



Elysian

9 Sanders Hay Grove, Weston Road, Long Ashton, North Somerset, BS48 3QS

 **RUPERT
OLIVER**
property agents



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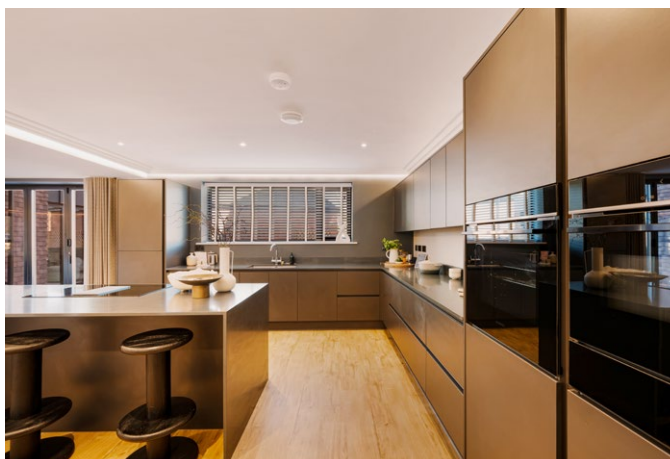
An architecturally designed, new build, family home with a three-storey footprint, EPC A, stunning countryside views, detached double garage with office space above and off-street parking for multiple vehicles in a prime Long Ashton location.

Detached, architecturally designed, new build with a generous footprint totalling 2898 square foot and a high specification throughout | Bespoke, open plan kitchen / dining / family room with Siemens appliances, 'Waterfall' island and breakfast bar with Quartz worktops, direct garden access and separate utility | Stunning, uninterrupted countryside views, living room and study | Principal suite with private roof terrace, dressing room and a Porcelanosa tiled, Duravit en suite shower room | Three further double bedrooms and a Porcelanosa tiled, Duravit family bathroom | Third floor den / bedroom 5 with full height oriel window, en suite shower room and kids playroom / bedroom six | Daikin air source heat pump, wet underfloor heating, Cat 6 broadband, solar panels with optional battery storage, aluminium framed double-glazed doors and triple glazed windows | Detached double garage with external 7kw EV charger and space for a home office above | Landscaped, level, lawned garden with stunning countryside views 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 impressive, three storey, family home with a generous footprint, exceptional energy efficiency, top specification, stunning countryside views, double garage and ample off-street parking within striking distance of all that Bristol has to offer.

The house has a bold, modern architectural style with a slate roof, red brick to the ground floor and vertical timber-style slats to the upper floors. The home creates a striking visual impact, and the design masterfully blends traditional architectural details with clean, modern lines.

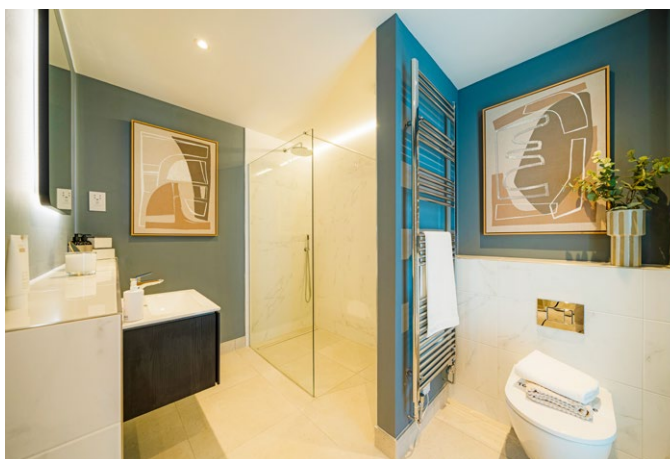
The building sits within the development and is well set back from the road. The front door is approached via a paved path through a beautifully landscaped front garden. A substantial, aluminium door opens into a spacious entrance hall with aluminium framed triple glazed windows. There is a WC immediately on the left and solid oak doors separate one room from the next with an oak staircase leading to the spacious first floor landing. Wet underfloor heating and CAT 6 broadband runs throughout the property.

To the right off the hall is a study with a triple glazed window looking out over the front garden. To the rear is a charming living room with French doors looking over the garden and stunning countryside views beyond. The room provides a warm and cosy space in which to relax and unwind with a fantastic rural outlook.

Left off the hall, via pocket doors, is a substantial, open plan kitchen / dining / family room with a wonderfully seamless flow and lovely outlook onto the garden and delightful countryside views beyond.

The kitchen is stunning with a large, central, 'Waterfall' island with white Quartz worktops, an integrated sink unit and large breakfast bar. The Siemens appliances are integrated and include an oven/grill, combi oven, plate warmer, Elica four ring induction hob with extractor, wine fridge, full height fridge, full height freezer and dishwasher. Integrated, timber wall and base units provide ample storage. Adjacent is a separate utility with a further sink unit, plumbing for white goods, recessed downlights and integrated, timber storage units.

The adjoining dining area is expansive with stunning, bucolic views via full height triple glazed windows over the garden and surrounding countryside. There is ample space for hosting large dinner parties. Two sets of French 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 stunning views and abundant natural light. The space is perfectly designed for family time whilst also providing a wonderfully social space for hosting and entertaining.

An oak staircase with handrails and glass balustrades leads from the hall to an impressive, carpeted first floor landing off which bedrooms one to four are located. Bedroom one is substantial and luxurious with a dressing room, a Porcelanosa tiled, Duravit en suite shower room with feature LED lighting and direct access via tri fold, aluminium doors onto a private terrace with stunning countryside views. The roof terrace is recessed into the gable creating a sheltered outdoor space that blends seamlessly with the architecture. Bedrooms 2, 3 and 4 are all decent doubles with plenty of light via large, triple glazed windows. These rooms are served by a luxurious Porcelanosa tiled, Duravit family bathroom with a deep bath and separate, walk-in, rain shower.

The top floor is superb with two further sizeable and highly versatile rooms with an en suite shower room. These rooms work well as a den, home office, games room, kids playroom or as further guest accommodation. The den features a stunning, full height, oriel window creating a dramatic focal point which gives the room an impressive, contemporary finish and ensures abundant natural light.

Outside

Externally, the gardens to the front and rear are beautifully landscaped. The rear garden is a level lawn with uninterrupted, far-reaching countryside views. A timber fence provides security and privacy whilst a large, paved terrace provides an ideal spot on which to dine or entertain al fresco.

Adjacent is a detached, double garage with external 7kw EV charger, storeroom, electric up and over doors and an impressive dormer loft space above which would work well as a home office or studio with provision for a kitchen and lovely views.

A block paved drive provides abundant further off-street parking for multiple vehicles.

The property is available with no onward chain.
Photos are taken from Cambridge House as this property is still under construction.

ServicEs: Air source heat pump, water and drains 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.

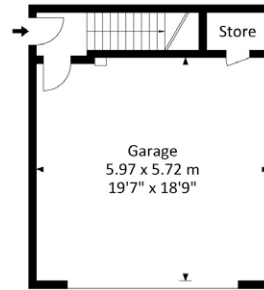


Halcyon, Elysian, Plot 6

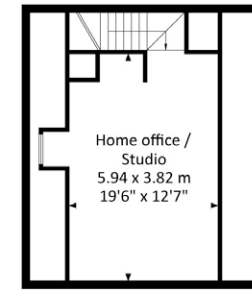
Approx. Gross internal Area
269.23 sq m/ 2898 sq ft

Garage and Home Office/Studio
67.95 sq m/ 731.4 sq ft

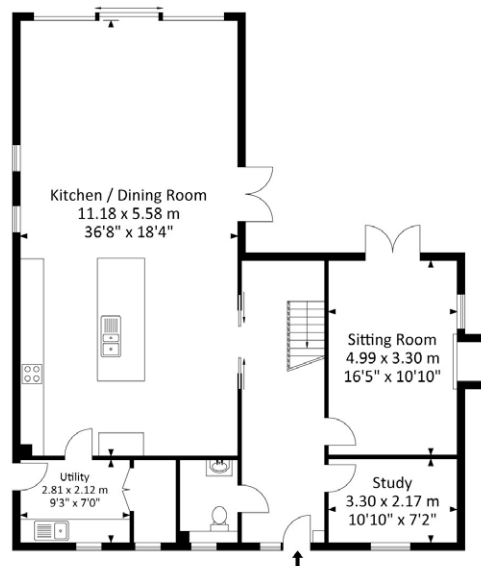
Total Area
337.18 sq m/ 3629.4 sq ft
(Excludes Roof Void)



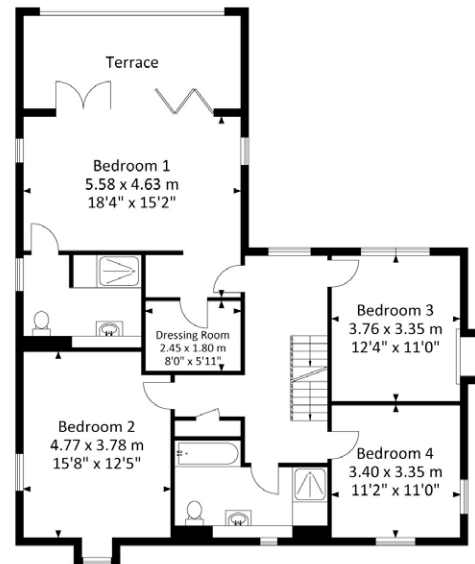
Garage Ground Floor



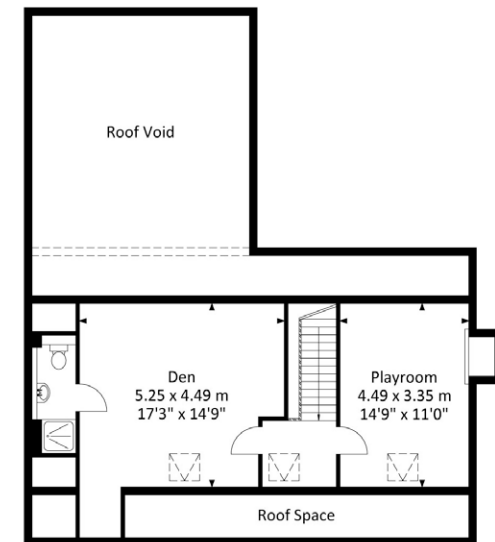
Garage First Floor



Ground Floor



First Floor



Second Floor

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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