



# LEGION VIEW

CONTEMPORARY LIVING  
IN LONG ASHTON



AlexanderMay  
LAND & NEW HOMES



# WELCOME TO LEGION VIEW

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Positioned in the heart of Long Ashton village with local amenities on the doorstep, these nine, three-bedroom modern townhouses are situated on this elevated, private development offering superb southerly views.

This is a rare opportunity to purchase a property on this exclusive development in a village location. Long Ashton lies approximately three miles from the centre of Bristol, and enjoys good community facilities including a small supermarket, post office, baker, farm shop, three pubs and a coffee shop.

The beautiful Ashton Court Estate with its deer park and acres of open space for walking, cycling or riding is less than a mile away, plus there is the delightful Ashton Hill Woods on the southwest side of the village.

There are also three highly regarded golf courses and a David Lloyd sports centre in the environs and of course, Clifton Village with all it has to offer is only a matter of minutes away.

For those with families, Long Ashton and the surrounding areas have a wide choice of highly rated day nurseries, primary and secondary schools, as well as an excellent selection of private schools. Long Ashton is superbly located for the commuter with convenient access into Bristol via the A370, regular bus links, plus the Festival Way cycle path and the recently opened Metro Bus. The village is also well-placed for motorway access, rail links and Bristol International Airport.



## Contemporary living in Long Ashton

The design of the houses is sympathetic to the surroundings, with a mix of stone and render exteriors while internally the properties conform to modern day living with stylish interiors.

A well-appointed open-plan kitchen/dining/living room and WC takes up the accommodation on the ground floor, there are two generous bedrooms and contemporary bathroom suite on the first floor, while the top floor benefits from a luxurious master suite with private en-suite shower room and its elevation making the most of the views over the surrounding countryside.

All nine homes benefit from two private parking spaces, pleasant gardens along with secure bike storage and a 10-year ICW building warranty. Enjoying an exclusive feel with just nine other homes, Legion View offers an excellent combination of modern living with the charm of village life near a vibrant city.

# Specification

## Kitchen

- **Appliances** – Integrated Apelson UK dishwasher, washing machine, fridge, freezer, oven, touch ceramic hob, extractor
- **Kitchen** – Foxon & Foxon Grey Greenwich Range
- **Worktops** – Oasis Laminate Worktop – 38mm Himalayan light Slate including upstands.
- **Flooring** – Demireks turkey floor tile cement grey
- **Sink/Tap** – Twin leaver chrome tap & stainless steel sink – UK homestyle
- **Lighting** – 2No bar lights [4 spotlights on each bar]

## Bathroom/WC

- **FF bathroom** – White suite with shower over bath and chrome brassware
- **SF bathroom** – White suite with standing shower and chrome brassware
- **Lighting** – 4/5 independent spotlights
- **Flooring** – Demireks turkey floor tile cement anthracite
- **Tiling** – Cristacer Eternal [splashback only in W/C]

## Heating/Hot Water

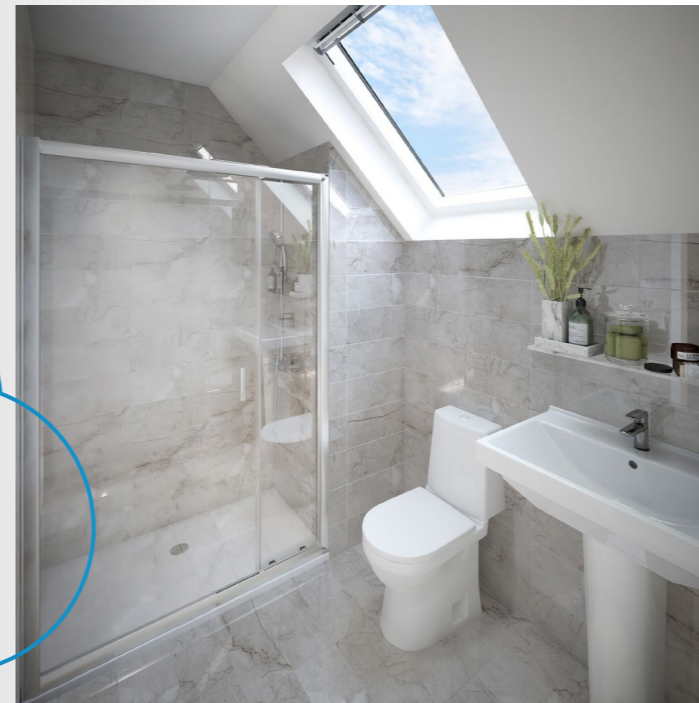
- **Brand and Type of Heating System** – Worcester Bosch Greenstar Ri 27KW Combi
- **Locations of Radiators** – All rooms and hallways/ towel radiators in bathrooms

## Electrical

- **Rooms that include TV and telephone points** – All bedrooms and living rooms to include TV/telephone points
- **Broadband connections** – Guaranteed 24mb of broadband [Virgin]
- **Types of lighting to living, hallways and bedrooms** – Pendant

## General Finishing

- **Flooring** – None apart from kitchen/WC/bathrooms
- **Type and colour of paint on the walls** – White Armsted Matt
- **Types of doors** – Premdoor white 5 vertical panel internally/composite front entrance door
- **Types of Windows/Rear Doors** – Grey outside/white inside UPVC windows and rear doors
- **Fire/Smoke Detectors** – Heat in kitchen/smoke in each room/carbon monoxide by boiler



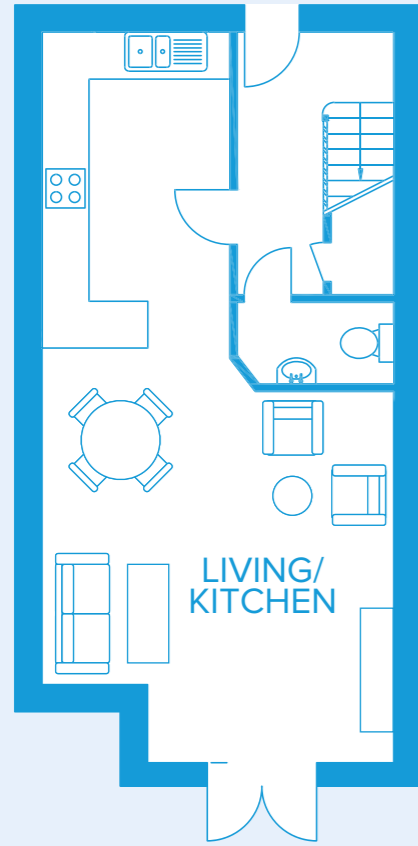


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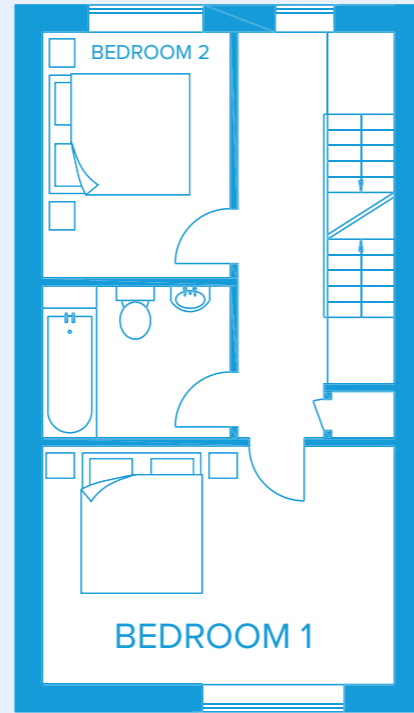
This elevated, private development offers superb southerly views

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GROUND FLOOR



FIRST FLOOR

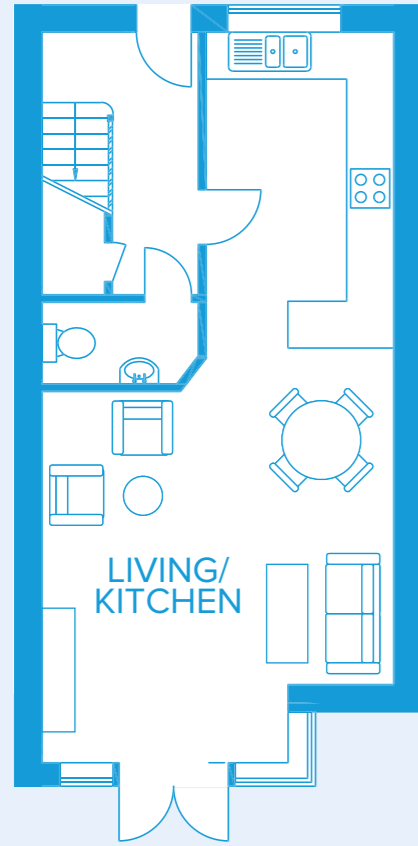


SECOND FLOOR

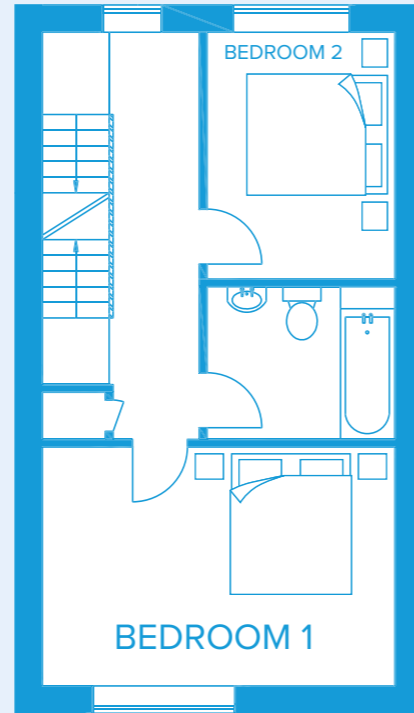
<b>PLOT 1</b>	1193.50 Sq.Ft	110.88 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	9.35 x 4.55m	30'8" x 14'11"
<b>BEDROOM 1</b>	4.55 x 3.05m	14'11" x 10'0"
<b>BEDROOM 2</b>	3.15 x 2.40m	10'4" x 7'11"
<b>BEDROOM 3</b>	4.55 x 4.40m	14'11" x 14'5"

<b>PLOT 3</b>	1227.08 Sq.Ft	114.0 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	9.70 x 4.55m	31'10" x 14'11"
<b>BEDROOM 1</b>	4.55 x 3.30m	14'11" x 10'0"
<b>BEDROOM 2</b>	3.15 x 2.40m	10'4" x 7'11"
<b>BEDROOM 3</b>	4.55 x 4.40m	14'11" x 14'5"

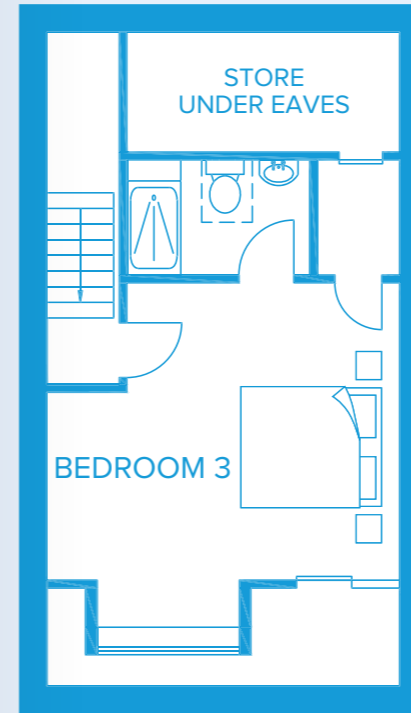
<b>PLOT 4</b>	1193.50 Sq.Ft	110.88 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	9.35 x 4.55m	30'8" x 14'11"
<b>BEDROOM 1</b>	4.55 x 3.05m	14'11" x 10'0"
<b>BEDROOM 2</b>	3.15 x 2.40m	10'4" x 7'11"
<b>BEDROOM 3</b>	4.55 x 4.40m	14'11" x 14'5"



GROUND FLOOR

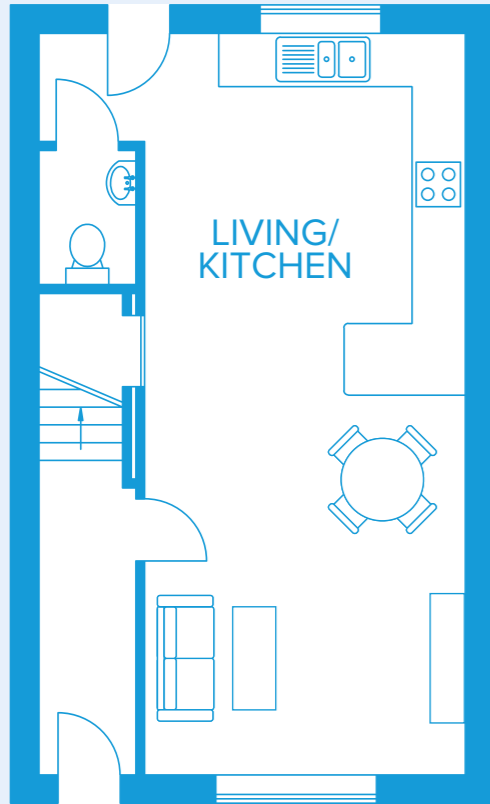


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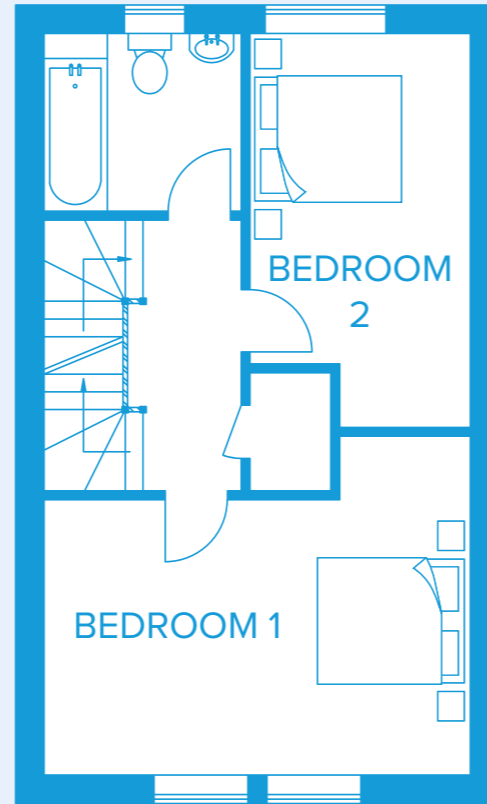


SECOND FLOOR

<b>PLOT 2</b>	1193.50 Sq.Ft	110.88 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	9.35 x 4.55m	30'8" x 14'11"
<b>BEDROOM 1</b>	4.55 x 3.05m	14'11" x 10'0"
<b>BEDROOM 2</b>	3.15 x 2.40m	10'4" x 7'11"
<b>BEDROOM 3</b>	4.55 x 4.40m	14'11" x 14'5"
<b>PLOT 5</b>	1193.50 Sq.Ft	110.88 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	9.35 x 4.55m	30'8" x 14'11"
<b>BEDROOM 1</b>	4.55 x 3.05m	14'11" x 10'0"
<b>BEDROOM 2</b>	3.15 x 2.40m	10'4" x 7'11"
<b>BEDROOM 3</b>	4.55 x 4.40m	14'11" x 14'5"



GROUND FLOOR



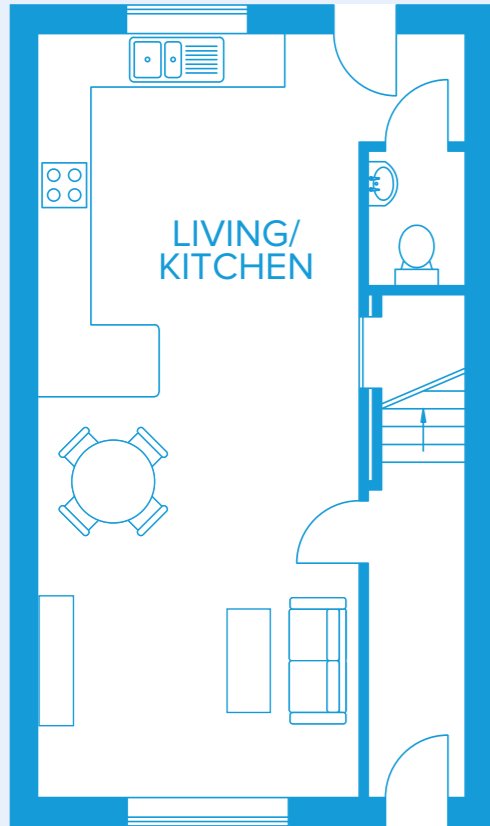
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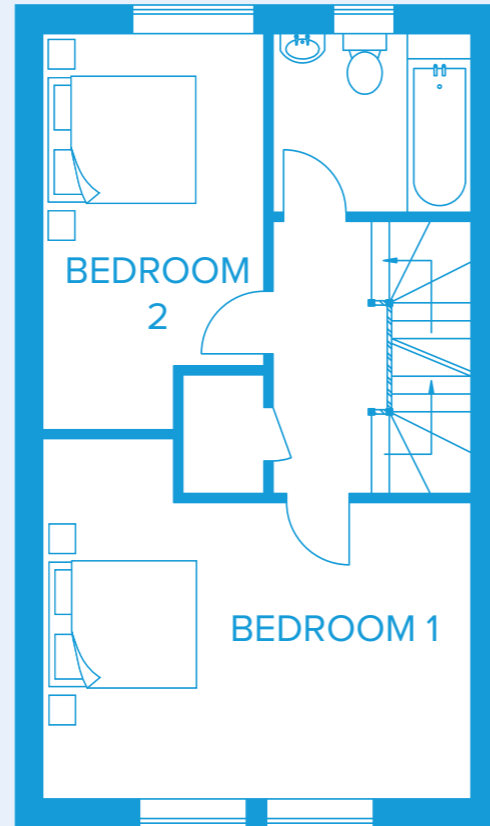
SECOND FLOOR

<b>PLOT 6</b>	1218.58 Sq.Ft	113.21 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	8.35 x 4.80m	27'5" x 15'9"
<b>BEDROOM 1</b>	4.80 x 3.82m	15'9" x 12'6"
<b>BEDROOM 2</b>	4.44 x 2.48m	14'7" x 8'2"
<b>BEDROOM 3</b>	4.80 x 4.13m	15'9" x 13'7"
<b>PLOT 7</b>	1313.08 Sq.Ft	121.99 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	8.57 x 4.80m	28'2" x 15'9"
<b>BEDROOM 1</b>	4.80 x 4.04m	15'9" x 13'3"
<b>BEDROOM 2</b>	4.44 x 2.48m	14'7" x 8'2"
<b>BEDROOM 3</b>	5.11 x 4.80m	16'9" x 15'9"

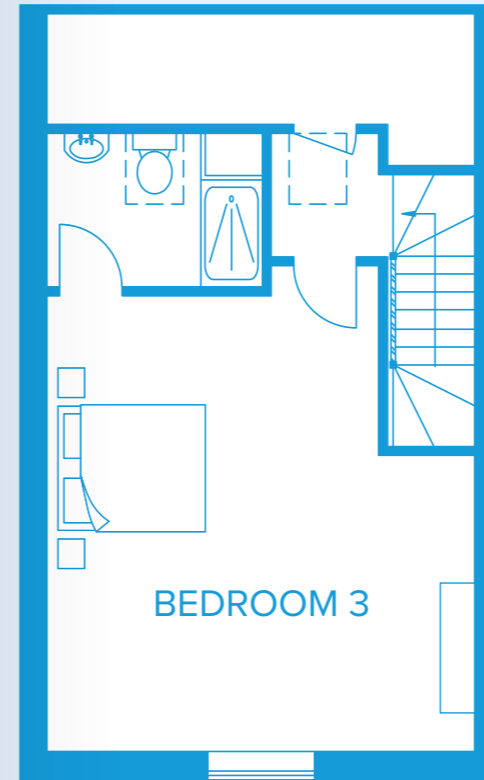




GROUND FLOOR

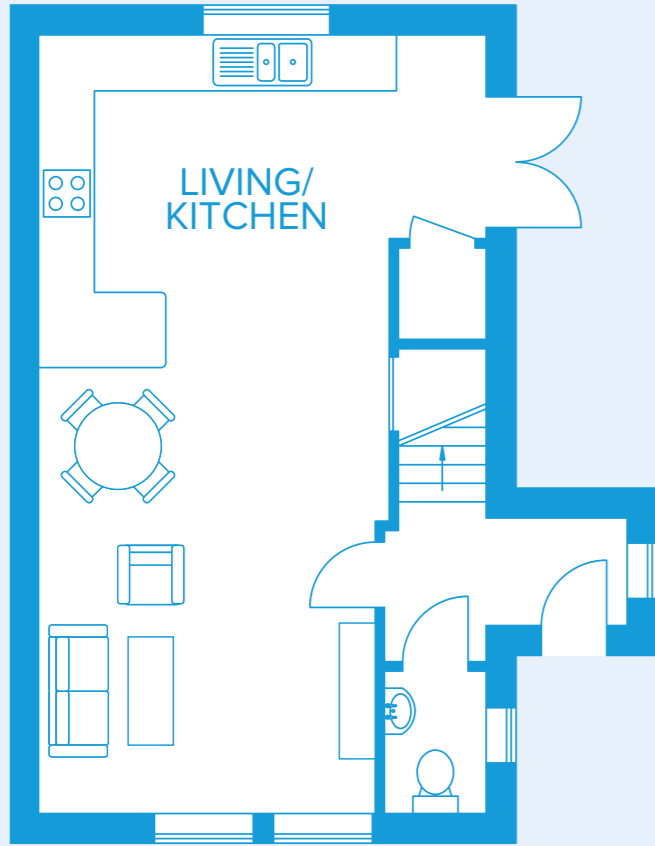


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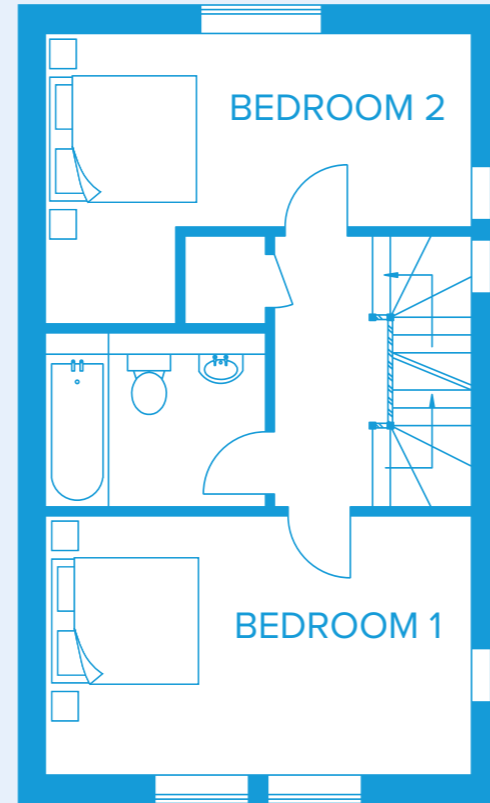


SECOND FLOOR

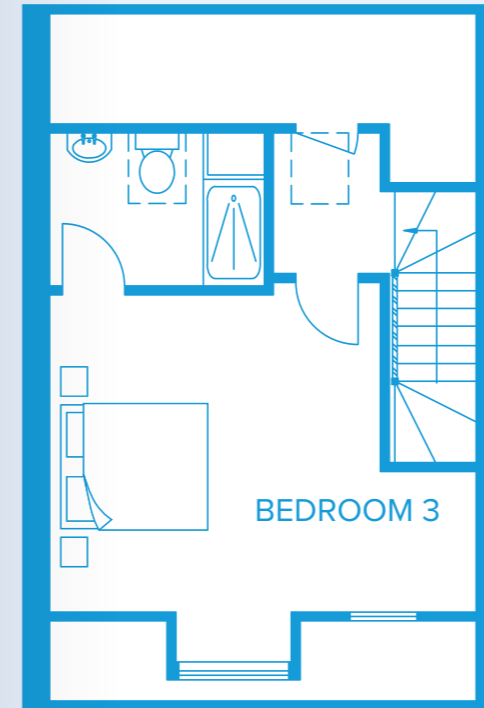
<b>PLOT 8</b>	1313.08 Sq.Ft	121.99 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	8.57 x 4.80m	28'2" x 15'9"
<b>BEDROOM 1</b>	4.80 x 4.04m	15'9" x 13'3"
<b>BEDROOM 2</b>	4.44 x 2.48m	14'7" x 8'2"
<b>BEDROOM 3</b>	5.11 x 4.80m	16'9" x 15'9"



GROUND FLOOR



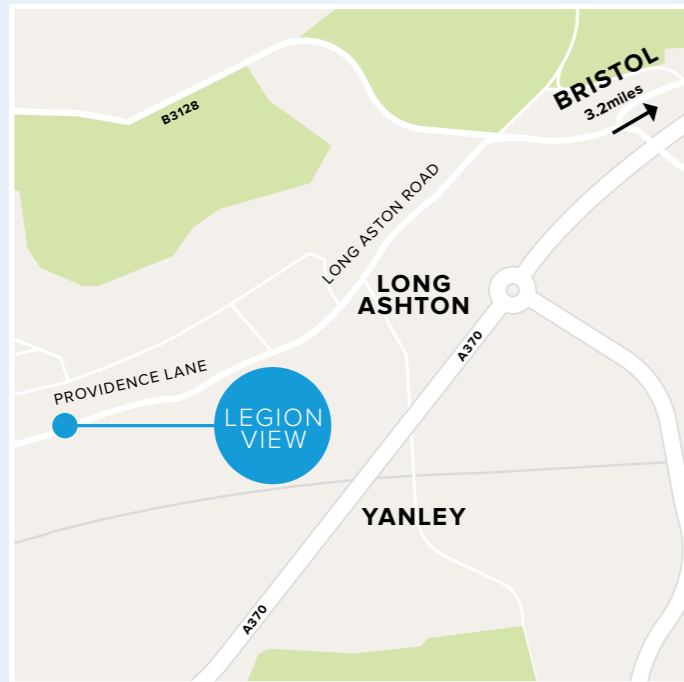
FIRST FLOOR



SECOND FLOOR

<b>PLOT 9</b>	1218.58 Sq.Ft	113.21 Sq.M
ROOM DIMENSIONS		
<b>LIVING / KITCHEN</b>	8.35 x 4.80m	27'5" x 15'9"
<b>BEDROOM 1</b>	4.80 x 2.92m	15'9" x 9'7"
<b>BEDROOM 2</b>	4.80 x 3.27m	15'9" x 10'9"
<b>BEDROOM 3</b>	4.80 x 4.13m	15'9" x 13'7"

## Location and site plan



Located just off the main road in Long Ashton, Legion View is within walking distance of the shops, local schools and open fields.

The beautiful city of Bristol is just over 3 miles away.





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For further details on Legion View or to arrange a viewing, please contact our Alexander May office at Long Ashton.

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