



2 Abbots Way

Court Farm Road, Longwell Green, Bristol, BS30 9BZ

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Beyond your expectations

Fabulously designed 4 bedroom house on corner plot

New Build | Arts and Crafts style | Detached | Four double bedrooms | Lounge | Kitchen/breakfast room | Study | Utility | Family bathroom | Downstairs WC | Landscaped garden



Description

Occupying a corner plot within this fabulously designed gated community, 2 Abbots Way infuses contemporary design with Arts and Crafts inspired flair. The bespoke finish, as with the rest of the development, means that it is truly unique. The development's period style is designed to effortlessly and harmoniously blend in with the surrounding houses.

The splendid front façade offers an elegantly designed red brick porch that frames the engineered oak front door. Once in to the generous hallway, with stone-effect tiled flooring throughout, you are immediately greeted with a sense of space and light. To the rear of the hall the fabulously spacious triple aspect lounge offers the perfect family space. Engineered oak flooring runs throughout, complementing the room's oak-framed glass double doors. Bi-folding doors provide pleasant garden vistas as well as access and create a sense of connection to the garden. A working log burner provides a fantastic focal point and introduces further character and warmth. As with the rest of the ground level, under-floor heating runs throughout the lounge.

Across the hall the contemporary kitchen/breakfast room offers striking white corian worktops that complement the plethora of soft-closing drawers and units. The tiled flooring present in the hall runs throughout the kitchen. A full array of integrated units include: Samsung American-style fridge-freezer with ice maker, Bosch induction hob and double oven, overhead extractor fan, Smeg microwave oven and Bosch dishwasher. A white Belfast sink with Victorian-style mixer tap, combines elegance with practicality. Providing a pleasant outlook, bi-folding doors lead out on to the patio, delivering the perfect space for alfresco dining.

The utility room leads from the kitchen and has plenty of units and surface space as well as integrated Bosch washing machine, Caple dryer and a practical stainless steel sink. This room also provides access to the garden.



The separate dining room benefits from an abundance of space and light. Elegant cornicing and engineered oak flooring adds to the charm. The ground floor also comprises a study and WC with character port-hole window.

Ascending the fabulously crafted solid-oak staircase, the landing leads to all four double bedrooms on the first floor as well as providing an airing cupboard, and loft access. The master bedroom offers a wonderfully elevated outlook. The master has been partitioned slightly to create the perfect area for furniture such as a dresser.

The master en-suite comprises: rainfall shower, sink, WC and heated towel rail. The first floor also comprises three further double bedrooms. The family bathroom, benefits from an art-deco style, rounded stained-glass window. All bathrooms are fully-fitted with Porcellanosa fittings.

Outside

The rear garden is predominantly laid to lawn and also has an extensive patio area. The front façade also proudly boasts further plants and shrubs. The driveway, providing ample off-street parking, leads to the detached with fully electrified up-and-over doors.

Location

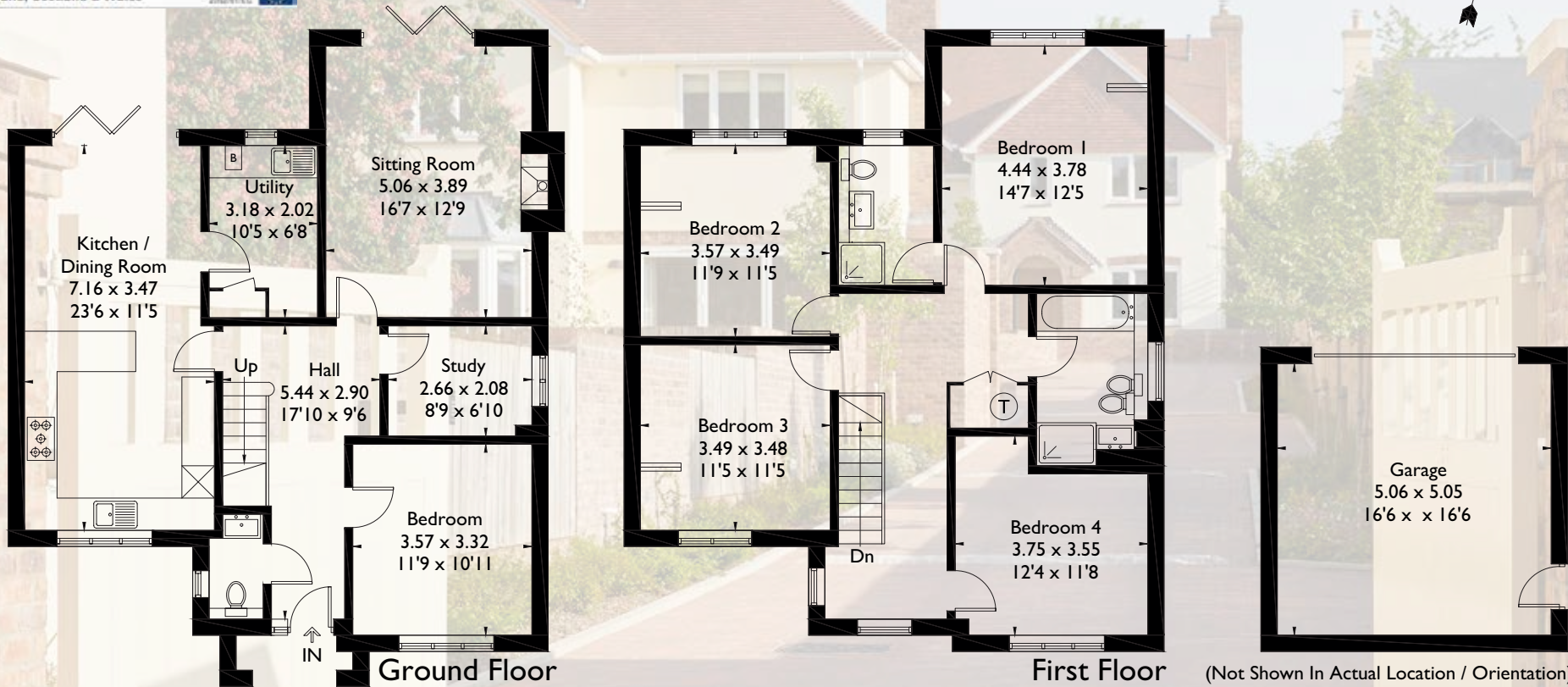
Longwell Green is a suburb to the east of Bristol, which has access on to the A4174 Bristol ring road giving direct access to the M32, M4 and M5 motorways. Traditionally a small and rural community, Longwell Green offers fantastic access to both Bristol and Bath. The abundance of surrounding green space and parks allows for great walks and cycling routes. Local schools include: Longwell Green Primary School, Barrs Court Primary School, Hanham Woods Academy and Sir Bernard Lovell Academy. Just off the A4174 are many retail and leisure parks.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		Est. December 2016/17	

Abbots Way, Longwell Green

Approximate Gross Internal Area
195.3 sq m / 2102 sq ft (Including Garage)



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FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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