



BRIOR
HEIGHTS

BRIOR HEIGHTS,
LONG ASHTON

AlexanderMay
LAND & NEW HOMES



The development is close to the historic Ashton Court Estate



A development of distinction

This superb development is brought to the market by Alexander May Land & New Homes, in conjunction with the highly reputable local developer Briar Homes.

Head of Department David Powell says;

“Having been involved in this project since the spring of 2020 and having numerous lengthy conversations with the developers on site through the process, I am confident their energy, enthusiasm and aspiration will certainly reflect in the final finish of this development. They have not held back in any aspect when considering, designing and constructing the four homes, they have put the dedication and effort in as if they were building their own home”.

There is a distinct ‘Georgian’ design across this development, embracing large sash style windows, prominent central entrance porch and the clean rendered finish with decorative corner stone.

Briar Heights is an executive development of four tremendous townhouses built over four floors offering approximately 2400sqft of flexible accommodation finished to the highest of standards.

The select development is set back from the road behind a stone wall offering three parking spaces for each home. The gardens exceed expectation for modern housing and all properties take full advantage of the far-reaching views to the rear.





Exceptional interiors

Internally the spacious homes offer ground floor entrance halls and also accommodate two reception rooms and cloakroom. The lower ground floor has a superb kitchen/family room with fitted appliances and bi-folding doors with views down the garden. The lower ground floor is completed with a utility room and downstairs shower room.

The first floor hosts three bedrooms and the family bathroom. One of the bedrooms on this floor is equipped with an en-suite. The second floor is the home to the main bedroom, spacious in design and accompanied with a dressing room and large en-suite shower room.

Specification

Kitchen

Bespoke fitted kitchen by local independent designer and supplier Foxon & Foxon. Handleless Super Matt wall and tall units in dust grey with light grey base units.

- **Worktop** – 20mm silestone quartz
- **Oven** – NEFF including microwave
- **Hob** – NEFF
- **Extractor** – NEFF
- **Appliances** – NEFF Full fridge and separate. Full freezer. NEFF Dishwasher. Glass fronted wine cooler
- **Sink/taps** – Franke + a Franke boiling tap
- **Splashbacks** – Quartz

Bathrooms

- Fitted with Esteem white bath/shower, WCs and sinks with vanity units
- Chrome ladder towel radiator, wall mounted mirror, spotlights, Esteem tap fittings

Heating/Hot Water

- **Heating System** – Ideal Logic 24 KW system boiler with 3 heating zones and 300 litre storage tank. All controlled by WIFI
- **Radiators** – Stelrad compact radiators with chrome ladder towel radiators in bathrooms and WCs

Electrical

- **Lighting** – Spotlights in bathrooms, kitchen, master bedroom and dressing room. All other rooms will be supplied with pendants
- **T.V. and data points** – Supplied in kitchen, reception rooms and all bedrooms

General

- **Entrance** – Video door entry on lower ground floor and second floor
- **Flooring** – A luxury moisture resistant finish to wet rooms. LVT in kitchen and utility room. All remaining rooms to be carpeted
- **Internal Wall Finish** – Skimmed walls finished with a pure white matt finish
- **Internal Doors** – To be completed with chrome door furniture
- **Windows** – Double glazed wooden sash style windows finished white
- NHBC 10 year warranty

Solar Panels

- The property will have a electrical supply provided via solar panels

Outside

- Private bike storage facility
- Gardens to be finished with patio area, lawn and enclosed by close board 1.8m high wooden fencing
- Front drive area to be tarmacked with allocated parking spaces marked out
- The development will be enclosed by stone walling and shrubbery





Site plan

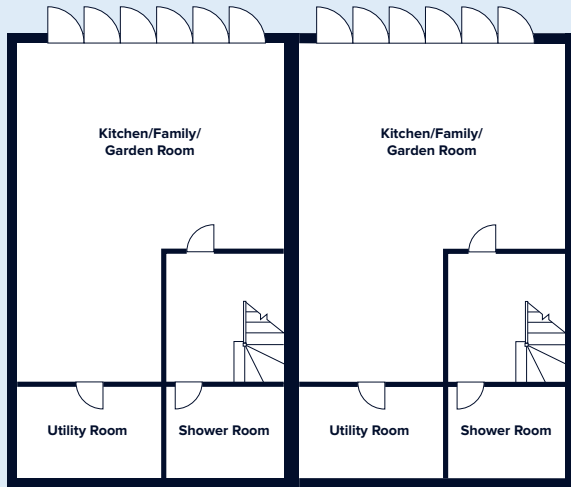
The development is well positioned within the village of Long Ashton with good access to all local amenities including the popular Birdwell Primary School.

Local post office, co-op, barber, hairdresser, charity shop, coffee shop and a selection of pubs are a selection of what is on offer. Further facilities can be found a short drive into the city.

Located on the periphery of the Village is Ashton Court, an 850 acre estate and also home to the world famous Hot Air Balloon Festival. Long Ashton is also the home of one of the area's premier golf clubs with a short drive to David Lloyd Fitness and tennis centre.

For the commuter, Long Ashton sits just four miles from the city centre, with convenient access to the park and ride. Bristol Airport is just 5 miles away and access to the M4 & M5 can be sourced at either Portishead or Avonmouth. Temple Meads train station is just 4 miles away with regular trains to Paddington, London.





LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plots



ROOM DIMENSIONS

KITCHEN/FAMILY/ GARDEN ROOM

7.52 x 5.90m

24'8" x 19'4"

UTILITY ROOM

2.03 x 3.22m

6'8" x 10'7"

SHOWER ROOM

2.03 x 2.58m

6'8" x 8'6"

SITTING ROOM

4.53 x 5.90m

14'10" x 19'4"

DINING ROOM

5.02 x 3.45m

16'6" x 11'4"

BEDROOM 1

5.25 x 4.77m

17'3" x 15'8"

BEDROOM 1 EN-SUITE

3.60 x 2.34m

11'10" x 7'8"

WALK IN DRESSING ROOM

2.43 x 3.46m

8' x 11'4"

BEDROOM 2

3.24 x 3.32m

10'8" x 10'11"

BEDROOM 2 EN-SUITE

1.98 x 2.82m

6'6" x 9'3"

BEDROOM 3

4.20 x 3.17m

13'9" x 10'5"

BEDROOM 4

3.21 x 2.63m

10'6" x 8'8"

BATHROOM

2.01 x 3.17m

6'7" x 10'5"

SHOWER ROOM

2.03 x 2.58m

6'8" x 8'6"

Dimensions are indicative and subject to confirmation.



BRIOR HEIGHTS

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

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