99m
 5'3" x 3'3"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Houghton

909 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with French doors to garden
- Utility area
- Downstairs WC
- Family bathroom
- En-suite main bedroom
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

First Floor

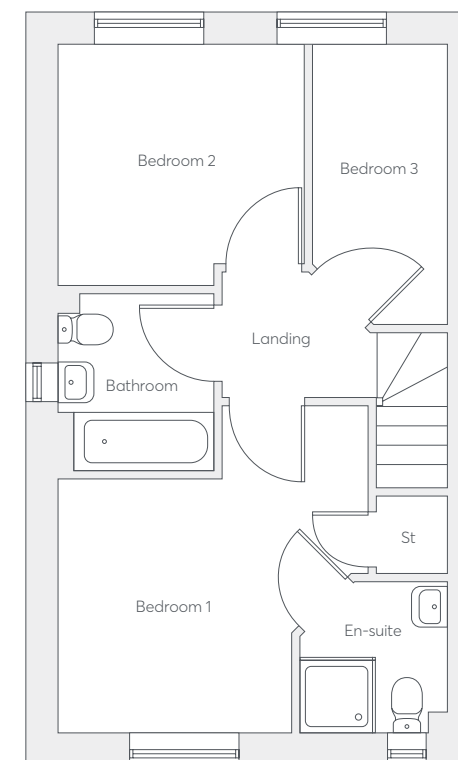
Bedroom 1
3.77m x 3.79m
12'5" x 12'9"

En-Suite
1.80m x 1.91m
5'11" x 6'3"

Bedroom 2
3.01m x 2.70m
9'10" x 8'10"

Bedroom 3
1.92m x 3.42m
6'4" x 11'2"

Bathroom
1.70m x 1.98m
5'7" x 6'6"



Ground Floor

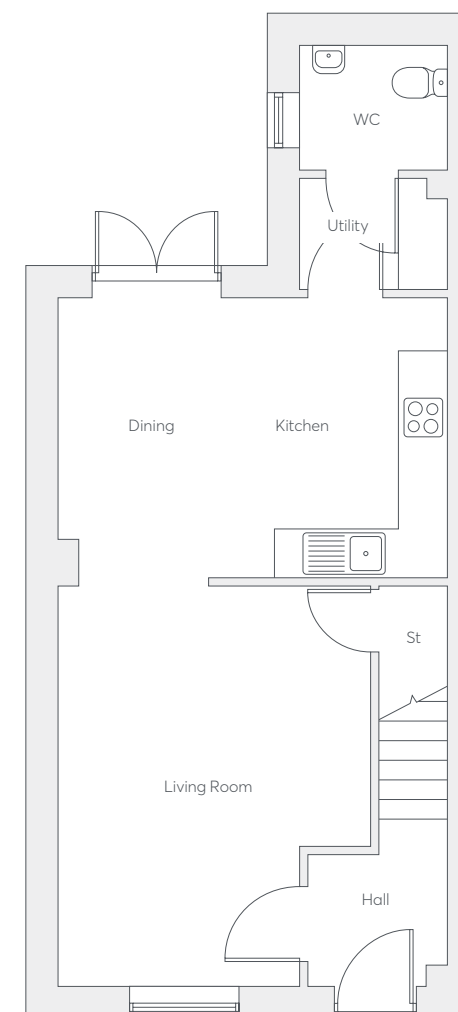
Living Room
4.84m x 3.79m
15'11" x 12'5"

Dining
3.42m x 2.28m
11'2" x 7'6"

Kitchen
3.42m x 2.45m
11'2" x 8'0"

Utility
1.84m x 1.81m
6'0" x 5'11"

WC
1.81m x 1.02m
5'11" x 3'4"





The Mirin

933 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Open-plan kitchen dining room with French doors to garden
- Living room with dedicated study area
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

First Floor

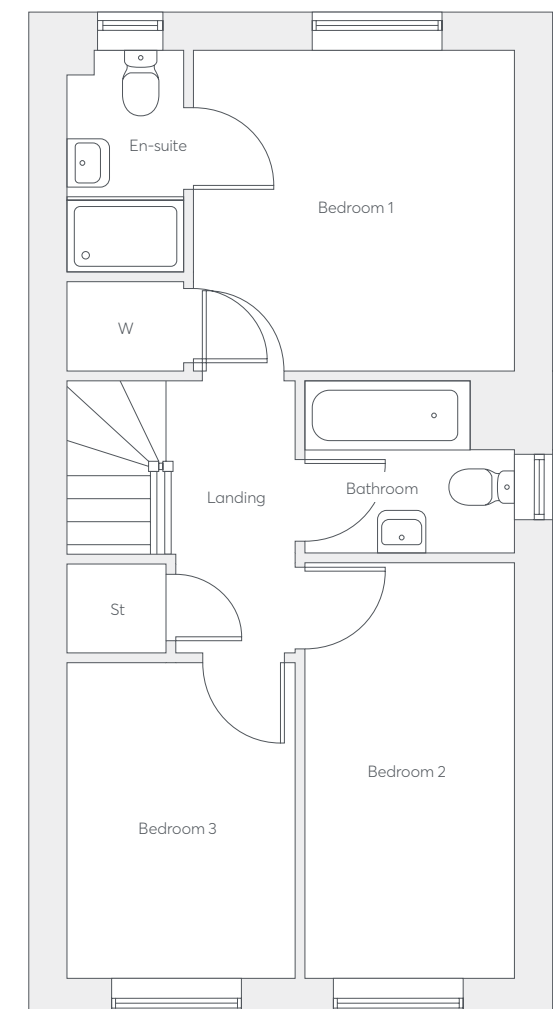
Bedroom 1
3.27m x 3.28m
10'9" x 10'9"

En-Suite
2.27m x 1.20m
7'5" x 3'11"

Bedroom 2
4.24m x 2.15m
13'11" x 7'1"

Bedroom 3
3.23m x 2.33m
10'7" x 7'8"

Bathroom
1.77m x 2.15m
5'10" x 7'1"



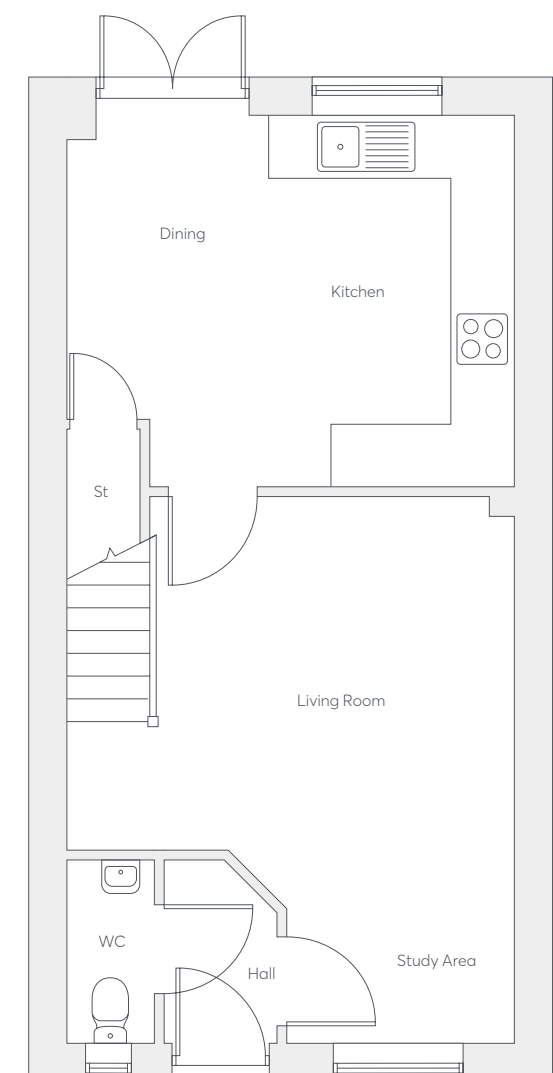
Ground Floor

Living Room
5.57m x 4.57m
18'3" x 15'0"

Kitchen
3.81m x 2.69m
12'6" x 8'10"

Dining
3.81m x 1.89m
12'6" x 6'2"

WC
1.87m x 0.90m
6'2" x 2'11"



Strawberry Mews
St Modwen Homes

Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Thea

934 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Open plan kitchen/dining room with French doors to garden
- Utility room with back door
- Downstairs WC
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage

First Floor

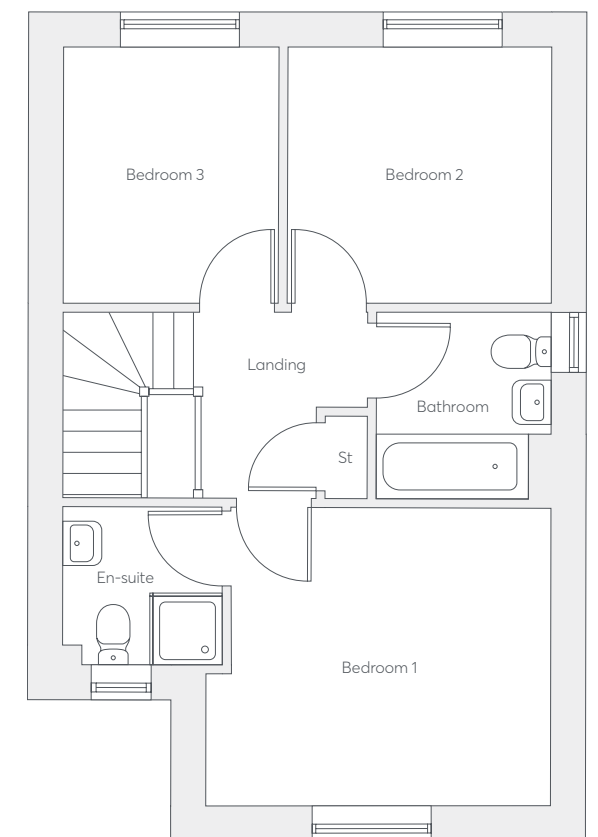
Bedroom 1
3.32m x 3.85m
10'11" x 12'7"

En-Suite
1.75m x 1.78m
5'9" x 5'10"

Bedroom 2
2.88m x 2.93m
9'5" x 9'7"

Bedroom 3
2.88m x 2.41m
9'5" x 7'11"

Bathroom
2.06m x 1.94m
6'9" x 6'4"



Ground Floor

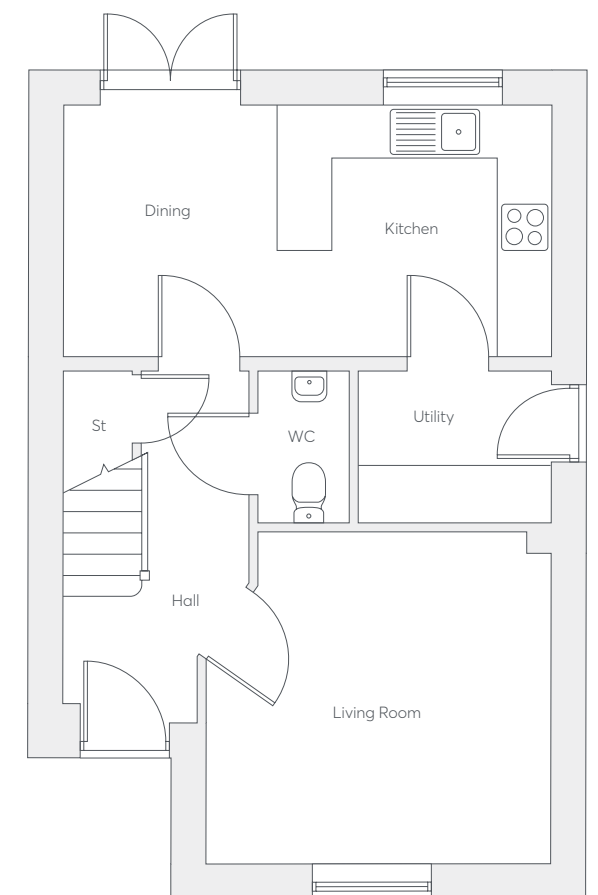
Living Room
3.70m x 3.85m
12'2" x 12'7"

Kitchen
2.82m x 3.03m
9'3" x 9'11"

Dining
2.82m x 2.40m
9'3" x 7'10"

Utility
1.71m x 2.15m
5'7" x 7'1"

WC
1.71m x 1.03m
5'7" x 3'4"





The Theo

974 sq. ft.

3 Bedrooms
2 Bathrooms
Detached and
Semi- Detached

Key Features

Open-plan kitchen dining room
with French doors to garden

Downstairs WC

Main bedroom with en-suite

Family bathroom

Double glazing and high-performance
insulation throughout

Dual aspect living

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

First Floor

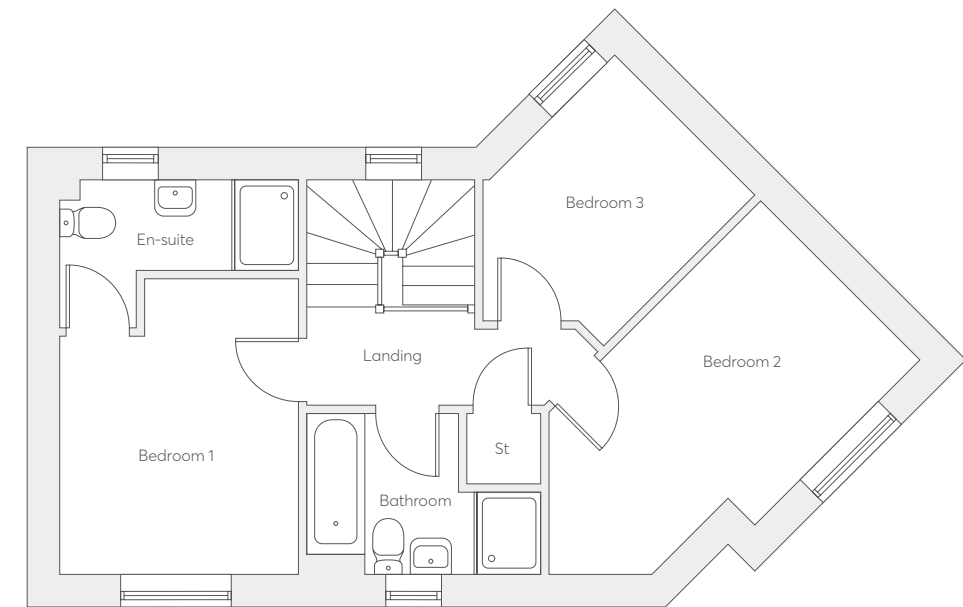
Bedroom 1
2.88m x 2.87m
9'5" x 9'5"

En-Suite
1.10m x 2.87m
3'7" x 9'5"

Bedroom 2
3.92m x 4.50m
12'10" x 14'9"

Bedroom 3
3.53m x 3.28m
11'7" x 10'9"

Bathroom
1.94m x 2.81m
6'4" x 9'3"



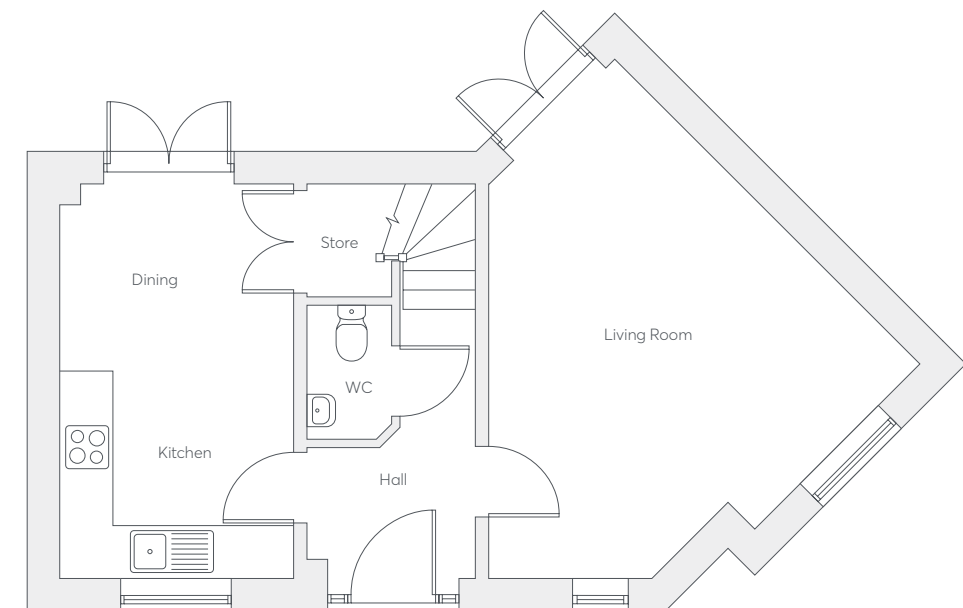
Ground Floor

Living Room
6.27m x 5.20m
20'7" x 17'1"

Kitchen
2.57m x 2.81m
8'5" x 9'3"

Dining
2.18m x 2.81m
7'2" x 9'3"

WC
1.62m x 1.03m
5'4" x 3'5"





The Kea v1

1016 sq. ft.
3 Bedrooms
2 Bathrooms
Detached

Strawberry Mews
St Modwen Homes

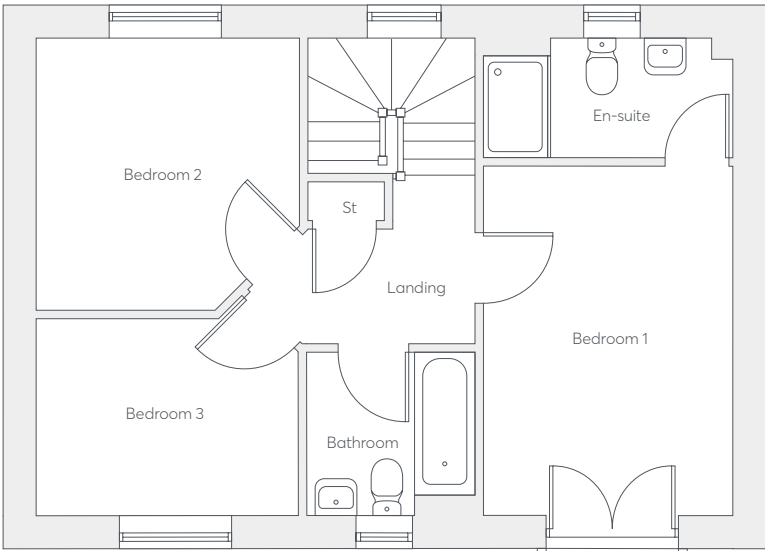
Key Features

- Dual aspect living room with French doors
- Dual aspect kitchen/dining room with french doors
- Downstairs WC
- Utility room
- Main bedroom with en-suite and Juliet balcony
- Family bathroom
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

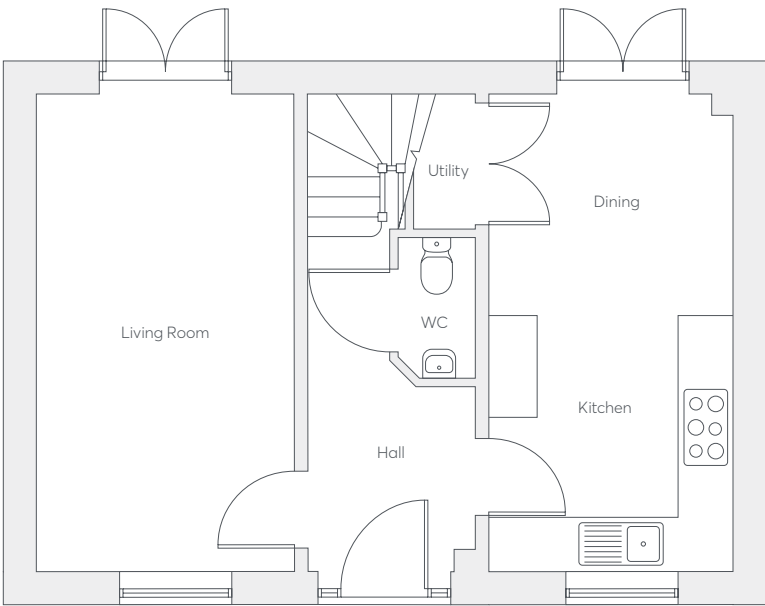
First Floor

- Bedroom 1**
4.14m x 2.96m
13'7" x 9'8"
- En-Suite**
1.43m x 2.96m
4'8" x 9'8"
- Bedroom 2**
3.23m x 3.12m
10'7" x 10'3"
- Bedroom 3**
2.33m x 3.09m
7'8" x 10'2"
- Bathroom**
2.19m x 1.99m
7'2" x 6'6"



Ground Floor

- Living Room**
5.65m x 3.06m
18'6" x 10'10"
- Kitchen**
3.02m x 2.89m
9'11" x 9'6"
- Dining**
2.62m x 2.90m
8'7" x 9'6"
- Utility**
1.61m x 0.74m
5'4" x 2'5"
- WC**
0.92m x 1.68m
3'0" x 5'6"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Kea v2

1016 sq. ft.

3 Bedrooms
2 Bathrooms
Detached and
Semi-Detached

Strawberry Mews
St Modwen Homes

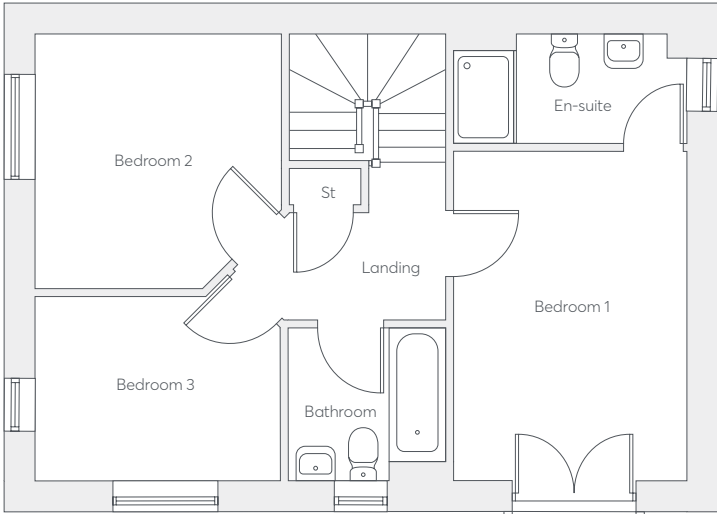
Key Features

- Dual aspect kitchen/dining room with French doors to garden
- Dual aspect living room
- Downstairs WC
- Utility cupboard
- Main bedroom with en-suite and Juliet balcony
- Dual aspect third bedroom

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

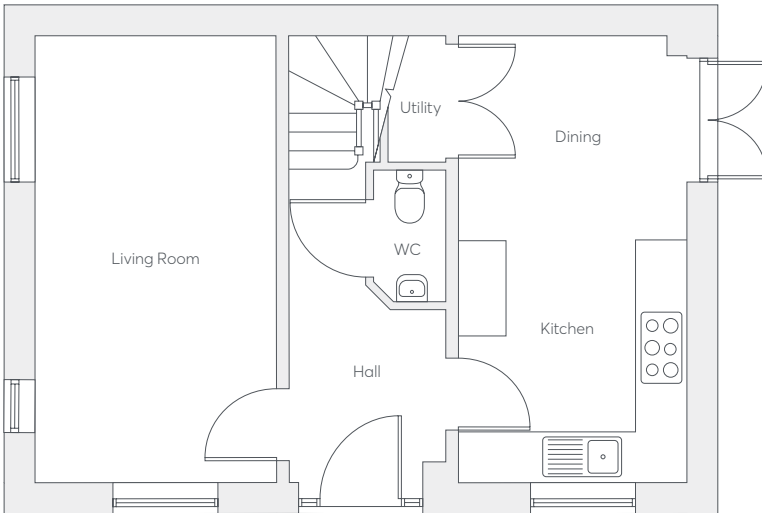
First Floor

- Bedroom 1**
4.14m x 2.96m
13'7" x 9'8"
- En-Suite**
1.40m x 2.96m
4'7" x 9'8"
- Bedroom 2**
3.23m x 3.12m
10'7" x 10'3"
- Bedroom 3**
2.33m x 3.09m
7'8" x 10'2"
- Bathroom**
1.94m x 1.99m
6'4" x 6'6"



Ground Floor

- Living Room**
5.65m x 3.06m
18'6" x 10'0"
- Kitchen**
3.05m x 2.90m
10'10" x 9'6"
- Dining**
2.60m x 2.89m
8'6" x 9'6"
- Utility**
1.61m x 0.74m
5'4" x 2'5"
- WC**
0.92m x 1.68m
3'0" x 5'6"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Edwena

1021 sq. ft.
3 Bedrooms
2 Bathrooms
Detached

Strawberry Mews
St Modwen Homes

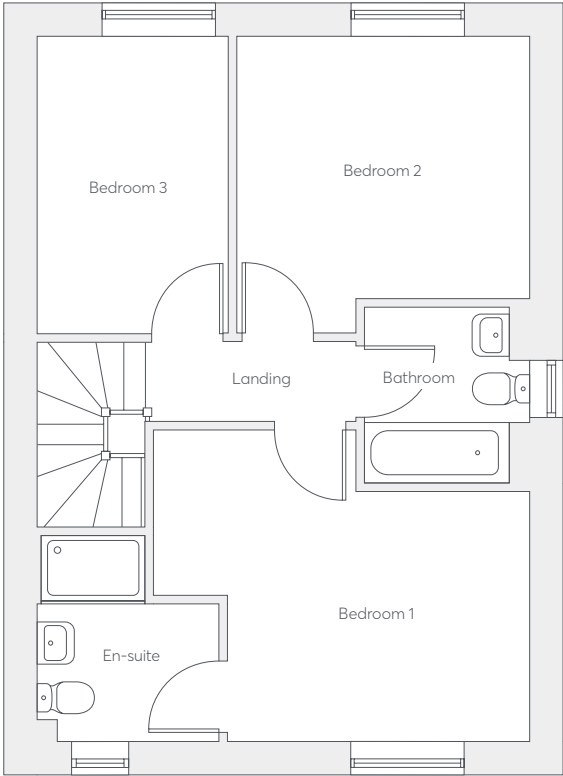
Key Features

- Kitchen/dining room with French doors to garden
- Downstairs WC
- Utility room
- Main bedroom with en-suite
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

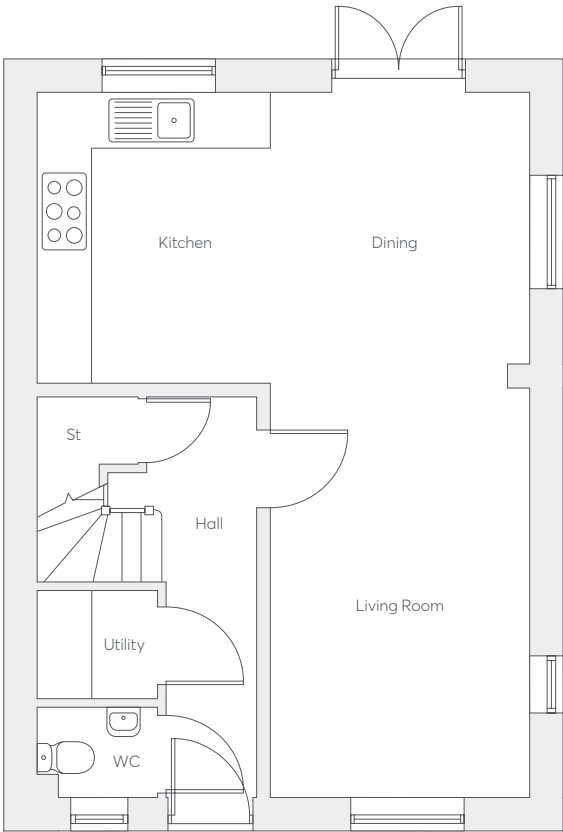
First Floor

- Bedroom 1**
3.65m x 3.53m
12'0" x 11'7"
- En-Suite**
2.41m x 2.14m
7'11" x 7'0"
- Bedroom 2**
3.47m x 3.42m
11'5" x 11'3"
- Bedroom 3**
3.47m x 2.25m
11'5" x 7'5"
- Bathroom**
2.05m x 1.93m
6'9" x 6'4"



Ground Floor

- Living Room**
4.83m x 3.03m
15'10" x 9'11"
- Kitchen**
3.41m x 2.74m
11'2" x 9'0"
- Dining**
3.41m x 3.03m
11'2" x 9'11"
- Utility**
1.28m x 1.43m
4'2" x 4'8"
- WC**
1.05m x 1.43m
3'5" x 4'8"



† Gable windows to plots 21 & 37 only

Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Barlow

1362 sq. ft.
 4 Bedrooms
 2 Bathrooms
 Detached

- Key Features

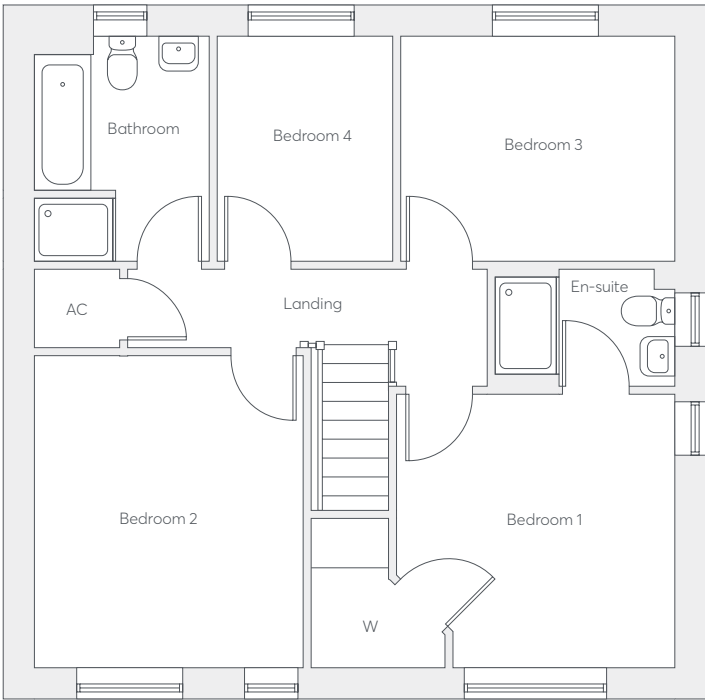
 - Open plan dual aspect living space with French doors
 - Downstairs WC
 - Utility room
 - Private study
 - En-suite bedroom with dressing room
 - Family bathroom with separate shower
 - Full gas fired central heating
 - Double glazing and high-performance insulation throughout

Strawberry Mews
 St Modwen Homes

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

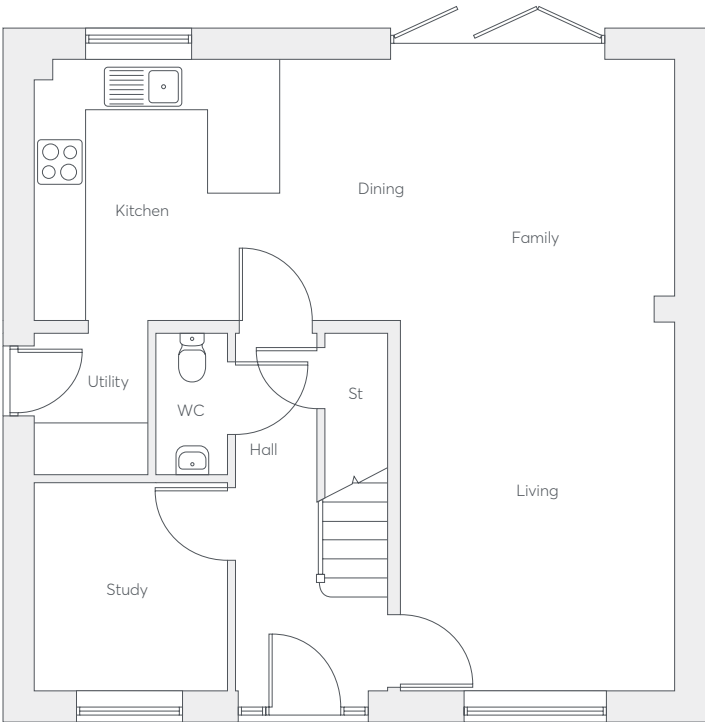
First Floor

- Bedroom 1**
 3.49m x 3.42m
 11'5" x 11'3"
- En-Suite**
 2.25m x 1.47m
 7'5" x 4'10"
- Bedroom 2**
 3.37m x 3.92m
 11'1" x 12'10"
- Bedroom 3**
 3.43m x 2.83m
 11'3" x 9'3"
- Bedroom 4**
 2.83m x 2.21m
 9'3" x 7'3"
- Bathroom**
 2.20m x 2.83m
 7'3" x 9'3"



Ground Floor

- Living**
 4.55m x 3.49m
 14'11" x 11'5"
- Kitchen**
 3.26m x 3.08m
 10'8" x 10'1"
- Dining**
 3.26m x 1.83m
 10'8" x 6'0"
- Family**
 3.26m x 3.10m
 10'8" x 10'2"
- Study**
 2.42m x 2.63m
 7'11" x 8'7"
- Utility**
 1.43m x 1.77m
 4'8" x 5'10"
- WC**
 0.91m x 1.77m
 3'0" x 5'10"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Garnet

1454 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Strawberry Mews
St Modwen Homes

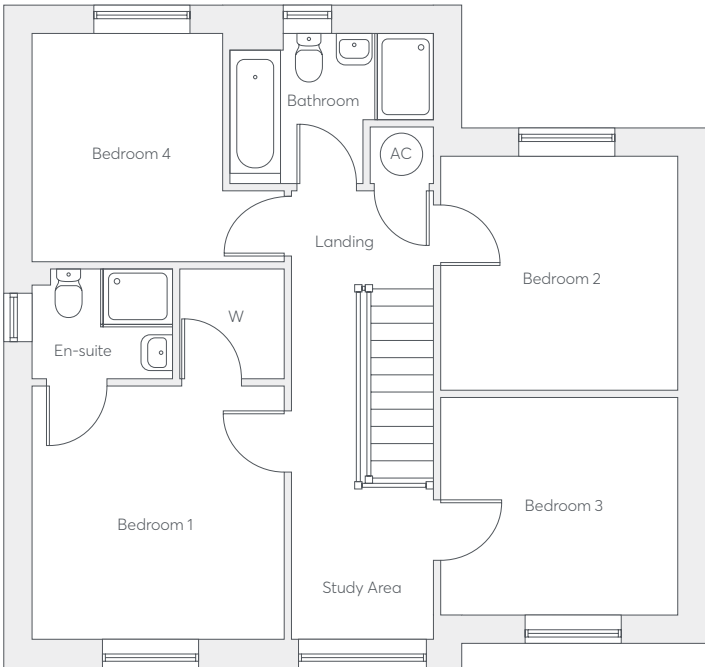
Key Features

- Dual aspect living room with French doors to garden
- Open plan kitchen/dining room with French doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

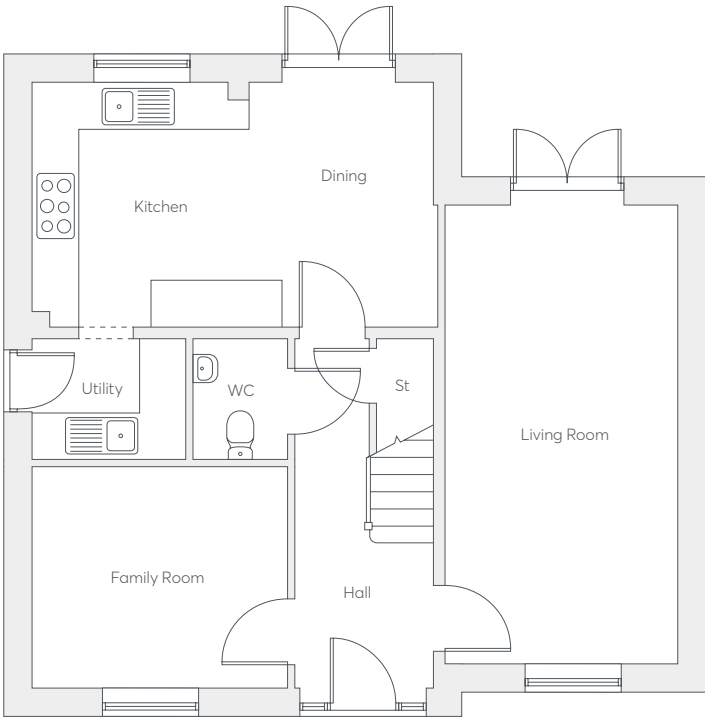
First Floor

- Bedroom 1**
3.50m x 3.46m
11'6" x 11'4"
- En-Suite**
1.94m x 1.51m
6'4" x 5'0"
- Bedroom 2**
3.23m x 3.29m
10'7" x 10'9"
- Bedroom 3**
3.00m x 3.26m
9'10" x 10'8"
- Bedroom 4**
3.13m x 2.65m
10'3" x 8'9"
- Bathroom**
2.08m x 2.79m
6'10" x 9'2"



Ground Floor

- Living Room**
6.32m x 3.23m
20'9" x 10'7"
- Kitchen**
3.58m x 3.39m
11'9" x 11'1"
- Dining**
2.02m x 3.39m
6'8" x 11'1"
- Family Room**
3.53m x 3.04m
11'7" x 10'0"
- Utility**
1.68m x 2.13m
5'6" x 7'0"
- WC**
1.31m x 1.68m
4'4" x 5'6"



† Gable window to plot 1 only

Find this home on the siteplan

Additional window to plot 1, please consult our sales consultant for more information

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Mayne

1752 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with bi-fold doors to garden
- Utility room
- Private study
- Downstairs WC
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

First Floor

Bedroom 1
3.99m x 3.50m
13'1" x 11'6"

En-Suite 1
1.40m x 2.58m
4'7" x 8'6"

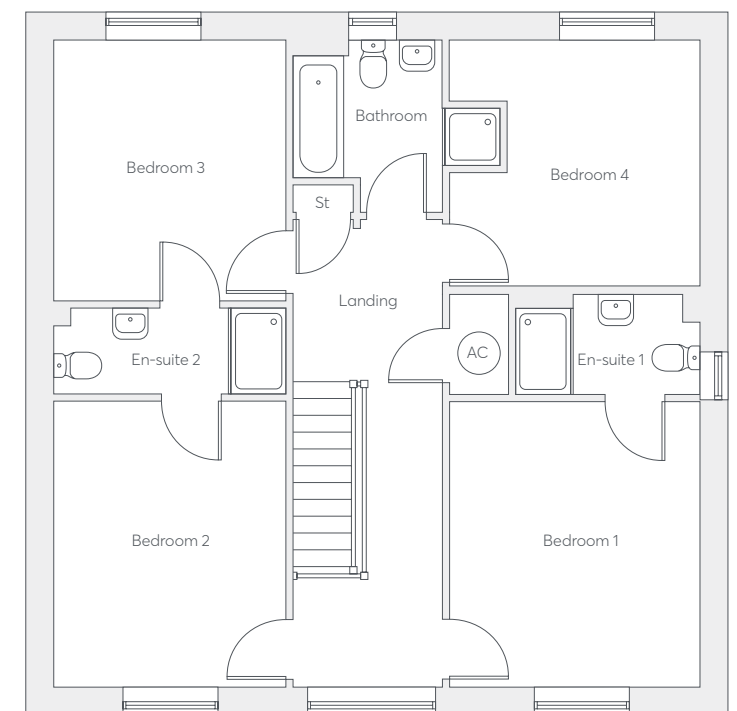
Bedroom 2
3.99m x 3.26m
13'1" x 10'8"

En-Suite 2
1.20m x 3.26m
3'11" x 10'8"

Bedroom 3
3.64m x 3.24m
11'11" x 10'7"

Bedroom 4
3.44m x 3.50m
11'3" x 11'6"

Bathroom
2.41m x 2.89m
7'11" x 9'6"



Ground Floor

Living Room
5.10m x 3.51m
16'9" x 11'6"

Kitchen
3.92m x 3.53m
12'10" x 11'7"

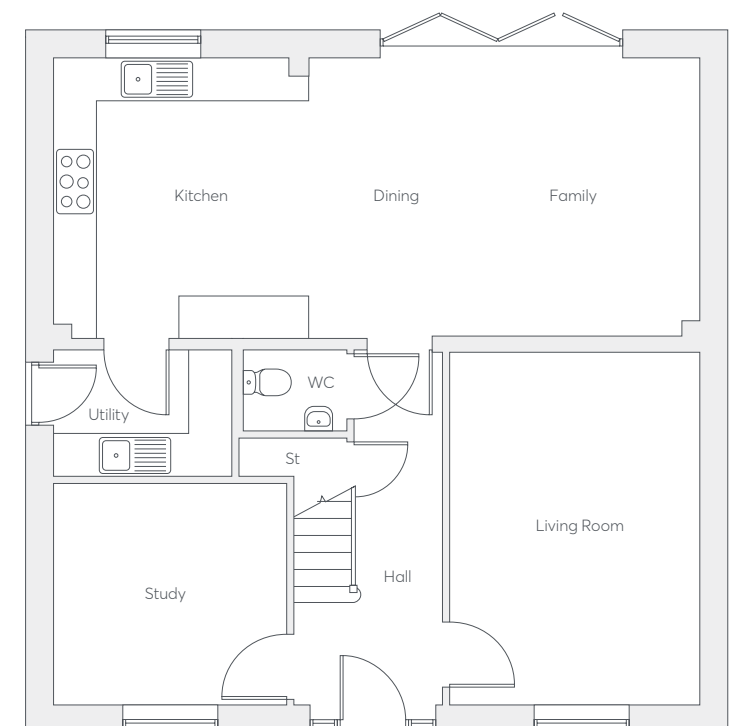
Dining
3.92m x 2.94m
12'10" x 9'8"

Family
3.92m x 2.55m
12'10" x 8'4"

Study
3.10m x 3.26m
10'2" x 10'8"

Utility
1.77m x 2.49m
5'10" x 8'2"

WC
1.13m x 1.45m
3'9" x 4'9"



Specification

Kitchen/Laundry
Contemporary style fitted kitchen with selection of colour choices
Worktop with upstand to wall
Composite single bowl sink and monobloc mixer tap
Stainless steel cooker hood and stainless steel splashback to hob
4-burner gas hob to Terraced and Semi-detached homes; 5-burner gas hob to detached homes
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED bar light to ceiling

Bathroom/En-Suite/WC
Roca contemporary style white sanitaryware with VADO monobloc tap
VADO Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

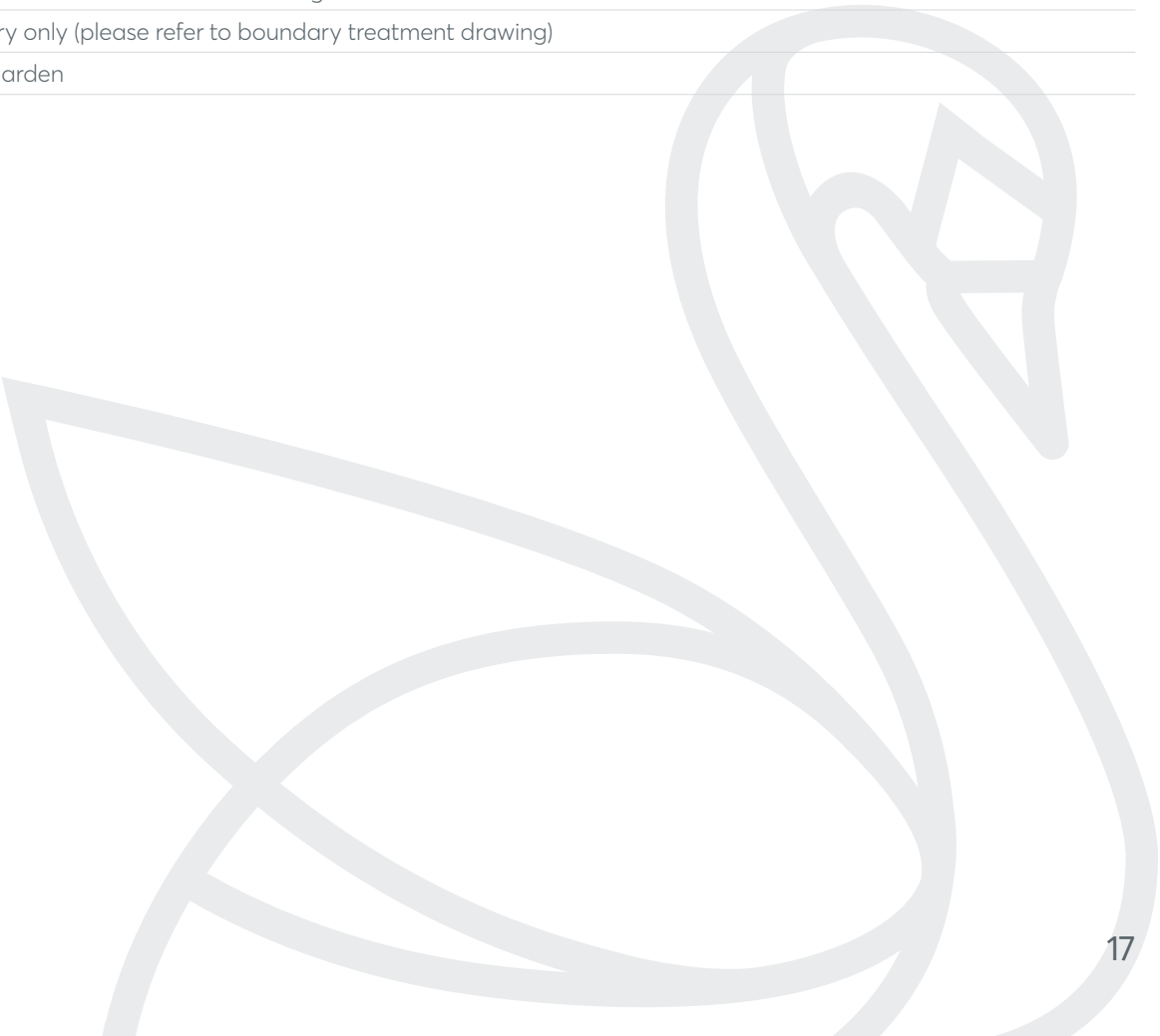
Electrical
TV socket to lounge
Telephone socket (housetypes vary - please see drawings for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket to kitchen
Power and lighting to integral garages
Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)
Battery operated carbon monoxide detectors (locations vary)
Mains wired (with battery back-up) smoke detectors

Heating
Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

Exterior
Double glazed PVCu windows
Double glazed PVCu french casement or bi-fold doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods (where shown on drawings)
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

Decorative
Square spindles and newels to staircase
Square featured skirting boards and architraves
Vertical Panel White internal doors with satin nickel finished handles
Smooth finish ceilings, painted in white
Walls painted in white matt emulsion
Woodwork painted in white satin finish

Landscaping
Turf to front garden
1.8m larch lap fencing panels or solid close-board fencing
1.8m fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden





Open daily
Thursday to
Monday

Call:
01934 784 336

Email:
strawberrymews@
stmodwenhomes.co.uk

Sat Nav:
BS49 4EU

stmodwenhomes.co.uk



St. Modwen Homes,
2 Centro Place, Pride Park,
Derby, DE24 8RF

T: 0121 647 1000
E: sales@stmodwenhomes.co.uk

Please speak to a member of
the Sales Team if you require this
brochure in an alternative format