

THE  
**SQU  
ARE**

ON JACOB STREET BS2





**Design-led attention to detail and  
specification rich homes that maximise today's  
open plan lifestyle are at the core of The Square.**

Welcome to The Square on Jacob Street









**The Square on Jacob Street,  
Bristol, BS2**

**‘thinking outside of the square.’**

Just twelve design led urban townhouses with a distinctive nod to alternative inner city living, securing a wonderful home in BS2 could be one of the easiest and exciting decisions you'll make.

From the architectural prominence of the rich brick facade to the innovative and boldly striking interior specifications, The Square is unlike any other development that Bristol has seen in recent years.

Quietly positioned around a pretty and private courtyard in the heart of Old Market having everything and more on your doorstep.





All twelve outstanding townhouses are designed both inside and out by award winning Architects and Interior designers AWW of Bristol.

An exciting and forward thinking brief has come to life at The Square and we are delighted to offer discerning buyers an opportunity to own a part of the City's rich heritage in this vibrant and creative neighbourhood.

The Square on Jacob Street - Bristol's brand new secret.

“ We're really thrilled to have worked so closely with Hawkfield Homes to deliver their vision for The Square; high quality, community focussed, inner city family living. This is a great example of how sensitive redevelopment of an urban brownfield site is helping to re-invent the concept of a vibrant mixed use city centre



David Perkin,  
Lead Architect  
and Director,  
AWW Architects



**THE SQUARE**  
Jacob Street Bristol BS2 XXX

OLD MARKET	3 MINUTE WALK
CABOT CIRCUS	6 MINUTE WALK
TEMPLE QUAY	7 MINUTE WALK
TEMPLE BRIDGE	7 MINUTE WALK
CASTLE PARK	9 MINUTE WALK
CITY CENTRE	16 MINUTE WALK
TEMPLE MEADS	13 MINUTE WALK
WAPPING WHARF	25 MINUTE WALK

SOURCE GOOGLE MAPS

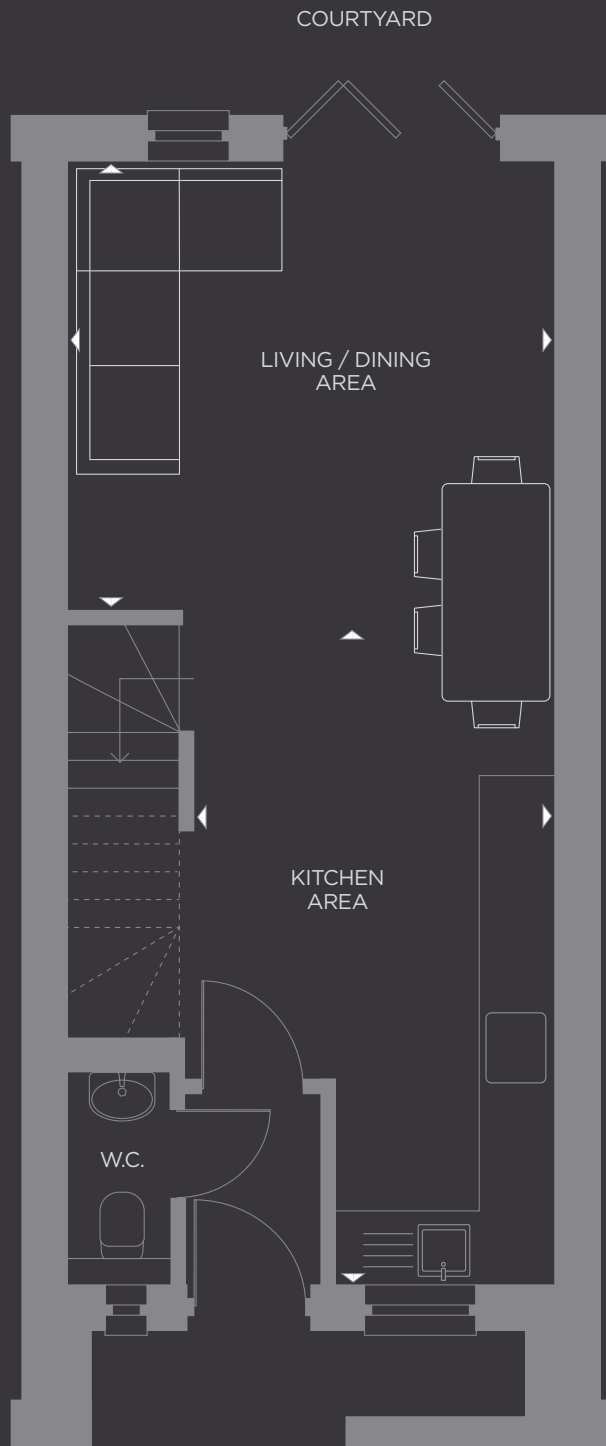




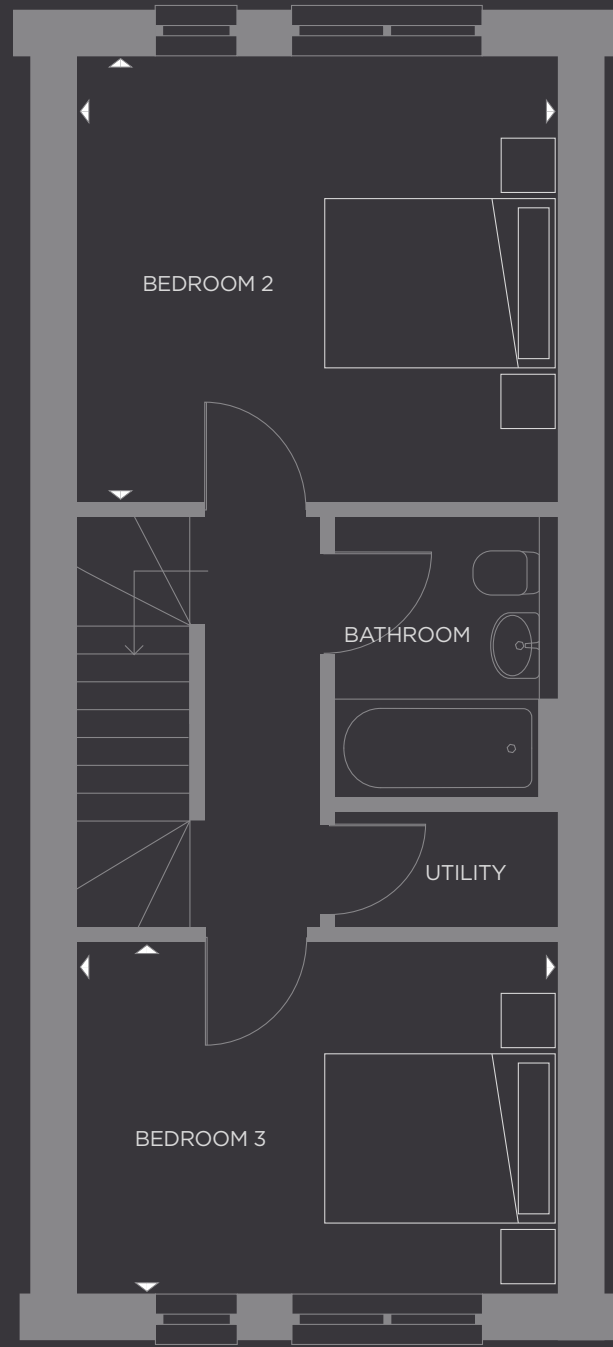


Bespoke cabinetry, beautiful solid worktops and top of the range integrated appliances combined with a stunning floor to ceiling showcase larder with open shelving – a showstopper of an open plan kitchen effortlessly opening onto private courtyard gardens.

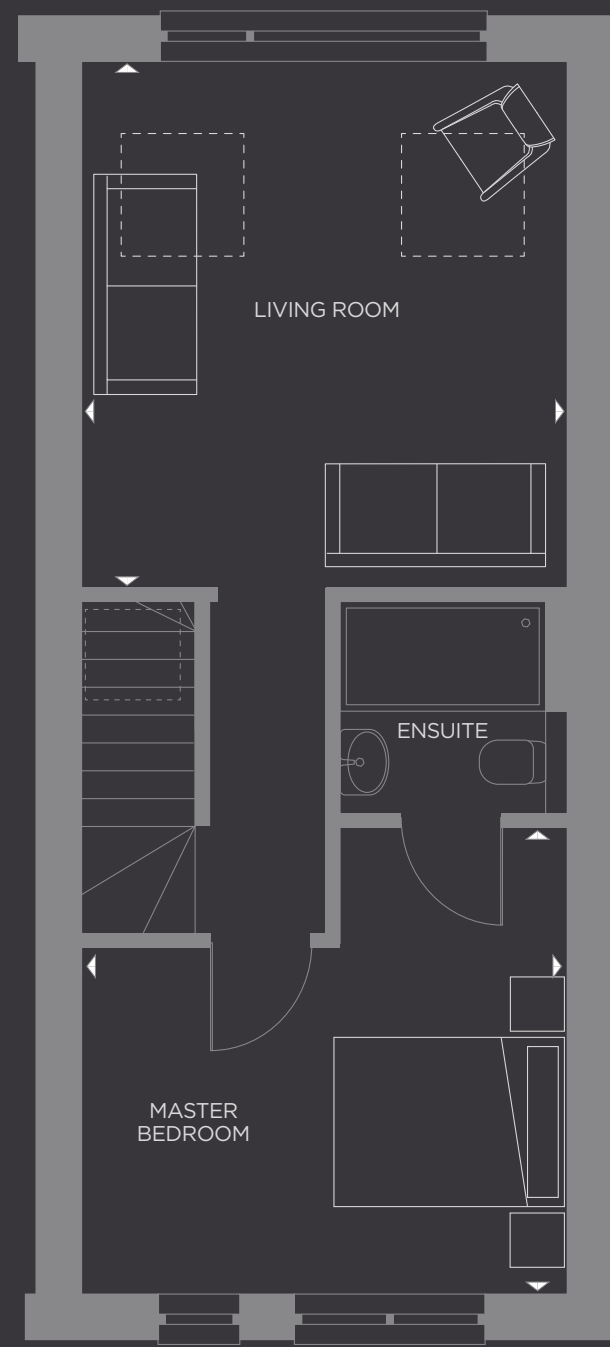




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## The West Terrace

THREE STOREY, THREE BEDROOM  
TOWN HOUSES

### SECOND FLOOR

**Living Room**  
4.38m x 3.98m 14'4" x 13'0"

**Master Bedroom**  
3.98m x 3.87m 13'0" x 12'8"

### FIRST FLOOR

**Bedroom 2**  
3.98m x 3.67m 13'0" x 12'0"

**Bedroom 3**  
3.98m x 2.90m 13'0" x 9'6"

### GROUND FLOOR

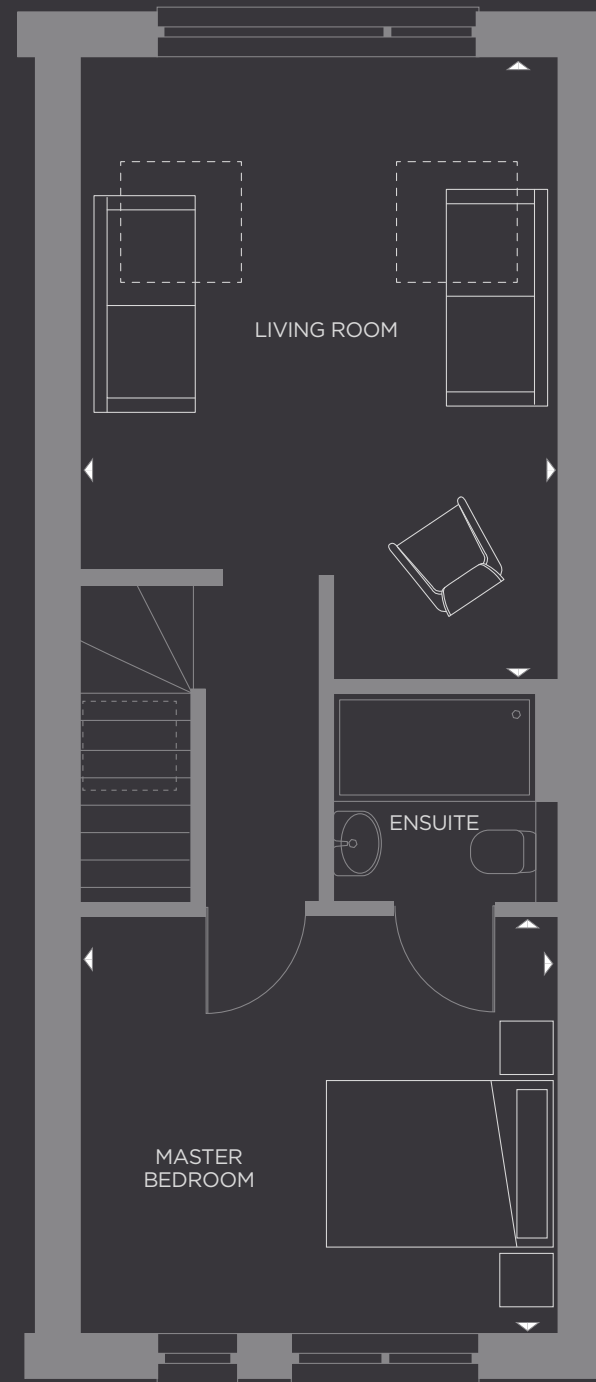
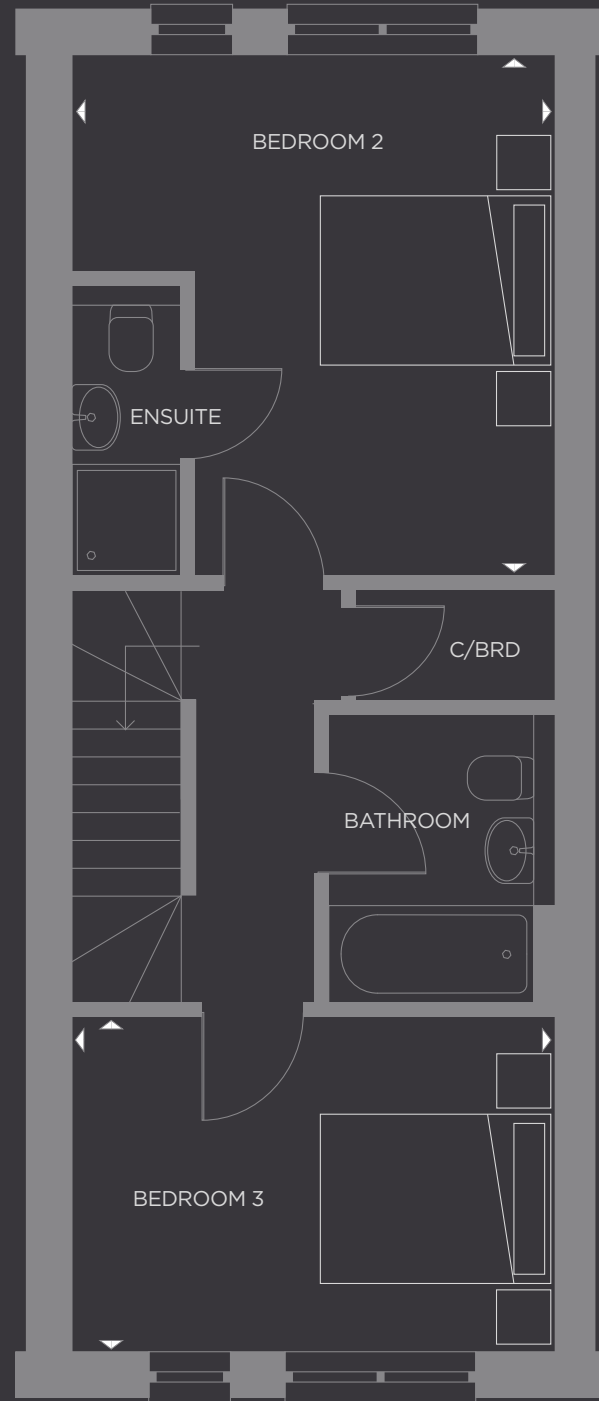
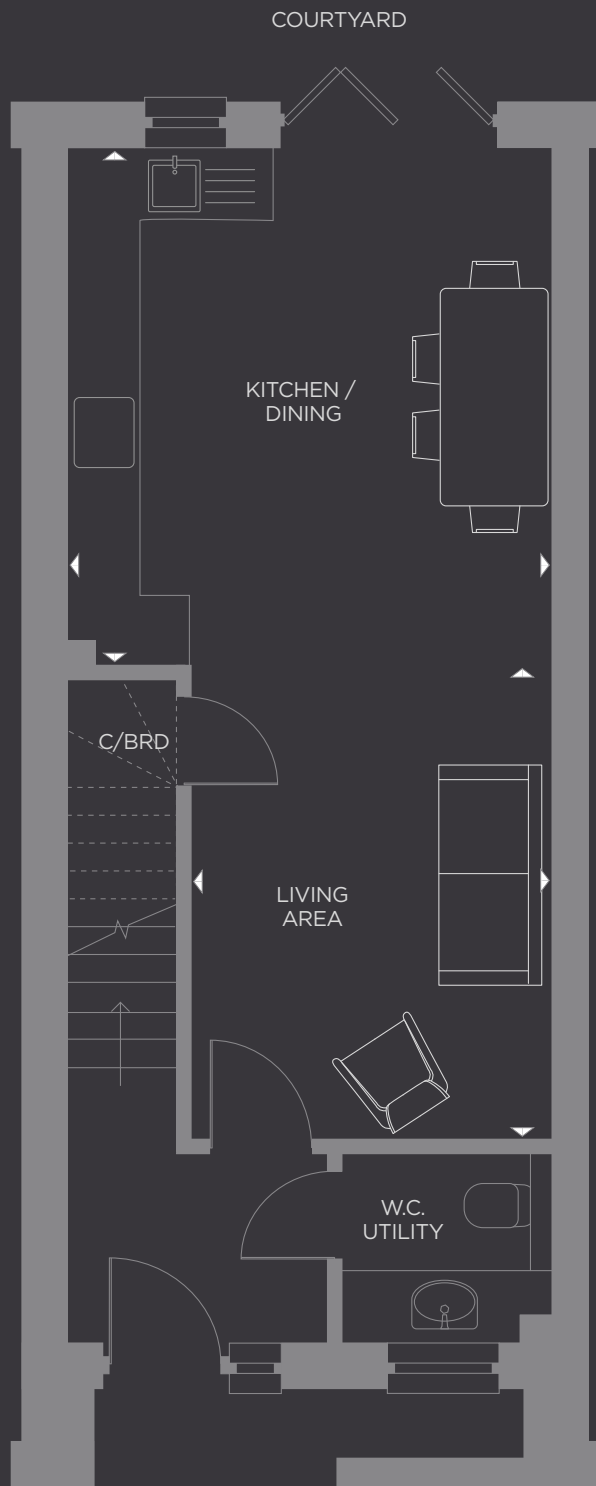
**Living / Dining Area**  
3.98m x 3.71m 13'0" x 12'2"

**Kitchen**  
5.56m x 3.00m 18'2" x 9'10"

**Total Area**  
119 sq m 1280 sq ft







## The East Terrace

THREE STOREY, THREE BEDROOM  
TOWN HOUSES

### SECOND FLOOR

**Living Room**  
5.20m x 3.99m    17'0" x 13'1"

**Master Bedroom**  
3.99m x 3.53m    13'1" x 11'6"

### FIRST FLOOR

**Bedroom 2**  
4.26m x 3.99m    13'11" x 13'1"

**Bedroom 3**  
3.99m x 2.72m    13'1" x 8'11"

### GROUND FLOOR

**Kitchen / Dining**  
4.26m x 3.99m    13'11" x 13'1"

**Living Area**  
3.95m x 2.99m    12'7" x 9'7"

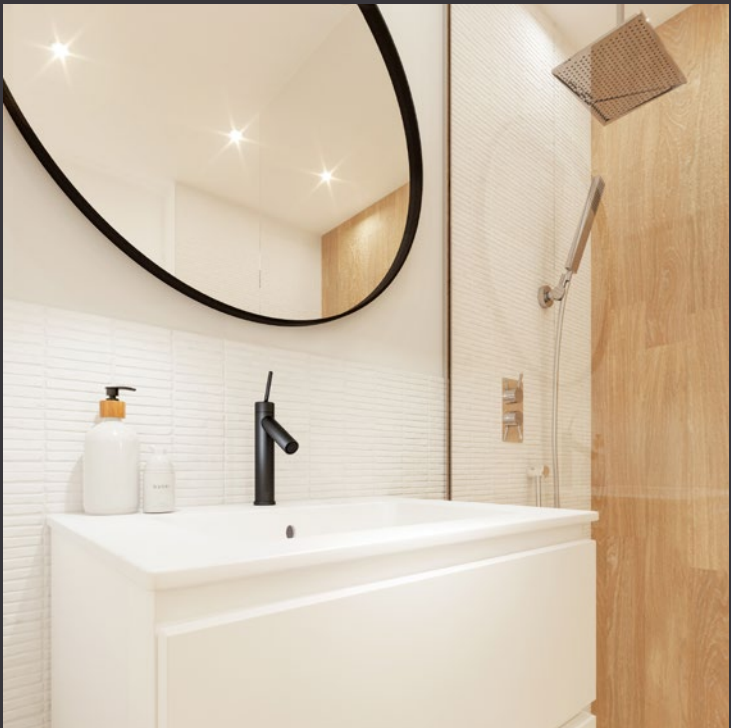
**Total Area**  
125 sq m    1345 sq ft







To the top floor the principle bedroom has a boutique hotel vibe, gorgeous finishes, full height windows overlooking Bristol city skyline and with ensuite bathrooms worthy of inclusion in any high end publication.







To the top floor our incredible studio/ living room with high vaulted ceiling, exposed brickwork and large glazed windows to the ceiling, black window detailing - everything and more that you could want in your inner city industrial multi use sanctuary.

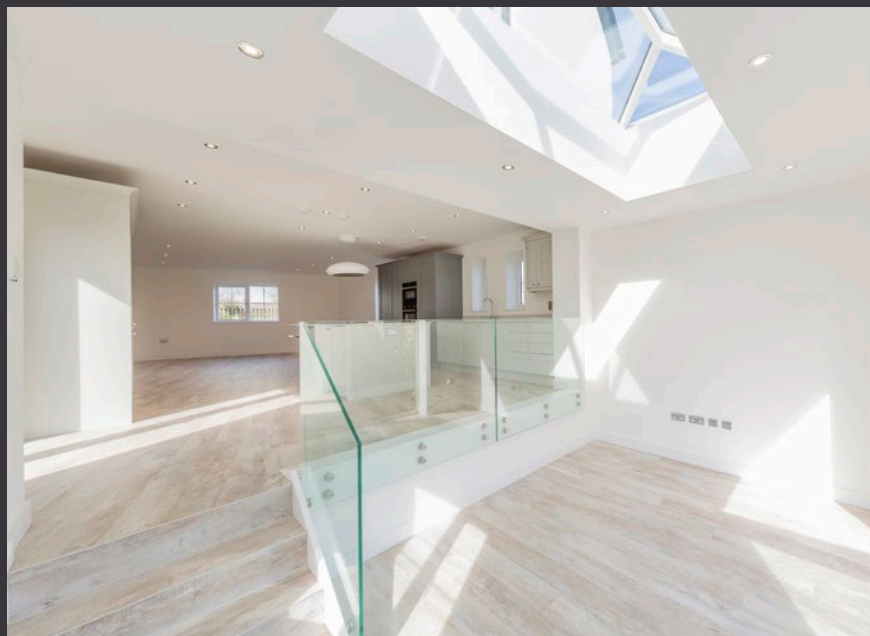


SPECIFICATION

THE INTERIOR OF EVERY SPACE AT THE SQUARE IS INFLUENCED BY CONTEMPORARY AESTHETICS AND FINISHED TO EXACTING STANDARDS. OUR SKILLED INTERIOR DESIGN TEAM HAVE CAREFULLY SELECTED EVERY FIXTURE AND FITTING.

KITCHENS	WC/CLOAKROOMS	BATHROOM/ENSUITE	INTERIOR FINISHES	HEATING/ELECTRICS	EXTERIORS	WARRANTY
Bespoke German cabinetry by Kutschenhaus of Bristol with neutral solid worktops, narrow metro horizontally stacked splashback in white, inset sink with mixer tap	Floor mounted back to wall toilet with soft close lid	Minimal floor mounted back to wall toilet with soft close lid	Neutral wool loop pile carpets to stairs, landing and studio/sitting room	USB sockets throughout	Private parking to all plots	All plots will benefit from a 10 year Buildzone Warranty
Integrated appliances including fan oven, combination microwave grill, induction hob, extractor fan, fridge/freezer and dishwasher	Wash hand basin in wall hung vanity	Heated towel rail	Matt white paint to walls and ceiling	Fibre broadband to all properties	Courtyards to be decked and landscaped	
Contemporary seamless neutral flooring	Radiator	Wall hung vanity unit with inset wash hand basin and mixer tap	Contemporary seamless neutral flooring to hall floor	Shaver sockets in bathrooms and ensuite	Exterior lighting	
Neutral wool loop pile carpets to stairs, landing and bedrooms	Contemporary seamless neutral flooring	Neutral complimentary wall and floor tiling	Spotlights throughout	BT points to hallway or sitting room	Outside tap and sockets	
Engineered oak flooring to top floor studio/sitting room	Underfloor heating	Bath with side panel	UPVC double glazed windows in black both sides	Smoke alarm and carbon monoxide alarm		
Underfloor heating		Fixed head shower with additional hand held shower	Flush internal doors with black door furniture, matching glass door into kitchen			
		Minimal glass shower screen	Aluminium bifolding doors, black both sides			
		Low threshold shower tray	Contemporary radiators throughout			
		Shaver socket	UPVC composite front door in black			





**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.



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

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

Call 0330 123 9391



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