



Ashley Heights

Ashley Down, Bristol

Sat Nav Postcode: BS7 9DD

Together we make a home.

Here at Persimmon we build quality properties in superb locations throughout the UK; but we never forget that you're looking for one very special home: yours.

Let's face it, everyone is different. And we all have our own idea about what makes an ideal home. So at Persimmon we create a huge choice of houses and apartments; that way, you are sure to find something that's right up your street.

Take a look at our range of properties and you'll discover everything from starter homes to grand family properties, bungalows to exciting 3-storey town houses, city centre loft apartments to traditional country retreats.

As one of the UK's premier housebuilders, we don't just follow the trends – we set them. That's why our range of house types is constantly evolving as we continue to create homes that meet the aspirations of homebuyers at every stage of their lives and in every corner of the country.

The perfect environment

Naturally, you're looking for a home that's been developed in harmony with the local environment. So we explore the local architecture and, if a development is close by a period property or buildings with local character, we try to ensure our homes blend in.

We also insist upon retaining and incorporating local landmarks such as trees and lakes to give our developments a special local atmosphere. We even go one step further by planting new trees and creating beautiful landscaping schemes, so that in no time at all our new developments will look as though they've been there for ever and a day.

Designed in sympathy with the location, we always respect, protect and enhance the environment to ensure a home and lifestyle that's perfect for you.



You choose an area...

Bristol developed around its harbour, gaining importance as a trading centre after the Norman Conquest and throughout the centuries since. It burgeoned in the 19th century when Brunel transformed the city with the Great Western Railway, Temple Meads station and the world famous Clifton Suspension Bridge.



Bristol offers first class shopping with all the High Street names, specialist boutiques and numerous shopping centres in and around the city including Cabot Circus and Cribbs Causeway on the outskirts. Nearby Gloucester Road has been popular with shoppers for over 100 years and, further afield, Gloucester Quays Designer Outlet is a honeypot for stylish bargain hunters.

Sports lovers will be spoilt for choice at Ashley Heights as close to hand are Gloucester County cricket ground - the host to national and international matches, The Memorial Stadium - home ground of Bristol Rugby Club and Bristol Rovers FC and Horfield Leisure Centre, Dorian Road, which has a 25 metre pool, sports hall and a fitness suite.

We'll complement it perfectly.

Bristol is renowned for its theatres, including the Bristol Hippodrome and Old Vic, and is also home to numerous concert venues, comedy clubs (such as Jongleurs) and galleries. At night, Bristol opens up to numerous bars, cafes, restaurants and clubs and there is something to suit all tastes.

The development benefits from being about 2 miles from J3 of the M32, while the city itself is served by both the M4 and M5 motorways giving easy access to London, South Wales and the South West. Bristol International Airport is growing all the time and there are two railway stations with fast links to London Paddington.



Local information

Approximate travelling distances by road from Ashley Heights:

Bristol city centre	2 miles
Bristol International Airport	10 miles
Bath	14 miles
Weston-super-Mare	30 miles
Cardiff	40 miles
Cirencester	40 miles
Birmingham	86 miles

Fastest journey time by train from Bristol Temple Meads (2 miles from Ashley Heights):

Bath	25 minutes
Weston-super-Mare	33 minutes
Swindon	40 minutes
Cheltenham	42 minutes
Cardiff	53 minutes
London Paddington	98 minutes
Birmingham	126 minutes

All mileage/times are approximate.

You demand the best...

Every Persimmon home is built to the highest standards. That way we can be sure you'll fall in love with your new home from Day One.

At Persimmon we offer you something unique and very special. It's called our Persimmon Pledge, and it's your guarantee that your home is built to the most exacting of standards.

As you'd expect of such a well respected national builder, this is no empty promise. We carry out a comprehensive 24-point check on your new home to ensure everything's just right. From the foundations to the plumbing, we go through everything with a fine-tooth comb to give it our own stamp of approval.

Next, before you even move in, you'll receive a personal demonstration of your property and all its facilities by an experienced member of our team. From how to operate the security system to the location of the stopcock, we'll take you through the myriad of things you'll need to know to feel right at home.

Customer Care Excellence

It's all part of our absolute commitment to customer care where we support you every step of the way.

For instance, once you have moved into your new home we'll provide a courtesy call and a one-month inspection to take care of any snags. Indeed, you'll also receive a dedicated customer care line number for any issues or questions you may have.

For added peace of mind, we provide a full emergency cover line number in the event of a service supply failure such as gas, electricity or water. And remember, every new Persimmon home comes complete with a 2-year defect cover and a full 10-year NHBC guarantee.

We'll give you nothing less.

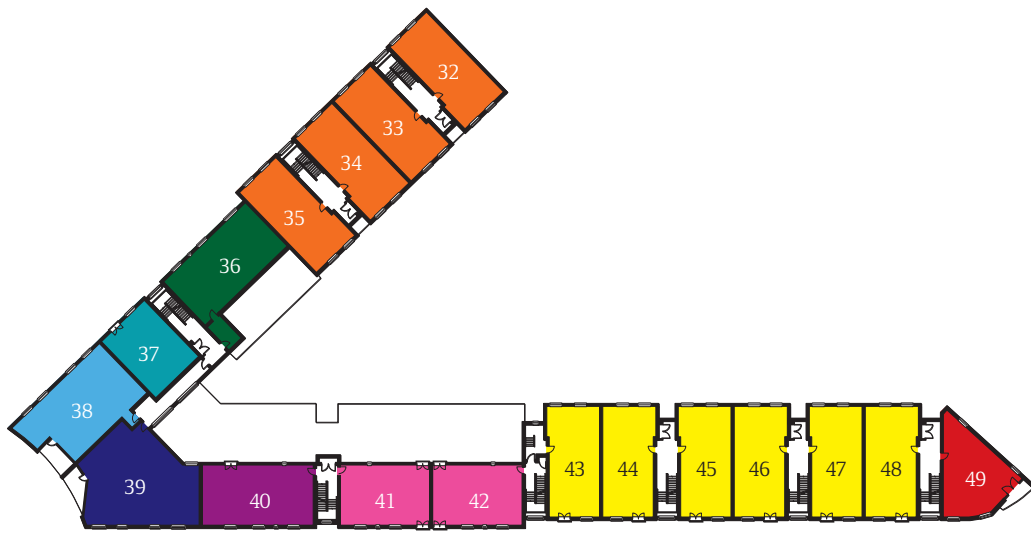


Development Layout

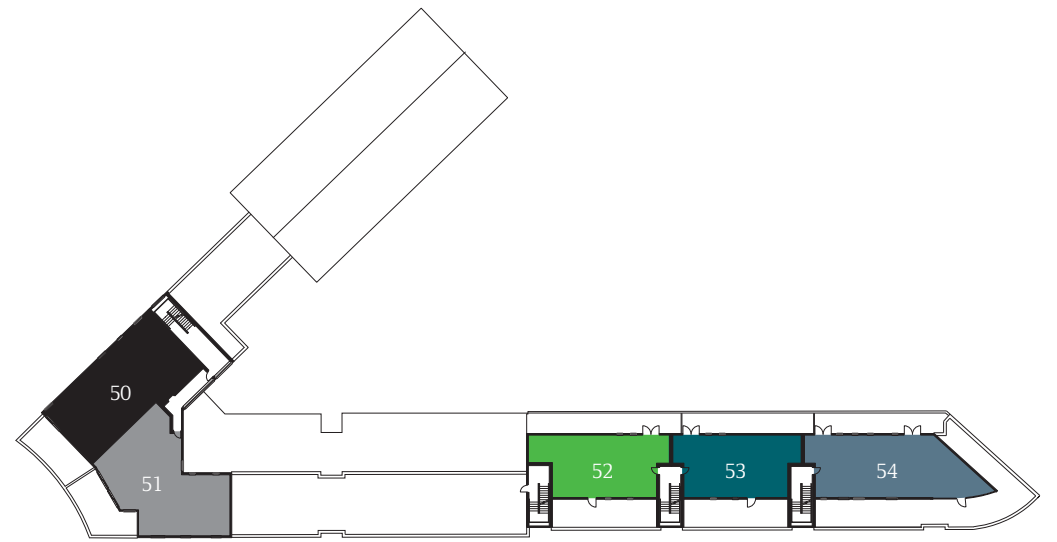


IMPORTANT NOTICE

The site 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 1991. Landscaping is indicative. Please refer to the Landscape Plan available from the site Sales Adviser.



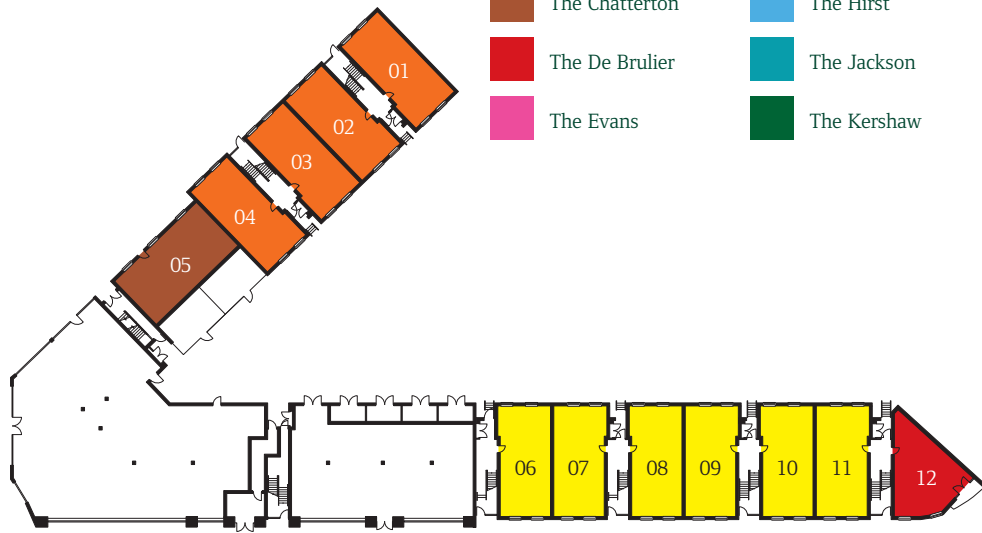
Second floor



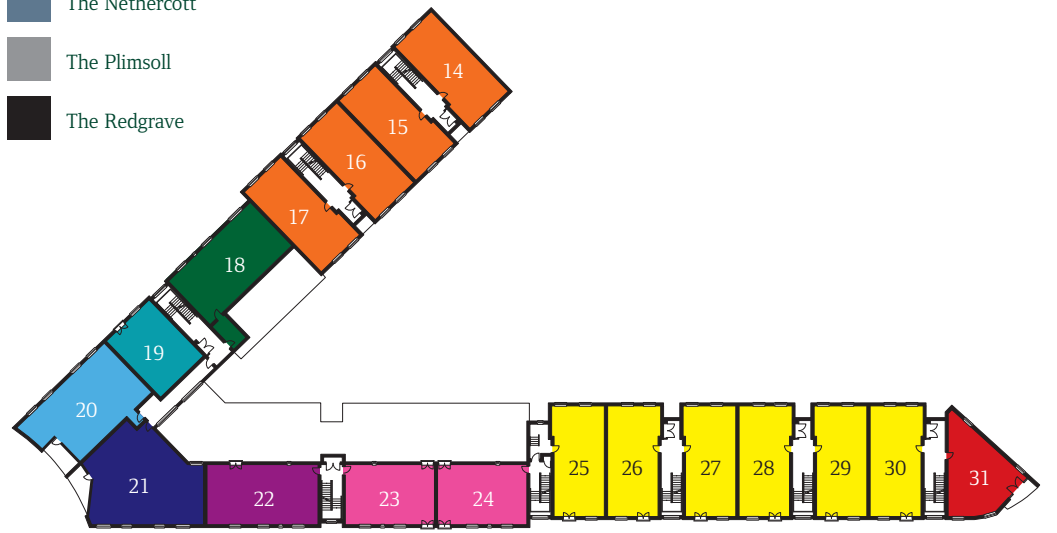
Third floor

KEY

- | | | |
|--|--|--|
|  The Atyeo |  The Fry |  The Lawrence |
|  The Banksy |  The Gully |  The May |
|  The Chatterton |  The Hirst |  The Nethercott |
|  The De Brulier |  The Jackson |  The Plimsoll |
|  The Evans |  The Kershaw |  The Redgrave |



Ground floor



First floor





The Atyeo

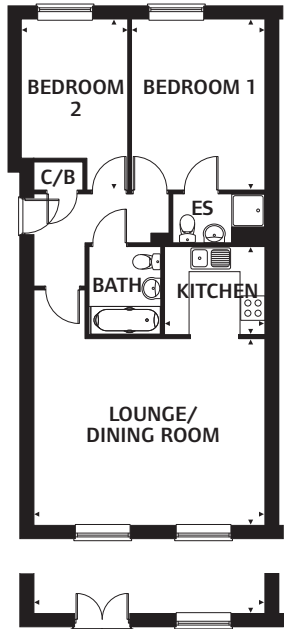
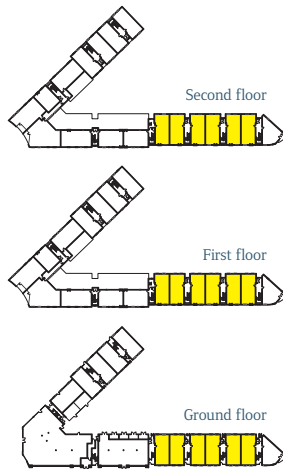
2 Bedroom

Kitchen
2440mm x 2130mm
8'0" x 7'0"

Lounge/Dining Room
5950mm x 4560mm (min)
19'6" x 14'11" (min)

Bedroom 1
3250mm x 4150mm
10'8" x 13'7"

Bedroom 2
2590mm x 4150mm (max)
8'6" x 13'7" (max)



Alternative shows
apartments
on 1st & 2nd floor

The Banksy

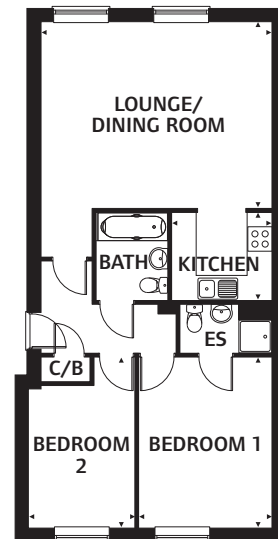
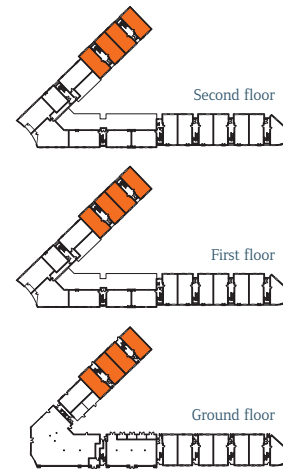
2 Bedroom

Kitchen
2430mm x 2130mm
8'0" x 7'0"

Lounge/Dining Room
5640mm x 4560mm (min)
18'6" x 14'11" (min)

Bedroom 1
3230mm x 4160mm
10'7" x 13'8"

Bedroom 2
2580mm x 4160mm
8'6" x 13'7"



The Chatterton

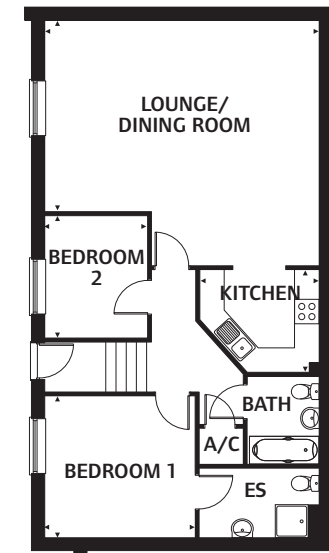
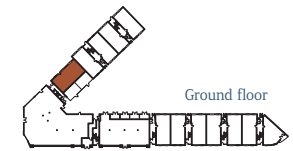
2 Bedroom

Kitchen
2800mm (max) x 2490mm
9'1" (max) x 8'1"

Lounge/Dining Room
6725mm x 4725mm (max)
22'0" x 15'6"

Bedroom 1
3670mm x 3450mm
12'0" x 11'4"

Bedroom 2
2510mm x 2980mm
8'2" x 9'9"



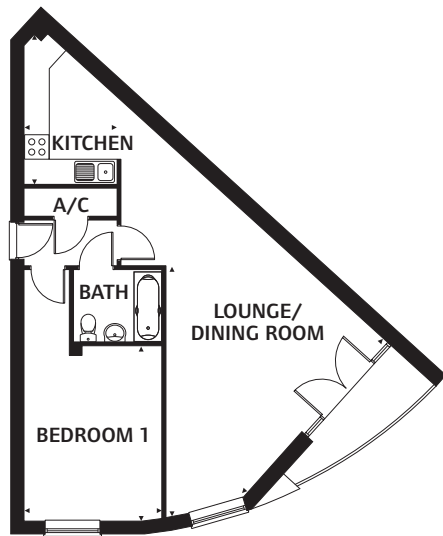
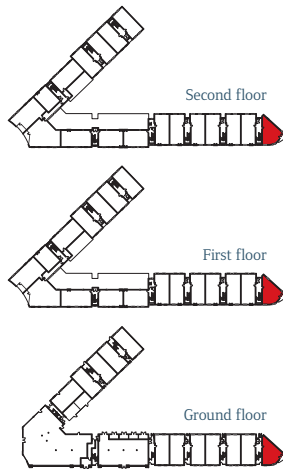
The De Brulier

1 Bedroom

Kitchen
3370mm x 2278mm
11'1" x 6'4"

Lounge/Dining Room
6122mm (max) x 5117mm
20'1" (max) x 16'10"

Bedroom 1
3320mm x 4240mm
10'11" x 13'11"



The Evans

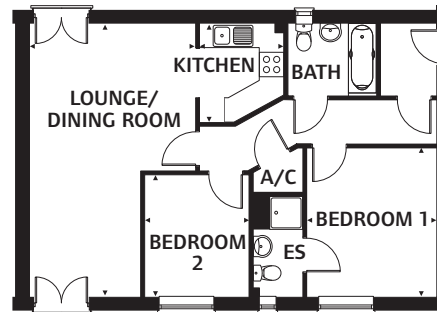
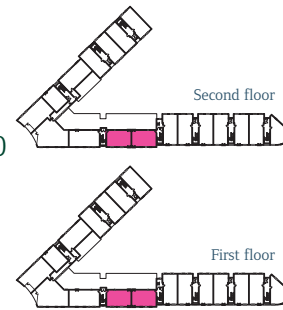
2 Bedroom

Kitchen
2400mm (max) x 2050mm
7'10" (max) x 6'9"

Lounge/Dining Room
6600mm (max) x 4040mm (max)
21'8" (max) x 13'3" (max)

Bedroom 1
3630mm x 3010mm
11'11" x 9'10"

Bedroom 2
2980mm x 2530mm
9'9" x 8'4"



The Fry

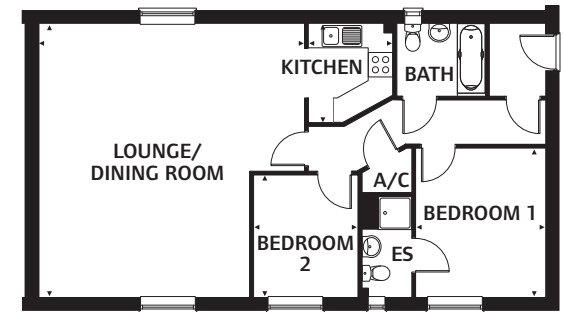
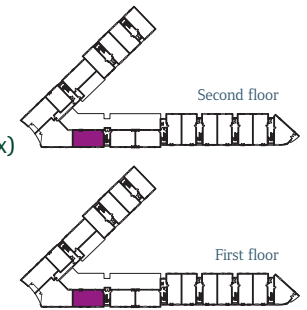
2 Bedroom

Kitchen
2400mm (max) x 2050mm
7'10" (max) x 6'9"

Lounge/Dining Room
6690mm (max) x 6490mm (max)
21'11" (max) x 21'3" (max)

Bedroom 1
3610mm x 3160mm
11'10" x 10'4"

Bedroom 2
2970mm x 2530mm
9'9" x 8'4"



Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen layouts are indicative only. Please consult the Sales Adviser on site for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

The Gully

3 Bedroom

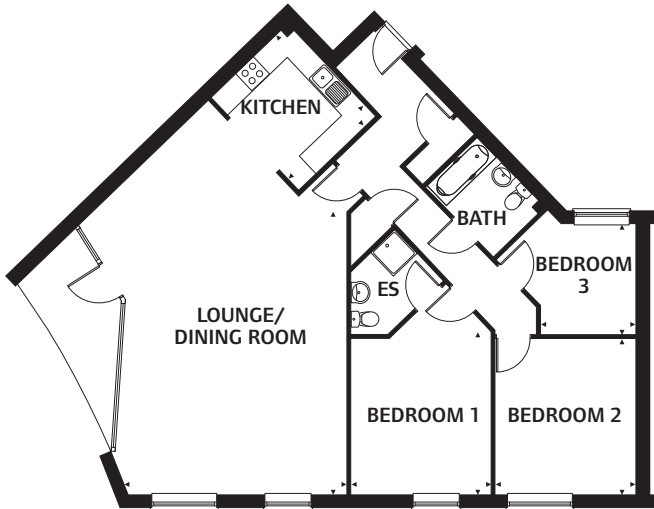
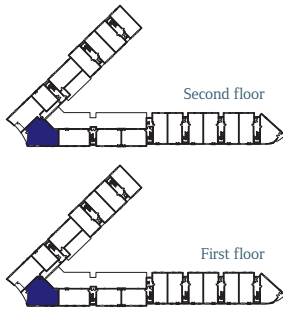
Kitchen
2620mm x 3146mm
8'7" x 10'3"

Lounge/Dining Room
7000mm x 5370mm
23'0" x 17'7"

Bedroom 1
7000mm x 5370mm (min)
22'9" x 17'6" (min)

Bedroom 2
3470mm x 3840mm
11'5" x 12'7"

Bedroom 3
2350mm x 2700mm
7'8" x 8'10"



The Hirst

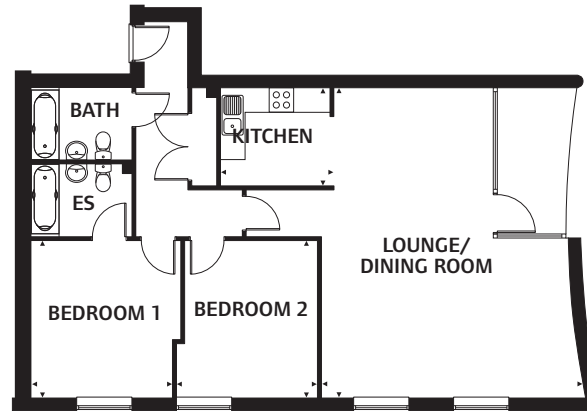
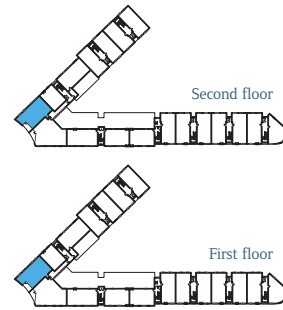
2 Bedroom

Kitchen
2380mm x 2740mm
7'10" x 9'0"

Lounge/Dining Room
7360mm x 6470mm
24'1" x 21'2"

Bedroom 1
3850mm x 3560mm
12'6" x 11'6"

Bedroom 2
3850mm x 3052mm
12'6" x 11'6"



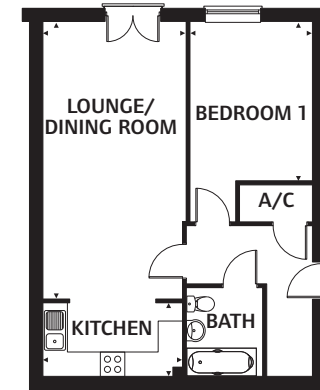
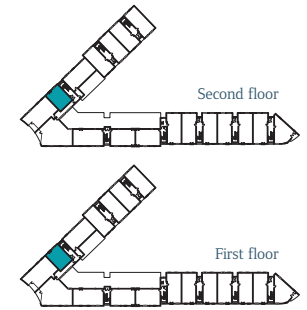
The Jackson

1 Bedroom

Kitchen
3400mm x 1780mm
11'2" x 5'10"

Lounge/Dining Room
3480mm x 6780mm
11'5" x 22'3"

Bedroom 1
2980mm x 3890mm
9'9" x 12'9"



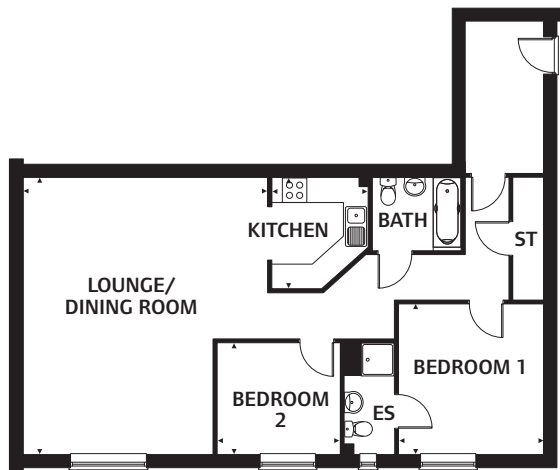
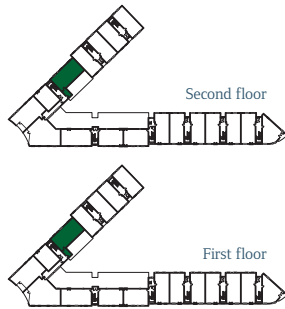
The Kershaw 2 Bedroom

Kitchen
2700mm x 2320mm
8'10" x 7'7"

Lounge/Dining Room
6716mm x 5950mm (min)
22'0" x 19'6" (min)

Bedroom 1
3630mm x 3570mm
11'11" x 11'8"

Bedroom 2
2680mm x 2980mm
8'9" x 9'9"



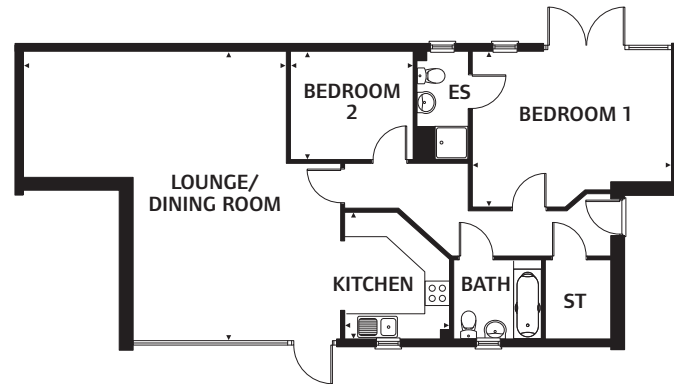
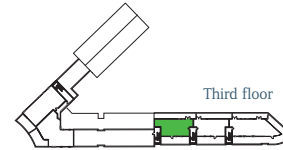
The Lawrence 2 Bedroom

Kitchen
3075mm (max) x 2530mm
10'1" (max) x 8'3"

Lounge/Dining Room
6966mm x 6410mm (max)
22'10" x 21'0" (max)

Bedroom 1
4850mm x 3790mm
15'9" x 12'4"

Bedroom 2
2620mm x 2980mm
8'7" x 9'9"



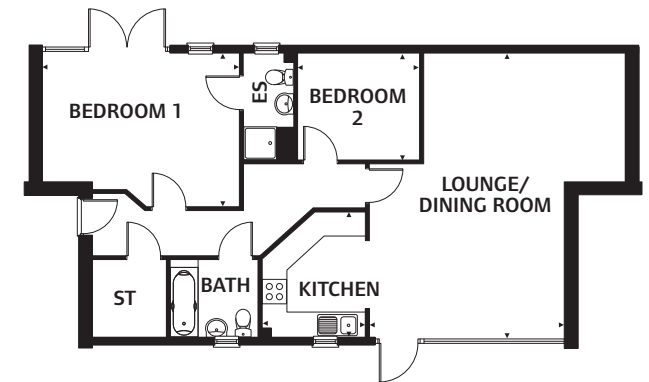
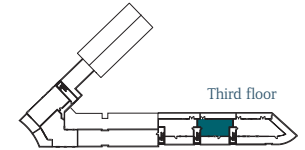
The May 2 Bedroom

Kitchen
3100mm x 2530mm (max)
10'2" x 8'4" (max)

Lounge/Dining Room
6960mm x 4800mm
22'10" x 15'7"

Bedroom 1
3790mm x 4860mm
12'5" x 15'11"

Bedroom 2
2630mm x 2980mm
8'7" x 9'9"



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The Nethercott

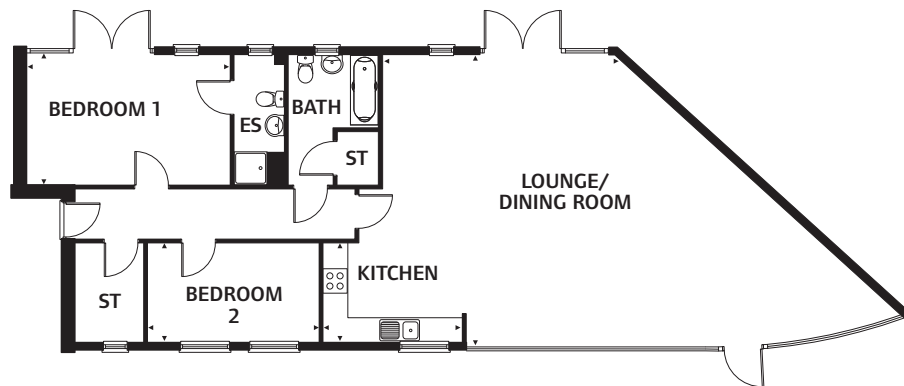
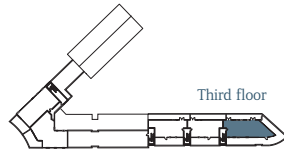
2 Bedroom

Kitchen
3414mm x 2400mm
11'2" x 7'8"

Lounge/Dining Room
7000mm x 5600mm
22'9" x 18'5"

Bedroom 1
4950mm x 3174mm
16'2" x 10'4"

Bedroom 2
4166mm x 2400mm
13'6" x 7'8"



The Plimsoll

4 Bedroom

Kitchen
3670mm x 3575mm
12'0" x 7'1"

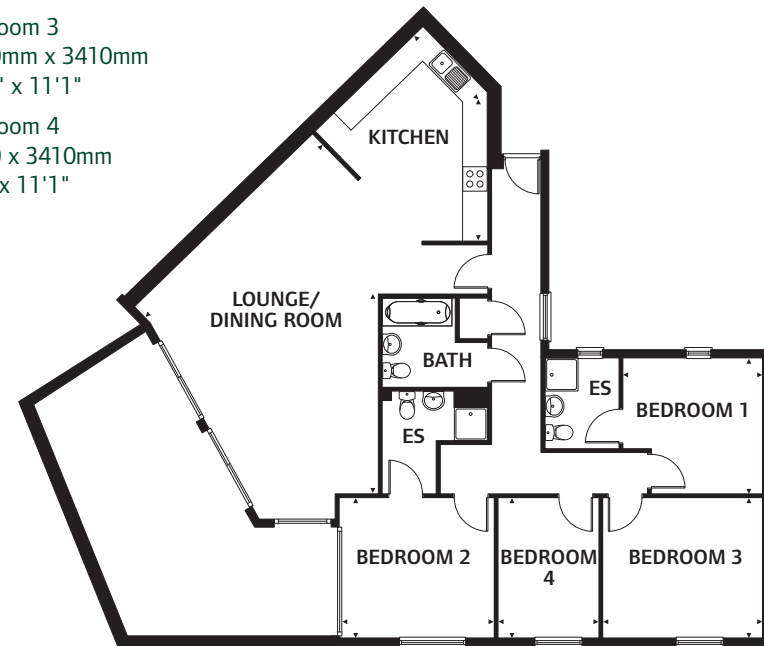
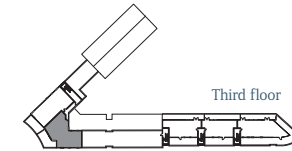
Lounge/Dining Room
6000mm x 4870mm
19'6" x 15'9"

Bedroom 1
3390mm x 3210mm
11'1" x 10'6"

Bedroom 2
3725mm x 3410mm
12'2" x 7'9"

Bedroom 3
3890mm x 3410mm
12'9" x 11'1"

Bedroom 4
2430 x 3410mm
8'0" x 11'1"



The Redgrave

3 Bedroom

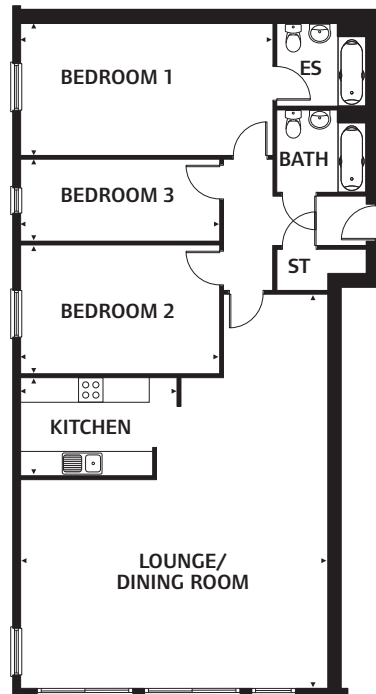
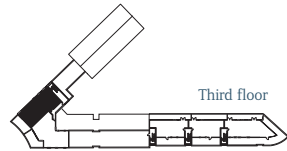
Kitchen
3890mm (max) x 2380mm
12'9" (max) x 7'10"

Lounge/Dining Room
8380mm (max) x 9640mm (max)
27'6" (max) x 31'7" (max)

Bedroom 1
6140mm x 3210mm
20'2" x 10'6"

Bedroom 2
4861mm x 3120mm
15'11" x 10'3"

Bedroom 3
4861mm x 1980mm
15'11" x 6'6"



Specification

Standard Finishes

External Construction

Traditional cavity walls - inner: insulated blocks; outer: range of finishes to suit planned architecture

Doors are double glazed "E" glass windows in timber frames

French doors to balcony

Internal Construction

Smooth ceilings throughout

Pendant light fittings some with low energy bulbs

Walls painted in ivory white

6 panel doors painted white with chrome finished ironmongery

Gas fired central heating: with mains pressure hot water (unvented), or with combination boiler system

Radiators to all main rooms, most with thermostatically controlled valves

Water, electricity, drainage and gas

Individual circuit breakers to consumer unit

Double electric sockets to all main rooms

TV point and phone extension point in lounge

Communal areas

Smooth steel faced front entrance door, partially glazed

Individual front doors – smooth steel in white with mortice three point lock

Apartment number in chrome finish

Lighting to entrance hall and landings with timed push button controls

External light to front door area to be fitted with low energy bulbs

Durable carpet with entrance matting

Staircase balustrading in white with glazed panels

White emulsion finish to walls

Acoustic tile to ceilings in white finish

Communal aerial in loft space

Smoke detection system with detectors linked to audible alarm within apartments

Kitchen

Wall tiling above work surfaces

Choice of styles and colours dependent on build stage

Single electric oven in stainless steel

Stainless steel gas hob

Stainless steel chimney hood with splashback

Plumbing for washing machine and dishwasher

Stainless steel single bowl sink with monobloc mixer taps

Bathroom

Choice of wall tiles dependent on build stage

White sanitaryware with chrome finished fittings

Extractor fan to bathroom and where applicable en-suite

Thermostatic shower to en-suite (where applicable)

Bedrooms

En-suite to master bedroom (where applicable)

TV point and phone extension point to master bedroom

Additional power sockets

Security

3 point locking to front and rear doors and locks to all windows (except escape windows)

Smoke detectors wired to the mains with battery back up

External

Parking spaces

Landscaped areas

Bin storage area

Cycle storage area

Optional Finishing Touches

Floor coverings, paint colours, coving, additional power sockets

Wall lights, light fittings, dimmer switches and additional power sockets

Wall tile options, sink upgrade, additional appliances and appliance upgrade, lighting options

Heated towel rail, electric shower over bath and bathroom accessories

Additional power sockets

Curtain packages

Burglar alarm and external security lights

Finishing Touches



Ensuring your property reflects your personality is important. After all, that's how to feel truly comfortable in the most important place in the world – your own home.



We all dream of owning a home that reflects our individual tastes and personality. And at Persimmon Homes we believe in giving every house buyer that special privilege. That's why we build such an impressive range of house types at such great value for money prices.

But choosing a home to suit you down to the ground is only the start.

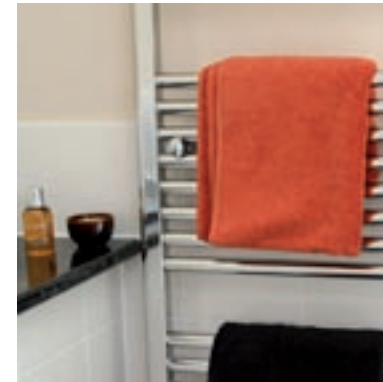
Our Finishing Touches collection lets you personalise your home inside



and out, and enhance it by adding or upgrading selected items from an extensive range. And you can rest assured that each item has been carefully chosen to complement the style and immaculate finish of your new home.

An Exciting Choice

Your choices from the Finishing Touches collection includes carpets, curtains, kitchen and bathroom upgrades, fixtures and appliances as



well as a multitude of other popular fixtures and fittings. So you can begin to see just how much you can personalise your home. Just let your imagination go wild!

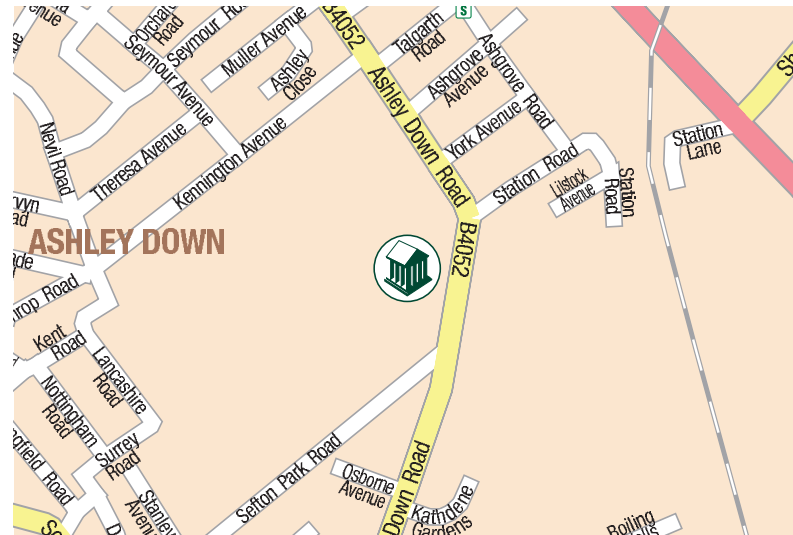
Our experienced Sales Advisers will be on hand to guide you and, providing your property is at a suitable stage of construction, we'll be delighted to add the Finishing Touches that will make your home a home you can truly call your own.



How to find us



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