

# Living. Bristol.

A guide to living in and around Bristol.



# City living.

## Living in Bristol

**Bristol is a vibrant and cosmopolitan city with a historic maritime past and a flourishing culture of arts, music and theatre in the present.**



**‘Bristol is alive and well and kicking like a can-can girl. If this were a European city, we would visit it in droves, admire the old buildings, enjoy the nightlife, find quirky restaurants in exotic locations and savour the relaxed, cosmopolitan ambience.’**

**The Sunday Telegraph**

It is the principal city of the West Country and has two mainline railway stations - Bristol Temple Meads and Bristol Parkway - as well as easy access to the M4 and M5 motorways. Bristol International Airport - with scheduled and chartered flights to the Continent, the Caribbean, North Africa and New York - is less than 10 miles from the centre. As a Bristol resident you couldn't be better connected nationally: London is less than two hours away and the wonderful scenery of the Cotswolds, Wales, Devon and Cornwall is on your doorstep.

Many people who work at Burges Salmon enjoy the rare luxury of living within walking distance of the office - for some, the daily commute includes a ferry-taxi across the river. There is a wide variety of properties in close proximity to the city centre where our offices are located. From Georgian terraces to Victorian villas, from converted dockside warehouses to plush waterfront apartments, you will be spoilt for choice.

Prestigious Clifton and Redland have always attracted a high proportion of lawyers, but a number of lesser-known

areas, still within easy reach of the centre, are now rapidly growing in popularity and increasingly worthy of consideration.

This guide provides an insight into the residential areas within a walk, bike ride, ferry trip or short bus/car journey from the office. The following descriptions should be used as an aid to your own research and do not represent recommendations or endorsements. If you would like further information on an area of particular interest, please let us know and we will happily put you in touch with a lawyer who knows the area well.

A number of well-regarded independent schools in and around central Bristol provide an excellent education, including Badminton, Bristol Grammar, Bristol Cathedral, Clifton College, Colston Girls', Redland High, Red Maids, St Ursula's and Queen Elizabeth's Hospital (QEH). In addition, St Mary Redcliffe & Temple School, and Cotham School are two very well-regarded state secondary schools.

For further information on schooling, please refer to the 'Useful Contacts' section at the end of this guide.



Capricorn Quay

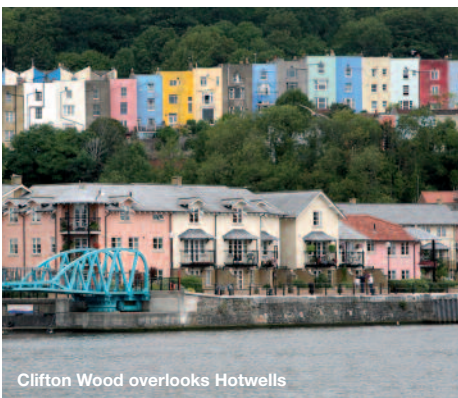


photo: Destination Bristol

Royal York Crescent, Clifton



Clifton



Clifton Wood overlooks Hotwells

## Waterfront areas

The city's shipping and industrial past remains a prominent part of Bristol's waterfront and if contemporary living is for you, then the harbourside area may offer the ideal location. Over recent years, the docks have been transformed into a modern and innovative centre where accommodation is sought by many young professionals: a number of previously derelict buildings - including a former brewery, a tobacco factory and a grain store - have been turned into upmarket apartments. Whether you opt for new-build or converted old-build, you'll find a wide selection of bars, nightclubs, restaurants, cafes, galleries, art-house cinemas and theatres within walking distance. The office and Temple Meads Rail Station is a short walk, bike ride or ferry trip away.

## Hotwells and Clifton Wood

Set on a steep hill between Clifton Village and the Waterfront, **Hotwells** and **Clifton Wood** offer an eclectic combination of buildings from Victorian townhouses to old harbour offices, boatyards and industrial warehouses, many of which have been developed into prestigious homes. With very easy access to the city centre - by foot, bus or ferry - Hotwells is a popular location and enjoys shops, restaurants and traditional pubs, including the Hope and Anchor, which is well worth a visit. Eighteenth century Dowry Square in Clifton Wood attracts sight-seeing visitors: it remains a residential square and hosts the occasional film, drama and documentary.

## Clifton and Redland

Renowned for Brunel's stunning Suspension Bridge, and comprising some of the country's most beautiful residential architecture, **Clifton** is probably Bristol's best-known area. It is also the most exclusive, with high demand for property and prices to match. The area can be divided into three neighbourhoods - Clifton Wood (described above), Clifton Village with its boutique shopping, and lively Whiteladies Road, all of which enjoy an ample selection of bars, restaurants and shops. The Whiteladies Road area is the more urban and 'studenty' of the

districts, with a higher proportion of flats, but, as with the rest of Clifton, the streets are wide and the buildings grand and spacious. You will find a range of Georgian, Regency and Edwardian terraces, many of which have been converted into modern townhouses and flats.

Just the other side of Whiteladies Road, **Redland's** broad leafy avenues and Victorian villas attract a number of students as well as families and young professionals. Without the famous Georgian terraces of Clifton, Redland is a more down-to-earth - although still highly affluent - alternative to Clifton. Lively Whiteladies Road is within striking distance as are Chandos Road and Zetland Road, which host a handful of smaller independent bars and bistros.

## Westbury Park, Henleaze and Westbury-on-Trym

**Westbury Park** is a small, predominantly family-orientated area with a well-rated primary school and some very grand houses. Like neighbouring Redland, Westbury Park really gives the sense that you are getting away from the urban centre due to its large gardens, long views and close proximity to the wide open space known as the Downs. Most housing in this area is given by Victorian villas, including some particularly attractive properties facing the Downs. There are also areas in Westbury Park which offer more modern housing, ranging from 1920s semi-detached houses to new-build developments. Heading further north, **Henleaze** is green and suburban, and just as popular with families as Westbury Park, largely due to another excellent primary school located in the area. There is a good selection of local amenities including cafes, local shops, a branch of Waitrose, a public library, a small cinema and the open spaces of the Downs. Many of the properties here are Edwardian detached and 1930s semi-detached townhouses. Nearby **Westbury-on-Trym** was once a village separate from the city of Bristol, and offers more variety in the types and values of properties available, as well as a cosy village centre. House prices in the nicer areas of Henleaze and Westbury-on-Trym are similar to those in Westbury Park, while more affordable housing may be found towards Eastfield and Henbury.

## Sneyd Park and Stoke Bishop

Situated to the west of Redland, on the far side of Durdham Down, is **Sneyd Park**. Dominated by large detached houses set along tree-lined avenues, this area has a range of styles and ages of property, most with good-sized gardens and garages. Some of the older mansion houses have been developed into modern flats. Prices vary greatly: a large house facing the Downs or Avon Gorge can cost over a million; two-bedroom flats remain more easily affordable. Neighbouring **Stoke Bishop** is a quiet and attractive suburb with good primary schools, a mixture of period and modern housing, and easy access to The Mall at Cribb's Causeway, Bristol's major out-of-town shopping and entertainment complex.

## Cotham and Kingsdown

Heading back towards the centre, **Cotham** and **Kingsdown** are slightly more urban alternatives to Clifton, offering period properties in close proximity to Whiteladies Road and the City Centre. Kingsdown is a small and, in places, very picturesque Georgian district, with historic King Square at the bottom of the hill, quaint St Michael's Hill at the top, and Georgian cottages and Victorian terraces lining narrow or cobbled streets in between. Cotham is similar in character to Redland, with a significant student population and large Victorian residences, many converted into attractive period flats.

## St Andrew's, Bishopston and Horfield

Always popular, the comfortable semi-suburban districts of **St Andrew's**,

**Bishopston** and **Horfield** have experienced a boom in recent years, and have become over-spill areas for Redland, Westbury Park and Henleaze. Bishopston shares borders with prestigious Cotham and Redland, and is consequently the pricier of the three. All are centrally situated, alongside the ever-popular Gloucester Road, which features pubs, comedy clubs, restaurants, cafes, and quirky vintage clothing and record shops. Most houses are typical Victorian family homes: large three and four-bedroomed terraced and semi-detached period houses. Living here places you close to Colston's Girls' independent school and two very well-regarded state primary schools.

## Totterdown

Not so long ago, Totterdown was thought of as a relatively undesirable area, but this is changing and it has quickly become 'cool'. With fantastic views over Bristol, and distinctive terraces of pastel-coloured houses visible from many parts of the city, Totterdown has enjoyed rising house prices due in part to its close proximity to Temple Meads train station.

## Southville, Windmill Hill and Victoria Park

A thriving area on the south side of the river with easy walking access to the city centre, **Southville** has progressed from 'up and coming' to 'definitely arrived'. Attractive Victorian terraces line the river, and 'The Tobacco Factory' theatre enjoys rave reviews in the national press as well as housing a trendy bistro and bar. The traditional shopping precinct of Bedminster is nearby, and Southville is now a very popular area with young

professionals, including a number of lawyers working at Burges Salmon. Neighbouring **Windmill Hill** and **Victoria Park** offer cheaper alternatives to Southville, with affordable first-time buyer Victorian terraced houses in quiet residential streets.

## Montpelier and St Werburgh's

Once considered to be run-down, over the last fifty years or so, **Montpelier** and **St Werburgh's** have become increasingly popular, particularly with young professionals. Both are handily situated for the centre and for Gloucester Road. With its bohemian community, Montpelier is considered to be Bristol's artistic quarter, offering an eclectic mix of architecture from detached Georgian villas and terraced townhouses to new-build eco-homes. Historic Picton Street is home to the acclaimed Bell's Diner restaurant, and boasts a number of organic cafes and delicatessens. Next door **St Werburgh's** offers more affordable - although smaller - ex-miner's terraced Victorian houses. With its City Farm, allotments, nature reserve and 'villagey' community feel, St Werburgh's is increasingly popular with young families. Recently property prices have risen dramatically, especially in Montpelier, reflecting the area's increased popularity, but there are still bargains to be found, both here and in St Werburgh's.



# Surrounding areas.

## Bristol surrounding areas.

**Rich in history and vibrant in culture, Bristol is a great place to live and work. But if you prefer to escape the city at the end of the day, the outskirts of Bristol and surrounding areas offer some beautiful town, village and rural housing options.**



Freshford, near Bath

From the rolling hills and lakes of Chew Valley to the spectacular caves and gorges of the Mendips; from the charming estuary coastline of North Somerset to the stunning river scenery of the Wye Valley, the area enjoys a wealth of outstanding natural beauty, traditional villages and elegant market towns. Alternatively, Bath offers a very different urban living experience: one of the most admired cities in the world it is only a 15-minute train journey to Central Bristol.

This guide offers a brief overview of just some of these readily commutable options. Please note these descriptions should be used as an aid to your own research and do not represent recommendations or endorsements. If you would like to know more about a particular location, we are likely to have a lawyer working in the firm who lives close by and would be happy to help.



Chipping Sodbury

## South Gloucestershire

Sometimes described as ‘the gateway to Wales and the West’, this council district ranges from the edge of the Cotswolds to the northern suburbs of Bristol and includes some attractive and convenient towns and villages. By car, South Gloucestershire is within easy reach of both Severn Crossings and the M4/M5 interchange. There is a train station at Bristol Parkway, some 8 miles from Bristol City Centre, which operates regular services to Bristol Temple Meads and London Paddington. Strong secondary schools in this area include The Ridings’ Federation - Winterbourne International Academy and The Castle School, Thornbury.

Founded in the 12th century, **Chipping Sodbury**, with its historic high street, is a quiet market town, 8 miles north-west of Bristol, offering good schools, shops and local amenities. Properties in the town centre are characterised by Grade II listed Georgian and Victorian stone-built houses while on the outskirts lie picturesque country cottages and luxury rural modern homes.

**Frampton Cotterell** is a comfortable, traditional suburban village attractively situated on the River Frome in the greenbelt of Bristol, 7 miles north-east of the city. Housing includes 17th and 18th century cottages as well as modern properties. There is a rugby club, numerous country walks and a riding school nearby.

Further north, **Charfield** is set on the southern edge of the spectacular Cotswolds (deemed an Area of Outstanding Natural Beauty). This village is surrounded by wonderful scenery and is 19 miles from Bristol. There are some fine 17th century almshouses, a good primary school, and the Castle secondary school in Thornbury is close by.

**Acton Turville** is a typical Cotswold village situated about 18 miles north-east of Bristol near the Wiltshire border. It is strategically placed at the junction of several local routes and is surrounded by the open fields within the Cotswold Area of Outstanding Natural Beauty. The village is compact and centres around the village green and well, which are surrounded by a fine collection of predominantly Cotswold stone buildings.

**Marshfield** is at the southern end of the Cotswold Hills, 8 miles north of Bath and 15 miles east of Bristol. The layout conforms to that of a typical market town and almost every house along the high street is more than 100 years old, from the Georgian Gothic tollhouse at the western end to the splendid groups of medieval barns. There are numerous footpaths (many signposted), bridle paths, and pleasant walks in all directions.

Useful websites for South Gloucestershire:  
[www.southglos.gov.uk](http://www.southglos.gov.uk)  
[www.thisisgloucestershire.co.uk](http://www.thisisgloucestershire.co.uk)

## Wiltshire

Although a more substantial commute from Bristol, Wiltshire is richly rewarding with river valleys, forests, stunning views across the downlands and picture postcard villages. Stonehenge, Avebury’s ancient stone circles, and the stately homes of Longleat, Stourhead and Bowood House are all within this gracious county. Wiltshire also offers some of the highest quality independent schools in the area, including Marlborough College (co-ed day and boarding), The Godolphin School, Salisbury (day and boarding for girls) and Stonar School, Atworth (day and boarding for girls). The main train stations are situated in Bradford-on-Avon, Chippenham, Melksham, Swindon, Trowbridge and Westbury, all providing excellent transport links with Bristol.

**Bradford-on-Avon** spans the River Avon and the Kennet and Avon Canal and is 27.9 miles from Bristol, 8 miles from Bath. Perhaps the most easily accessible Wiltshire town for lawyers working in Bristol, this town is a popular choice for commuters: the frequent direct train service whisks you into Bristol in just over half an hour. With its honey-coloured stone buildings and bridges, Bradford-on-Avon is sometimes thought of as Bath’s charming little sister. An 11th century tithe barn provides a historic landmark and there is a good choice of cafes and restaurants along the pretty high street. Residential properties include imposing Grade II listed terraced townhouses, grand detached Victorian homes in spacious grounds, beamed cottages and traditionally stone-built contemporary developments. St Laurence is a highly rated comprehensive school serving the town and surrounds.



Bradford-on-Avon



Countryside near Bath

There is also a local library, film society, golf course, rowing clubs and tennis courts, and some attractive canal-side pubs and cycleways.

Other potentially commutable towns in Wiltshire include **Corsham**, situated between Bath and Chippenham, with its Bath stone architecture, **Malmesbury**, 30 miles north-east of Bristol, with its rich heritage and good schools, and the Cotswold town of **Sherston**, 5 miles west of Malmesbury, with its typical wide high street and good range of local shops.

Further places worthy of investigation are **Biddestone**, **Box**, **Castle Combe**, **Kingston Langley**, **Lacock** and **Luckington**.

Useful websites for Wiltshire:  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
[www.wiltshire-web.co.uk](http://www.wiltshire-web.co.uk)  
[www.thisiswiltshire.co.uk](http://www.thisiswiltshire.co.uk)

## Bath and North East Somerset

The world heritage city of Bath is surrounded by gorgeous countryside and charming villages, all within easy reach of Bristol. This area is fantastically well connected, with a frequent direct train service between Bath Spa and Bristol Temple Meads, and the A4 or M4/M32 leading directly into the centre of Bristol. There is even a scenic Bath-Bristol cycle path used by daily commuters as well as weekend leisure-seekers. A number of excellent educational institutions serve the area including the renowned independent schools Royal High School for girls and King Edward's co-ed. Secondary schools near the top of the national league tables include Wellsay School, Beechen Cliff and Oldfield School for Girls.

**Bath** itself is a genteel, uniquely historic and internationally-admired city, spectacularly located in the Avon valley. Bristol is a 15-minute journey by train (13 miles by road), and a rail service takes you directly from Bath to London Paddington in 90 minutes. Famous for its Roman Baths and for its architectural heritage as a Georgian spa resort, Bath has been revitalised as a uniquely English spa destination by the opening of the Thermae Baths in 2006. Gracious bridges sweep over the river Avon and every turn seems to reveal a historic square, a fascinating

side-street or an atmospheric public garden. In the heart of the city, the imposing Gothic spires of Bath Abbey are surrounded by narrow Georgian streets lined with interesting boutiques, traditional inns, sophisticated bars and gourmet cafes and restaurants. Shopping also extends from famous high street names to market antiques stalls, and there are several supermarkets including Waitrose.

The city has two Universities and a flourishing cultural scene. There are five theatres including the Theatre Royal and throughout the year the city hosts a number of internationally renowned music, film, arts and literature festivals. While it cannot rival Bristol's urbane cool, Bath has a respectable number of smaller nightclubs and rock, pop and folk venues popular with students. Residential quarters are typified by elegant Georgian architecture in honey-hued Bath stone, steeply rising quaint streets and grand terraces including the extraordinary Royal Crescent. Living in central Bath is highly desirable and this is reflected in its property prices.

Some 1.5 miles south of Bath's centre, **Combe Down** is a suburban village well served by bus links and with its own village shops and pubs, a rugby club and local primary and secondary schools. Properties include 18th and 19th century Bath stone houses, of which several are Grade II listed. The most expensive homes come with panoramic views over Bath and beyond, and are highly prized. A more affordable suburb popular with young professionals is **Larkhall**. With its own local shops, delicatessens, pubs and a community theatre, this is an attractive

option lying a 30-minute walk from Bath city centre and 13 miles from Bristol.

**Upper Oldfield Park** is 12 miles from Bristol and is becoming increasingly popular. This is due, in part, to Oldfield Park train station which offers a direct train service to Bristol Temple Meads. The area's popularity is also related to the extremely good and over-subscribed Oldfield School for Girls nearby. Property is largely Victorian, with some fine terraced and semi-detached houses, all within walking distance of Bath city centre and well served by local amenities including the Moorland Road shopping area.

A 20-minute walk west of Bath, the village suburb of **Weston** (not to be confused with coastal town Weston-super-Mare!) is 12 miles from Bristol. This is another thriving community on the outskirts of Bath with a good selection of local shops. The character of the neighbourhood is defined by its historic Georgian terraces built in Bath stone and set on wide streets. Less grand than central Bath, perhaps, but also more affordable, Weston has the advantage of being close to the M4 and A4 for easy access to Bristol. **Lower Weston** is especially popular as it sits close to Victoria Park with its large children's outdoor playground.

Beyond the outskirts of Bath, **North East Somerset** is a designated Area of Outstanding Natural Beauty containing many pretty villages within easy reach of Bristol, a few of which are outlined below. For outdoor pursuits this area is hard to beat, with Chew Valley lake and Blagdon lake offering sailing and fishing, and the



The Royal Crescent, Bath

Mendips renowned for walking, horse-riding and mountain-biking opportunities.

**Pensford** is a conservation village of special architectural and historic interest located on the banks of the River Chew and at the edge of woodland threaded with streams. Famed for its impressive Victorian viaduct, Pensford is very well situated on the A37, 7 miles south of Bristol and 8 miles west of Bath. With 17th and 18th century properties, several of them listed, this is an attractive option with a village primary school, post office, local shops and 'The Travellers Rest' pub offering good food and great views over the Chew Valley.

**Chew Magna** is a wealthy commuter village and the largest settlement in the Chew Valley. Superbly situated on the northern edge of the Mendip hills, this thriving community is just 9 miles from Bristol city centre. Although very popular, it is a conservation area and has retained its character, friendliness and quiet charm. Excellent local amenities serve the residents: several shops, a post office and banks, a dentist, doctor's surgery, nursery, two very good primary schools, prep school Sacred Heart, and the well respected Chew Valley secondary school. Homes can range from period cottages built from local stone in the heart of the village, to prestigious barn conversions on the rural outskirts.

**Freshford** is an idyllic village set amongst beautiful countryside in the Avon Valley, 6 miles southeast of Bath just off the A36. It is served by Freshford railway station which has a half hourly peak service to Bristol (journey time 30 minutes). The local

pub sits beside the river Frome and is noted for its regular offering of music, whilst the village hall hosts many events including painting classes, aerobics and drama productions. The local school, Freshford Primary School, has a good Ofsted rating.

8 miles south of Bristol and 10 miles from Bath, **West Harptree** is a small village with a pub, shops and post office. Neighbouring **East Harptree** is 15 miles south of Bristol, has a primary school, and features beautiful walks nearby in Harptree Combe limestone gorge. Like Chew Magna, properties here are keenly desired and include delightful country cottages and elegant detached Georgian houses.

Also fantastically placed for Bristol commuters, **Keynsham** is an 18th century market town established at the confluence of the River Chew and the River Avon. Now conveniently located on the A4 midway between Bristol and Bath, Keynsham also has direct rail links with Bristol and London. The town offers two secondary schools and several primaries. The range of properties reflects Keynsham's development over the centuries, from Grade II listed farmhouses and Victorian terraced townhouses to 1930s semis and modern estate homes.

Other areas worth a visit include **Bishop Sutton, Cameley, Chew Stoke, Compton Martin, Hinton Blewett, and Litton.**

Useful websites for both Bath and North East Somerset:

[www.bathnes.gov.uk](http://www.bathnes.gov.uk)

[www.bath.co.uk](http://www.bath.co.uk)

## North Somerset

Similar in character to North East Somerset, this separate county borders with south Bristol and extends west to the estuary coastline. As well as rural, coastal and farmland scenery, North Somerset is also home to the unique 19th century National Trust property, Tyntesfield House, Wraxall. The area contains several towns and villages in close proximity to Bristol city centre. The Nailsea and Backwell train station provides frequent services to Bristol Temple Meads, and the A370 Long Ashton bypass gives dual carriageway access straight to the heart of Bristol.

**Nailsea** is a popular commuter town 7 miles south-west of Bristol with a high street, supermarkets and banks and a weekly market. There are regular rail and bus services, several primary schools, a secondary school, library and good sports facilities. Sharing a train station with Nailsea, the nearby suburban village of **Backwell** has a reputation for excellent schools. It has good state and independent primaries, while Backwell secondary school is recognised as one of the best in North Somerset. There is a pleasant leisure centre with swimming pool and properties vary from character period houses to modern family homes.

Moving north to the Severn Estuary, **Portishead** is a coastal town increasingly popular with professionals commuting to Bristol. Portishead's transformation from Victorian industrial village to up-and-coming smart commuter town is reflected in the range of properties on offer.

Traditional Victorian terraces in the centre give way to 1950s chalet-style bungalows



Freshford



Port Marina, Portishead

on Portishead Hill. The dock and harbour area are currently part of a major rejuvenation project with quality townhouses and luxury flats continuing to be built in the Port Marina district. A nature reserve is retained at the edge of the development, and some luxurious new-build detached homes are beautifully situated overlooking the reserve and the Bristol Channel. Portishead's amenities are good, with 3 supermarkets including Waitrose, local shops and pubs, a good choice of primary schools and the highly respected Gordano Secondary school nearby.

Further down the North Somerset coastline, the elegant, unspoilt 19th century town of **Clevedon** is 14 miles from Bristol. A favourite residence for the Victorian well-to-do, it is now a growing commercial centre but retains much of its genteel charm, with a restored Grade I listed pier, ornamental gardens and boating lake. Some fine examples of period Regency and Victorian architecture may be found, including large detached residences on wide tree-lined avenues, many with sea views. There is an ample selection of shops, supermarkets, banks and restaurants, a hospital and police station, and several primaries and a secondary school, local library, sports centre, cinema and monthly farmers' market. Outdoor sports facilities are also good, with golf, rugby and sailing clubs as well as several equestrian centres nearby.

Inland and to the south of Bristol, the Mendips village of **Churchill** has a lovely old centre with a clock tower, a Methodist church, and pretty farmland surroundings.

Some beautiful detached Georgian homes, character cottages and spacious modern properties are often available. Bristol is 14 miles away on a direct route via the A38.

You may also wish to investigate the other North Somerset villages of **Blagdon, Burrington, Butcombe, Upper and Lower Langford, Winford and Wrington**.

Useful website for North Somerset:  
[www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

## Somerset

In the heart of the West country and with extensive moorlands, rolling hills and a dramatic coastline, Somerset is a beautiful county. Home to an array of quaint villages and towns, the area hosts numerous country fairs and carnivals throughout the year reflecting the pleasures of rural life. Cycle paths and walking tracks allow for leisurely off-road countryside explorations while the train stations at Frome, Bruton, Taunton and Westbury (Wiltshire) ensure brisk transport links for commuters.

**Frome**, the fourth largest town in Somerset, is a historic market town 24 miles from Bristol and on the direct rail line. It is host to Somerset's largest annual community festival and has a thriving local arts scene with several galleries, studios and theatres. The centre of town is a conservation area and properties range from atmospheric beamed weavers' cottages to Georgian terraced townhouses. Very little development has taken place over the years and as a consequence Frome now has more listed buildings than any other Somerset town. Essential amenities are good, with well

established shopping, leisure and educational facilities.

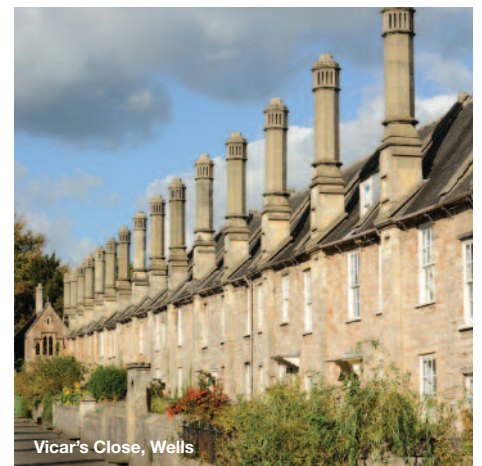
**Shepton Mallet** is a family-orientated suburban town with a decent high street, weekly markets and a leisure centre with swimming pool. The Bath and West Show Ground is located nearby.

Delightful **Wells** is England's smallest city, and with a mere 10,000 residents it enjoys a uniquely rural town atmosphere. Famous and internationally visited for its glorious 12th century cathedral, moated Bishop's Palace and historic gardens, there is also a twice-weekly market and a selection of shops, cafes, pubs and restaurants. Educational provisions are excellent, with Wells Cathedral independent school and the highly rated Blue School comprehensive secondary. Properties include impressive townhouses in the historic centre, cosy terraced period cottages, and large detached Victorian, Art Deco and modern homes in the residential outskirts. Bristol is 21 miles away.

Famous for cheese, caves and the largest gorge in the UK, the village of **Cheddar** retains its ancient natural charm and beauty despite its tourist attractions. Located 20 miles from Bristol, like Wells this is a popular choice for commuters. The historic Market Cross provides a village landmark, while a number of lovely walks lead out to the surrounding countryside, including the spectacular gorge walk culminating in the limestone steps of 'Jacob's Ladder'. Many residences in the area enjoy panoramic views of the gorge and lakeland, and houses range from period cottages to



Clevedon Pier



Vicar's Close, Wells

Victorian semis and 1920s/30s detached properties. There are also contemporary family homes within quality new developments. Cheddar is also home to the highly regarded Kings of Wessex Church of England School.

Further south, the ancient Saxon town of **Bruton** is 28 miles from Bristol and situated on the river Brue. Sexey's School (a state boarding school founded in 1889) is a well-regarded comprehensive in the town, and there is a local train station offering a direct 90 minute journey to Bristol. Among the town's historic courtyards and quaint gardens, residential properties include small stone cottages, grand detached houses and country manors converted to flats.

The medieval town of **Axbridge** hugs the southern slope of the Mendips and is approximately 13 miles from Bristol. An important wool-producer in the Middle Ages, it was a river port in earlier times.

There is much evidence of rebuilding and re-facing of buildings in Axbridge in the 18th and 19th centuries, but the heart of Axbridge has changed little and it retains a number of early listed buildings in the Square and lining the main streets.

**Burnham-on-Sea** remained a small village until the late 18th century, but is now a popular seaside town as well as the home of the shortest pier in Great Britain. Burnham-on-Sea is notable for its beach and mudflats, the annual Burnham Carnival and local Farmers' market.

Other popular places in the area include: **Cameley, Chewton Mendip, Chilcompton** and **Wedmore**.

Useful websites for Somerset:  
[www.somerset.gov.uk](http://www.somerset.gov.uk)  
[www.somersetonline.org.uk](http://www.somersetonline.org.uk)

## South Wales

South Wales has excellent rail and road links across the Severn Estuary. While **Cardiff**, the Capital of Wales, offers a bustling shopping, arts, culture and entertainment scene, the surrounding rural area also has much to offer the keen walker, hiker, horse-rider or mountain-biker. A number of small towns, villages, tiny hamlets and scattered farmsteads provide peaceful options for commuters. Main train



stations are located in Cardiff, Newport and the Severn Tunnel Junction (near Magor). Other rail stations include Chepstow and Caldicot, all offering services to Bristol. Travel by car is also highly feasible, although it can be somewhat costly due to the Severn Bridge toll.

**Chepstow** is an ancient market town 18 miles from Bristol, which has expanded as a commercial and residential centre throughout Georgian, Victorian and contemporary times. Now home to a wealthy modern-day community, it is popular with affluent families. There is an impressive Norman church which stands on the cliffs overlooking the river Wye, and Chepstow's smart racecourse is active throughout the year, hosting not only races but also antiques fairs and agricultural shows. Permanent award-winning art installations have played a part in the regeneration of the high street, and the town centre offers a good range of shops, and restaurants. Farmers' and county produce markets are held regularly and there is a library, museum, leisure centre and hospital. Excellent schools include Chepstow School comprehensive and

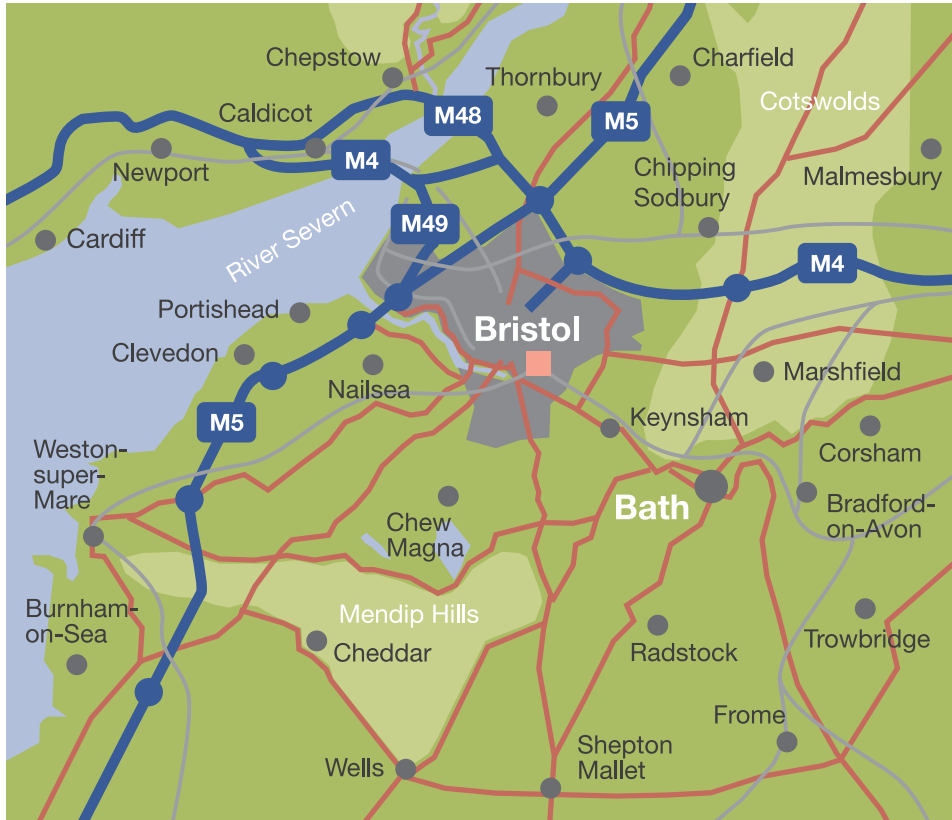
Sixth Form, and independent school St John's on the Hill. Chepstow train station provides a regular one-hour service (non-direct) to Bristol Temple Meads.

**Caldicot** is a small town conveniently located for Bristol commuters just off the M4 in the South East corner of Wales. Attractively situated on the River Severn/ Bristol Channel estuary, it has a castle and lake, and access to a number of popular rural and coastal walks. There is a large comprehensive school and a leisure centre, as well as local shops. Bristol is 22 miles away.

Other Welsh towns and villages that may be of interest include **Caerleon, Caerwent, Earlswood, Gaerllwyd, Mynyddbach, Newchurch, Usk** and **Shirenewton**.

Useful websites for South Wales:  
[www.thisissouthwales.co.uk](http://www.thisissouthwales.co.uk)

# Area map.



## Useful contacts

### General

[www.thisisbristol.co.uk](http://www.thisisbristol.co.uk)  
[www.visitbristol.co.uk](http://www.visitbristol.co.uk)  
[www.bbc.co.uk/bristol](http://www.bbc.co.uk/bristol)  
[www.whatsonbristol.co.uk](http://www.whatsonbristol.co.uk)  
[www.at-bristol.org.uk](http://www.at-bristol.org.uk)  
[www.streetmap.co.uk](http://www.streetmap.co.uk)  
[www.multimap.com](http://www.multimap.com)

### Education

[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk)  
[www.ofsted.gov.uk](http://www.ofsted.gov.uk)

### Permanent accommodation to lease/to buy

[www.bristolestategents.co.uk](http://www.bristolestategents.co.uk)  
[www.upmystreet.co.uk](http://www.upmystreet.co.uk)  
[www.themovechannel.co.uk](http://www.themovechannel.co.uk)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.home.co.uk](http://www.home.co.uk)  
[www.reallymoving.com](http://www.reallymoving.com)  
[www.bristolpropertylive.co.uk](http://www.bristolpropertylive.co.uk)

One Glass Wharf  
Bristol  
BS2 0ZX  
tel: 0117 939 2000  
fax: 0117 902 4400

Chancery Exchange  
10 Furnival Street  
London  
EC4A 1AB  
tel: 020 7685 1200  
fax: 020 7685 1266

[www.burges-salmon.com](http://www.burges-salmon.com)

We have tried to make this briefing as accurate and informative as possible. However, Burges Salmon cannot accept responsibility for any error or omission in the information presented or for the service provided by any of the organisations referred to.

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