



## Cambridge House

Halcyon, Weston Road, Long Ashton, North Somerset, BS48 3QS







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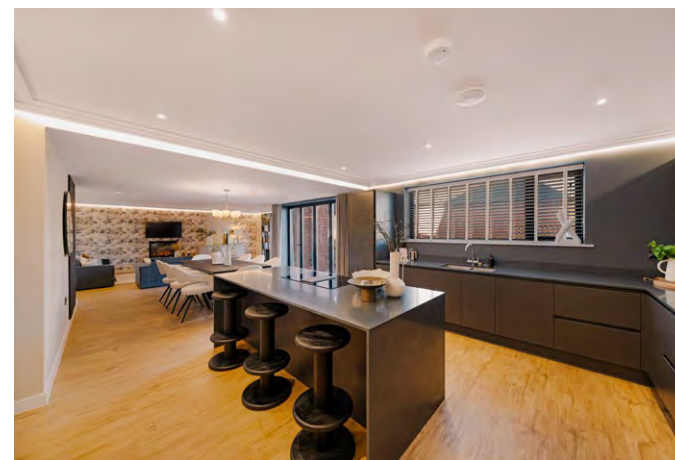
**A brand new, top spec, modern family home with a generous footprint, EPC A, landscaped gardens, detached double garage with home office and off-street parking for multiple vehicles in a prime Long Ashton location.**

Detached, architecturally designed new build with a generous footprint totalling 3075 square foot and a top specification throughout | Bespoke, open plan kitchen dining room with Siemens appliances, 'Waterfall' island and breakfast bar with Silestone worktops, tri fold doors onto the garden and separate utility | Expansive, open plan living room with modern electric fireplace and tri fold doors onto the garden | Snug, study and spacious entrance hall with storage cupboards | Two principal suites with private roof terraces and Porcelanosa tiled, Duravit en suite shower rooms | Three further double bedrooms and a Porcelanosa tiled, Duravit family bathroom | Daikin air source heat pump, wet underfloor heating, Amtico flooring, Cat 6 broadband, 17 solar panels with battery, aluminium framed double-glazed doors and triple glazed windows | Detached double garage with external 7kw EV charger and home office above with kitchenette | Landscaped, level, lawned gardens with well stocked borders and a paved dining terrace | No onward chain; 2 year 'Strongvox Assured' warranty; 10 year Premier Guarantee warranty | EPC: A

## Situation

Halcyon is a bespoke, new development of eight luxurious homes built by award winning West Country housebuilder Strongvox Homes. Situated on the edge of the popular village of Long Ashton, Cambridge House is surrounded by stunning countryside yet just 4.9 miles of Clifton Suspension Bridge. Local amenities include a library, community centre, two churches, florists, doctor's surgery, dentist and a range of shops including a Co Op. There is an excellent selection of local pubs including The Angel Inn, The Bird in Hand and The Miners Rest. Also nearby are the iconic Tyntesfield and Ashton Court Estates with their sprawling parklands and historic mansions, a David Lloyd gym (4 miles), Long Ashton Golf Club (2.8 miles) and abundant walks, sports clubs and outdoor pursuits.

Local primary schools include Birdwell School and Northleaze in Long Ashton (Ofsted Good) and Flax Bourton Church of England Primary (Ofsted Outstanding) whilst close by are leading independent schools: The Downs Preparatory School (circa 4.5 miles) and Butcombe Prep in Clifton (6.4 miles). There are Ofsted Good secondary schools in Nailsea and Backwell and leading independent secondary schools within easy reach including Clifton College, Clifton High School, Bristol Grammar School, Redmaids, Badminton School for Girls and Sidcot.











The M5 (J20) is a mere 6 miles to the west whilst Nailsea & Backwell Train Station is 3.4 miles with direct trains to London Paddington via Bristol Temple Meads. Bristol airport is 4.4 miles away with direct flights to most European destinations.

### For Sale Freehold

Halcyon days are to be had at this stunning, contemporary family home with a generous footprint, exceptional energy efficiency, top specification, home office, landscaped gardens, double garage and ample off-street parking in a prime location within striking distance of all that Bristol has to offer.

The house has a modern architectural style with a red brick and vertical hanging plain tile finish interconnected with black metallic cladding to the rear ground floor and first floor central wing. The home creates a striking visual impact, featuring a double front gable paired with a contrasting flat-roofed element. The design masterfully blends traditional architectural details with clean, modern lines.

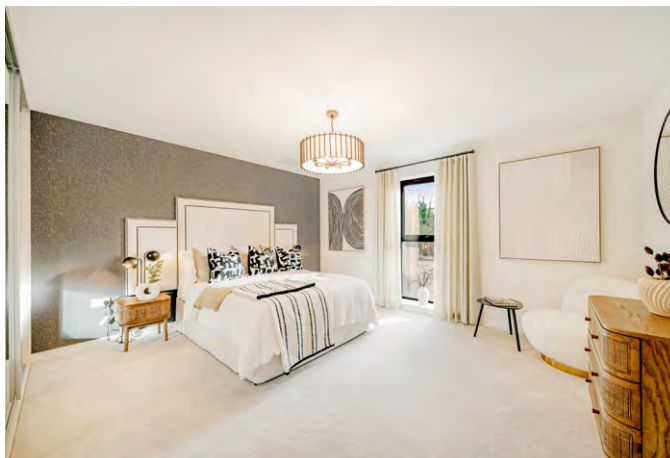
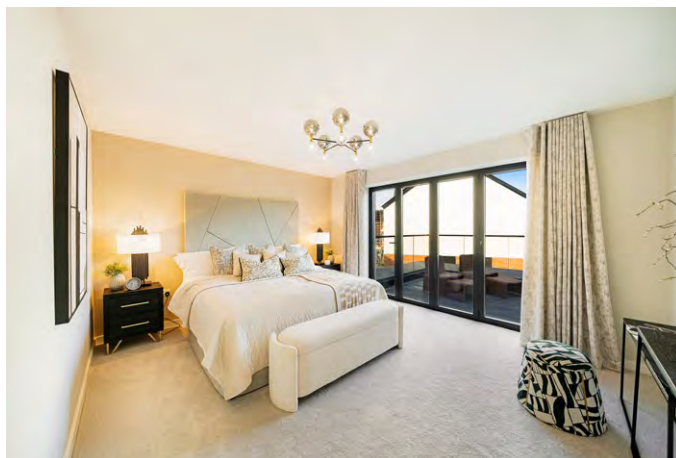
The building is set back from the road and approached via a block paved path through a beautifully landscaped front garden. A substantial, aluminium door opens into a wide and spacious entrance hall with timber effect Amtico flooring, alarm system and aluminium framed triple glazed windows and double glazed doors. Two cupboards provide useful storage and house the Daikin air source central heating system and water tank.

Wet underfloor heating runs throughout the property and CAT 6 broadband is hard wired into the dining room, snug, bed 1, bed 2, hall and study. Solid oak doors separate one room from the next and an oak staircase with handrails and glass balustrades leads to the spacious first floor landing.

To the right off the hall is a study with an integrated timber desk with surrounding cabinetry and shelving as well as a large, south facing window with blinds allowing for ample natural light. Adjacent is a WC with Grohe and Duravit sanitary units. Left off the hall is a substantial, southwest facing, carpeted snug with an impressive full height, corner, feature window and bespoke, integrated carpentry with cabinetry and shelving. The room provides a wonderful space in which to relax and unwind.

Straight ahead, the hall leads into a substantial, open plan kitchen / dining / living room with a wonderfully seamless flow and lovely outlook onto the garden. Amtico flooring runs throughout whilst overhead is an impressive, suspended ceiling with LED coved lighting, spots and a contemporary pendant light fitting over the dining area.

The kitchen is stunning with a large, central, 'Waterfall' island with dark grey Silestone worktops and a breakfast bar for four people. Integrated, timber wall and base unit cabinetry provides ample storage with further Silestone worktops and an integrated 1 ½ bowl sink unit. The Siemens appliances are integrated and include an oven/grill, combi oven, plate warmer, wine fridge, dishwasher, fridge freezer and four ring Elica induction hob with downward ventilation. Adjacent is a separate utility with another sink unit, integrated timber storage units, Silestone worktops and a back door to the garage.









The adjoining dining area is expansive and atmospheric with ample space for hosting large dinner parties. Tri fold doors open neatly onto the garden allowing for seamless indoor / outdoor living during the summer months. The living area at the end is generous and roomy with an integrated, electric, wall fire creating a sense of calm and cosiness. An extended living space looks over the garden with direct access via tri fold aluminium framed doors. The space is perfectly designed for relaxation and homeliness whilst also providing a wonderful space for hosting and entertaining.

An oak staircase with handrails and glass balustrades leads from the hall to an impressive, carpeted first floor landing with a two-tone colour scheme providing a generous sense of space off which all bedrooms are located. Bedrooms one and two are substantial and luxurious with Porcelanosa tiled, Duravit en suite, walk-in shower rooms and direct access onto their own private terraces via tri fold, aluminium doors. These terraces are fantastic and offer stunning, bucolic views over the garden and surrounding countryside. Bedroom one benefits from its own walk-in dressing room and direct access to both terraces. Bedrooms 3, 4 and 5 face the front elevation with a southerly orientation. These are all decent doubles with integrated vanity wardrobes and full height, triple glazed windows allowing for plenty of light. These rooms are served by a luxurious Porcelanosa tiled, Duravit bathroom with a deep bath, separate, walk-in, rain shower and a large skylight.

## Outside

Externally, the gardens to the front and rear are beautifully landscaped. The rear garden is a level lawn with well stocked borders full of shrubs, perennials, hedging, grasses and climbers. A high, timber fence with trellising provides security and privacy whilst a large, paved terrace makes an ideal spot on which to dine or entertain al fresco.

Adjacent is a detached, double garage with external 7kw EV charger, electric up and over doors and an impressive, carpeted home office or studio above with a kitchenette and two Velux windows providing ample light. The space is ideal as a home office, studio or annexe.

A block paved drive provides abundant further off-street parking for at least four vehicles.

The property is available with no onward chain.

**ServicEs:** Air Source Heat Pump, drains and water mains connected

**Local Authority:** North Somerset Council: Tel: 01934 888888  
**Council Tax:** TBC

**DirECTIONS:** Post Code: BS48 3QS

**Viewing:** Strictly by appointment with Rupert Oliver Property Agents.



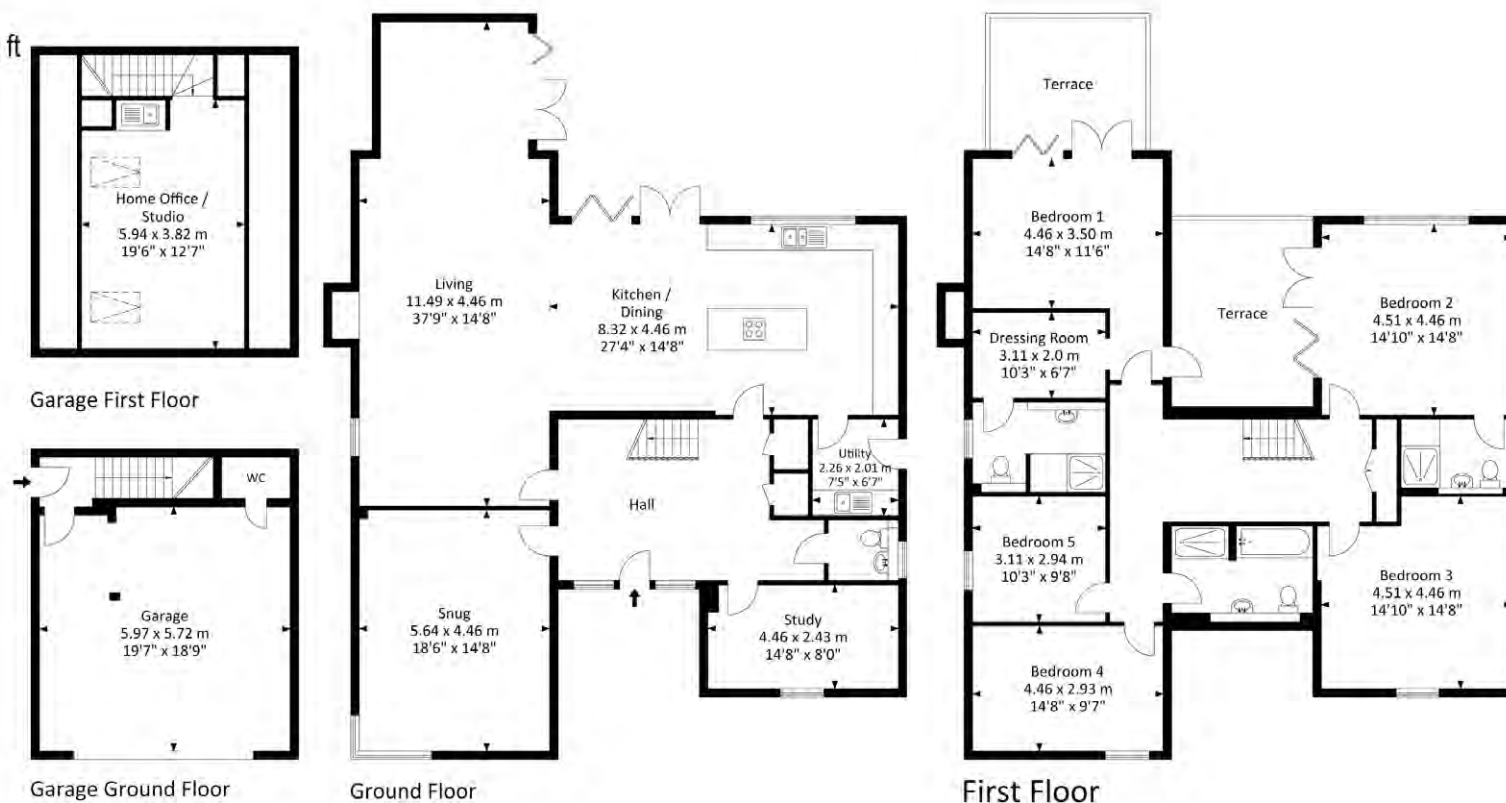


# Halcyon, Cambridge House, Plot 4

Approx. Gross internal Area  
285.68 sq m/ 3075 sq ft

Garage and Home Office/Studio  
59.5 sq m/ 640.45 sq ft

Total Area  
345.18 sq m/ 3715.45 sq ft



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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