

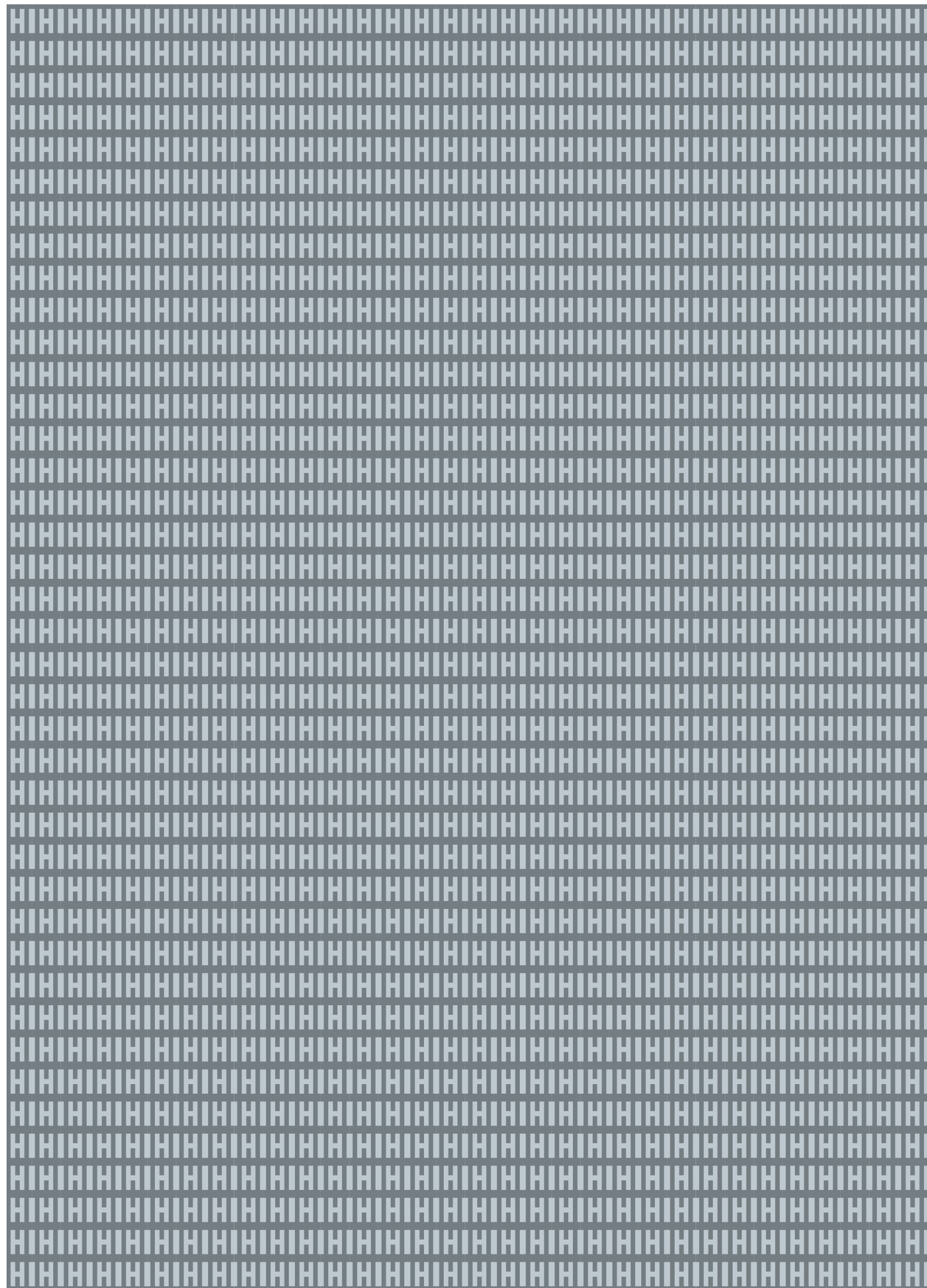


# **H** Halcyon Long Ashton, Bristol

An exclusive collection of eight unique 4 and 5 bedroom detached new homes by **Strongvox**, an award-winning West Country developer.

*Modern luxury living*





# Discover

Halcyon by Strongvox.  
Bespoke luxury homes  
offering exclusivity and  
tranquillity, with a modern  
yet timeless elegance,  
perfectly balancing  
countryside calm and  
city convenience.

*“We pride ourselves on creating beautifully designed, high-performing, energy-efficient modern homes that seamlessly fit into daily life while complementing the unique local land and cityscapes. To be building such a landmark development in Long Ashton, one of Bristol’s most sought after villages, is very exciting. Halcyon is truly a unique collection of luxury homes that offer the perfect blend of modern elegance and countryside living.”*

**Toby Ballard**

Managing Director, Strongvox Homes



**H**  
**Halcyon**  
**Long Ashton**

*Modern luxury living*

## An exclusive collection of luxury detached new homes featuring:\*

### Form and function

*Bespoke detached light-filled new homes (2,897 - 3,017 sq ft)*

*Sheltered outdoor roof terrace*

*Spacious living areas*

*Terraced and landscaped gardens*

*Harmonious room layout and flow for contemporary living*

*Double garage with room above*

*Tranquil village setting with good links to Bristol, Bath and beyond*

*Countryside views*

### Design

*Mixed material façades with full height feature frame windows*

*Metal seam feature*

*Modern timeless design*

*Contemporary kitchen / dining space with LED feature lights*



## EcoWise

*Helping to reduce energy,  
whilst saving money...*

*Efficient Air Source Heat Pumps*

*External EV charge points*

*Solar panels with battery  
store upgrade option*

*Enhanced insulation*

*High specification triple-glazed  
windows with low energy loss  
and high security*

*Low energy LED lighting*

## Warranty

*2 year 'Strongvox Assured'  
warranty with Homeowners  
portal access to store all  
documents and certificates*

*10 year warranty underwritten  
by Premier Guarantee*

*\*Plot dependent*









# Natural. Cultural. Historical.

Natural charm of village life plus easy access to Bristol and Bath's vibrant culture and history - Halcyon is ideal for those seeking a sophisticated lifestyle in a premium location.



Tyntesfield House



Royal Crescent, Bath

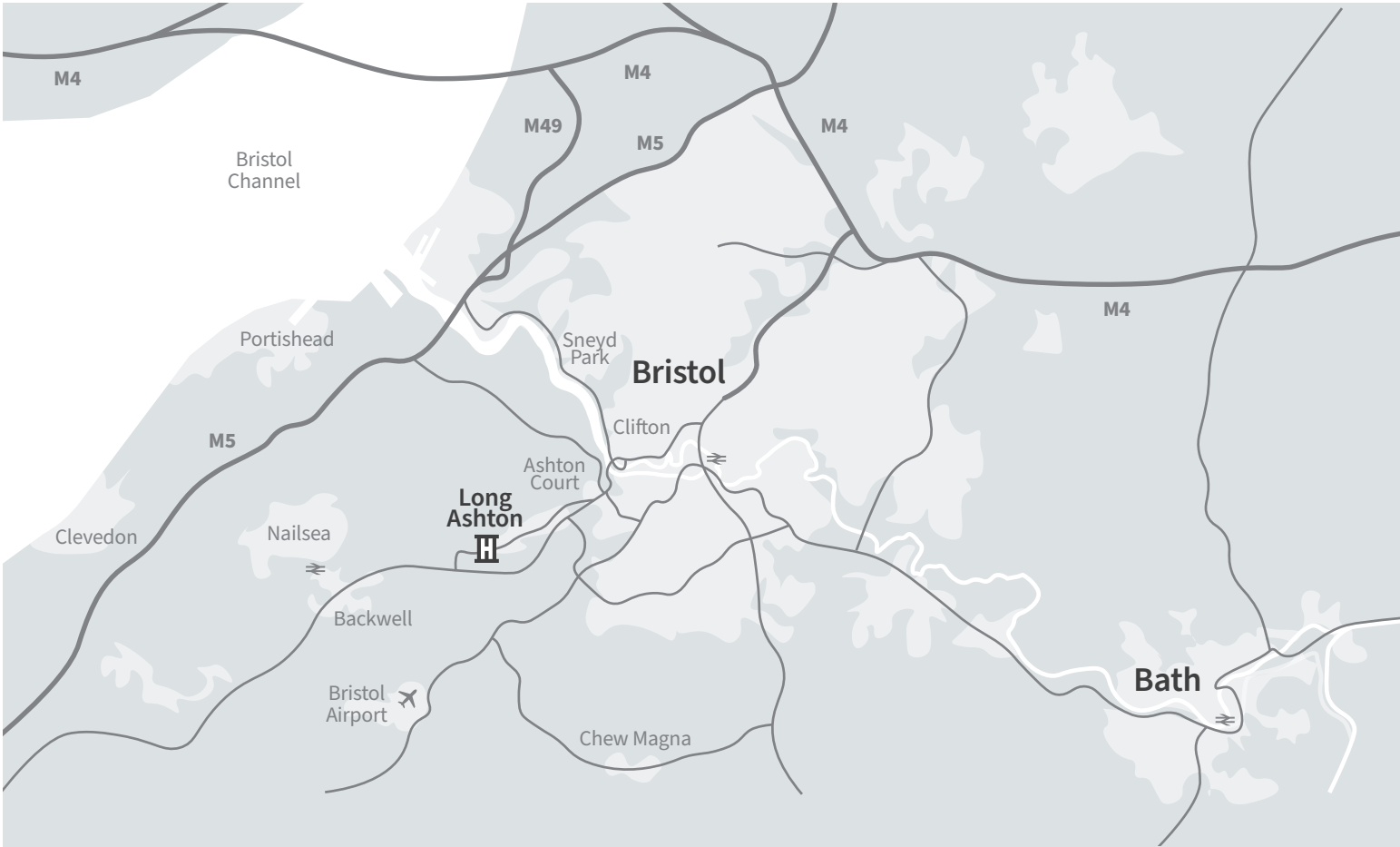
Nestled near Bristol's scenic landscapes, **Halcyon** is surrounded by some of the region's most captivating natural and historic settings. The renowned Estates of Ashton Court and Tyntesfield, with their sprawling parklands and historic mansions, are just minutes away, offering miles of woodland trails and open spaces for walking and meet ups. Enjoy local scenic routes and green spaces, ideal for relaxed strolls, or cycling for the more adventurous on the nearby gravel trails. Nearby golf courses and a range of tennis and sports clubs are also available.

For those seeking local cultural gems, the iconic Clifton Village is a short journey away, brimming with boutique shops, cafés, and the striking Clifton Suspension Bridge. Bristol and the neighbouring city of Bath are brimming with culture, cuisine, and history, with a bustling arts scene, attractions, wellness centres such as the Clifton Lido, Bristol and Thermae Bath Spa.

**Halcyon** is exceptionally well-connected for travel: the nearby train station at Nailsea offers convenient rail connections, while Bristol Airport provides international and domestic flights. Main roadways like the A370 and M5 link easily to Bristol, Bath, and beyond.



Clifton Lido, Bristol



Bristol Dockside



Clifton Suspension Bridge, Bristol

Long Ashton village (walk)	25 mins
Bristol city centre (cycle via National Cycle Route 33)	20 mins
Clifton village (car)	10 mins
Bath (car)	45 mins
Westonbirt Arboretum (car)	45 mins
Nailsea Train Station (by car)	10 mins
Nailsea Train Station to Bath (by train)	35 mins
Nailsea Train Station to Exeter (by train)	1 hour 30 mins
Nailsea Train Station to London (by train)	2 hours
Bristol Airport (by car)	10 mins



Ashton Court





H

# Life. Styled.

Embrace a lifestyle of understated luxury at Halcyon, in a tranquil, connected, rural setting

This premium development offers beautifully crafted homes within an expansive, thoughtfully designed layout that harmonises with the surrounding countryside. Each residence balances privacy with a sense of community, making **Halcyon** ideal for those seeking both sophistication and connection.

**Halcyon's** location brings together convenience and recreation. Respected private schools in the area, such as The Downs School, QEH School and Redmaids' High School, are easily accessible, as are excellent local schools for younger children.

Whether dining out in Bristol, or visiting a local farm shop for essentials, both are close at hand. At **Halcyon**, experience a perfect blend of elegance, connectivity, and Long Ashton's serene and timeless countryside charm.



Clifton Village



Pultney Bridge and Weir, Bath



Nailsea & Backwell Railway Station



**Solace**  
Five bedroom

**Elsyian**  
Four bedroom

**Verity**  
Four bedroom

# Solace

Five bedroom home | Plots 4, 7 and 9

*A contemporary sanctuary*

*Full height corner feature window (plot 7 is not full height) and expansive open plan kitchen/dining/living space*

*First floor terrace with dual access (bedrooms 1 and 2) with amazing countryside views*

*Solar panels plus optional battery storage (fitted to plot 4 and 9)*

*Double garage, external 7kW EV charger, with potential to include a study/kitchenette above (fitted to plot 4)*

3,075 sq ft





# Elysian

Four bedroom home | Plots 6, 8 and 10

*Bold modern architectural style*

*Three storey elevated living*

*Sheltered outdoor roof terrace space*

*Double-height oriel window (plot 6)*

*Solar panels plus optional battery storage*

*Double garage, 7kw external EV charger with room above garage via personnel door/internal stairs*

*Terraced gardens with turfed lawns*

2,879 – 2,898 sq ft

# Verity

Four bedroom home | Plots 5 and 11

*Light-filled family comfort*

*Large separate living space with garden room*

*Provision for living room cove downlighting and recessed flush to wall electric fire*

*Solar panels plus optional battery storage*

*Double garage, 7kw external EV charger with study above garage via personnel door/internal stairs*

*Terraced gardens with turfed lawns*

2,823 – 3,000 sq ft







# Solace

## Five bedroom home | Plot 4

*A contemporary sanctuary*

*Full height corner feature window*

*Expansive open plan kitchen/dining/living space with contemporary electric fire*

*Plain tile roof, façade combines vertical hanging plain tiles and bricks with metal finish to the rear ground floor and first floor central wing*

*First floor terrace with dual access (bedrooms 1 and 2) with amazing countryside views*

*Double garage with external 7kw EV charger and naturally lit storage space plus provision for study room above*

*Solar panels with 5.2kW GivEnergy battery storage*  
3,075 sq ft

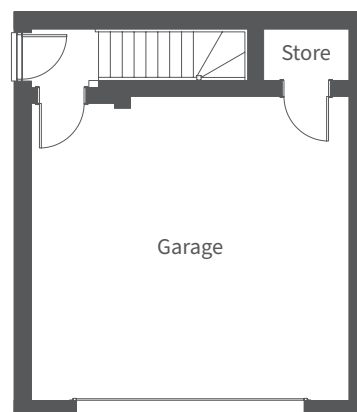
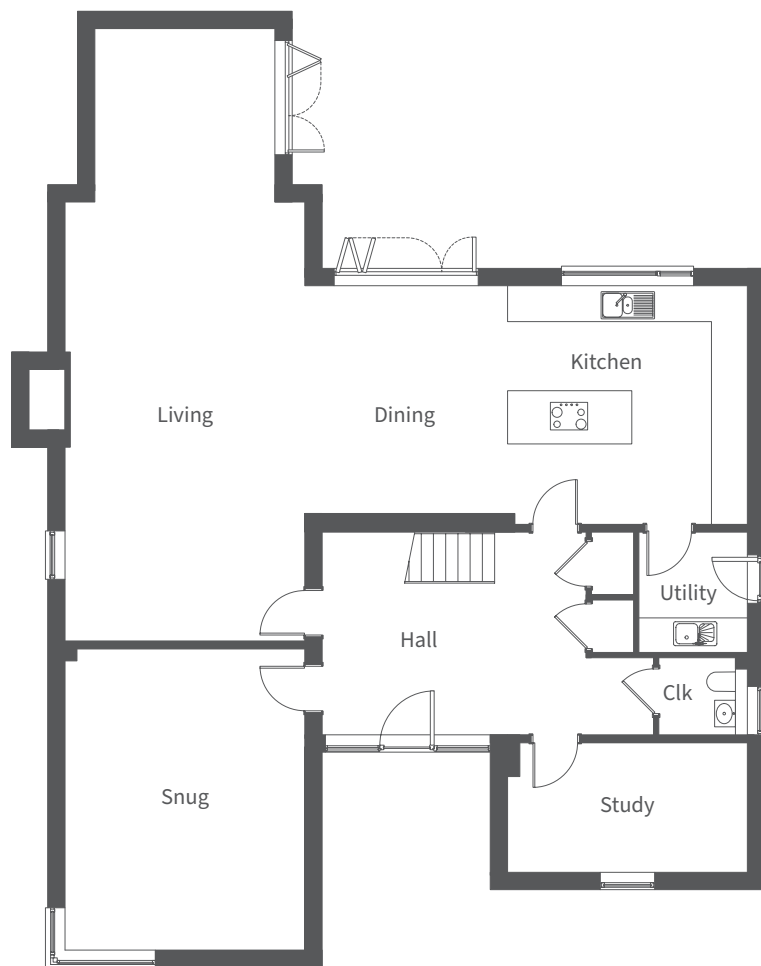
Solace, a name that evokes peace and refined comfort, perfectly suits this contemporary home with future-ready luxury features.

This 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. Between the two gables lies a flat roof section, finished with standing seam metal feature, adding a contemporary touch that beautifully contrasts with the pitched roofs.

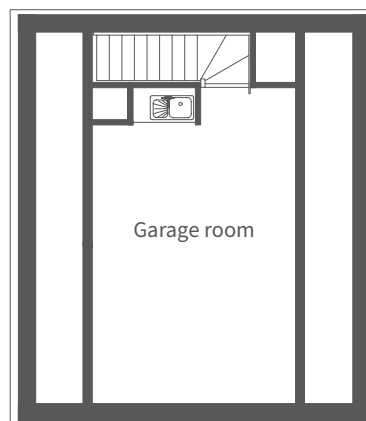
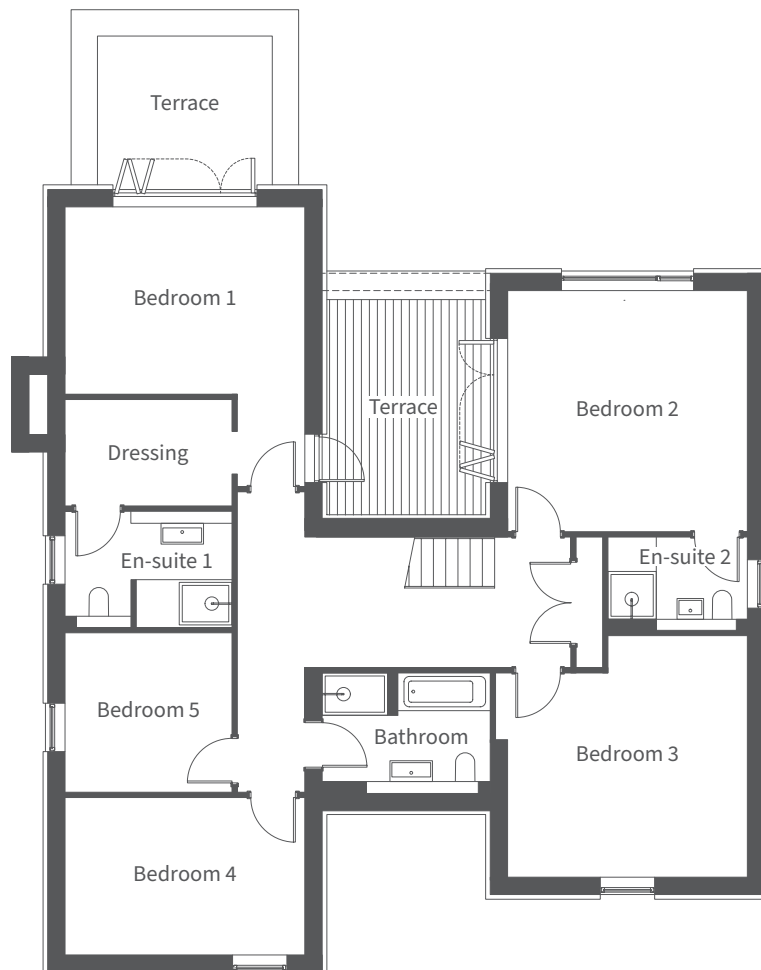
The recessed entrance, framed by large sidelight windows, and the full-height corner feature window flood the interior with natural light, for a welcoming atmosphere. Inside, the expansive open-plan kitchen, dining and living space features quartz worktops and integrated appliances including a wine cooler. A private terrace with dual access from bedrooms 1 and 2 benefits from amazing views. Situated above the double garage is a study with a kitchenette, perfect for work, leisure, or hosting (plot 4 only).

NOTE: Plot 4 is featured in the above CGI





Ground Floors	Millimetres	Feet / inches
Living	11495 x 4460	37'9" x 14'8"
Kitchen / Dining	8325 x 4460	27'4" x 14'8"
Snug	5640 x 4460	18'6" x 14'8"
Study	4460 x 2435	14'8" x 7'12"
Utility	2260 x 2015	7'5" x 6'7"
Cloakroom	1640 x 1424	5'5" x 4'8"
Garage	5970 x 5720	19'7" x 18'9"
Garage store	1605 x 965	5'3" x 3'2"



First Floors	Millimetres	Feet / inches
Bedroom 1	4460 x 3500	14'8" x 11'6"
Dressing room	3115 x 2000	10'3" x 6'7"
En-suite 1	3115 x 2185	10'3" x 7'2"
Bedroom 2	4460 x 4510	14'8" x 14'10"
En-suite 2	2595 x 1755	8'6" x 5'9"
Bedroom 3	4460 x 4510	14'8" x 14'10"
Bedroom 4	4460 x 2935	14'8" x 9'8"
Bedroom 5	3115 x 2945	10'3" x 9'8"
Bathroom	3110 x 2240	10'2" x 7'4"
Garage room	5945 x 3825	19'6" x 12'7"

NOTE: Other floor plans / elevations are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask for further details.





# Verity

## Four bedroom home | Plot 5

*Light-filled family comfort*

*Slate roof, façades of vertical timber-style slats to the gable, brick to the remainder of the ground floor with render over*

*Double garage with external 7kw EV charger and naturally lit room above garage via personnel door/internal stairs*

*Terraced gardens with turfed lawns*

*Solar panels with optional battery storage*

*2,823 sq ft*

Designed for warmth and connection, Verity features expansive floor-to-ceiling windows framed in black aluminium for abundant natural light. Timber-effect vertical slats with render accents enhance the façade, while interiors offer a “waterfall” kitchen island, premium bathroom fittings, and generously-sized bedrooms, perfect for relaxed family living.

A contemporary family home with a prominent gable and large windows embodies a modern yet timeless design. Large windows dominate the front, letting in ample natural light and providing stunning views. Floor-to-ceiling glass, framed in black aluminium, creates a seamless connection between the interior and the outdoor space.

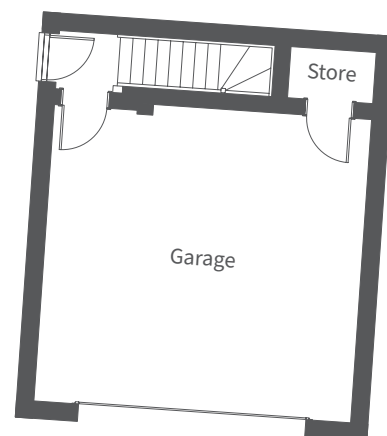
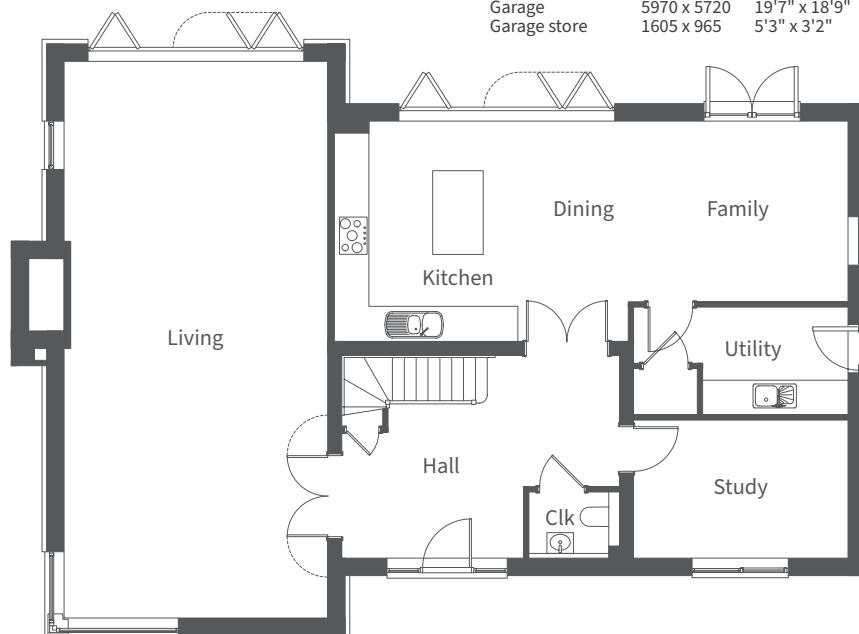
Overall, the design balances sleek contemporary elements with warm, natural materials, creating a cosy yet sophisticated family home.

Naturally lit room above double garage (with store) and parking spaces. Feature paving connects to the enclosed terraced rear garden.

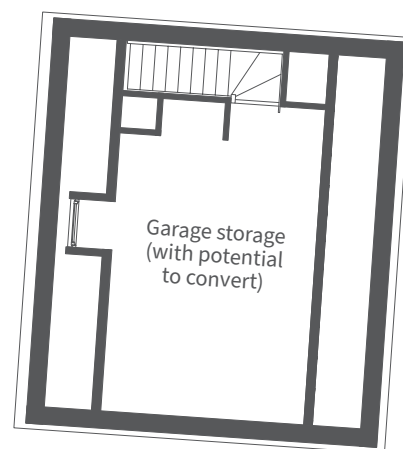
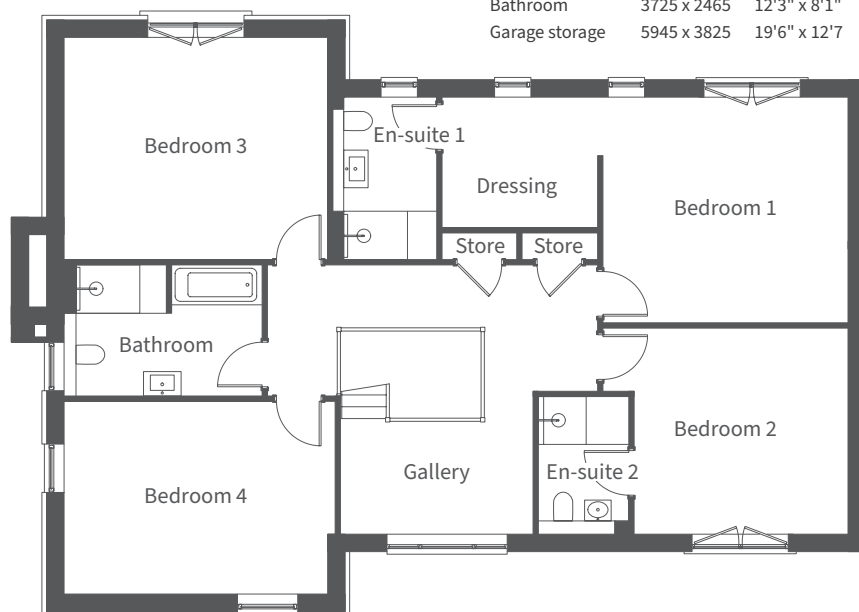
NOTE: Plot 5 is featured in the above CGI



Ground Floors	Millimetres	Feet / inches
Living	10420 x 4910	34'2" x 16'1"
Kitchen / Dining / Family	9538 x 4110	31'4" x 13'6"
Study	4010 x 2570	13'2" x 8'5"
Utility	4010 x 2025	13'2" x 6'8"
Cloakroom	1700 x 1155	5'7" x 3'9"
Garage	5970 x 5720	19'7" x 18'9"
Garage store	1605 x 965	5'3" x 3'2"



First Floor	Millimetres	Feet / inches
Bedroom 1	4585 x 4215	15'1" x 13'10"
Dressing room	2925 x 2430	9'7" x 7'12"
En-suite 1	3030 x 1975	9'11" x 6'6"
Bedroom 2	4000 x 3850	13'1" x 12'8"
En-suite 2	2565 x 1700	8'5" x 5'7"
Bedroom 3	4910 x 4155	16'1" x 13'8"
Bedroom 4	4910 x 3600	16'1" x 11'10"
Gallery	3620 x 2565	11'11" x 8'5"
Bathroom	3725 x 2465	12'3" x 8'1"
Garage storage	5945 x 3825	19'6" x 12'7"







# Elysian

Four bedroom home | Plot 6

*Bold modern architectural style*

*Three storey elevated living*

*Double-height oriel window (plot 6)*

*Slate roof, façade of vertical timber-style slats to the upper floor and brick to the ground floor*

*Double garage with external 7kw EV charger and room above garage via personnel door/ internal stairs*

*Terraced gardens with turfed lawns*

*Solar panels with optional battery storage*

*2,898 sq ft*

The Elysian is a striking three-storey, 4 bedroom home featuring a recessed roof terrace and a double-height oriel window which extends outward from the façade, creating a dramatic focal point.

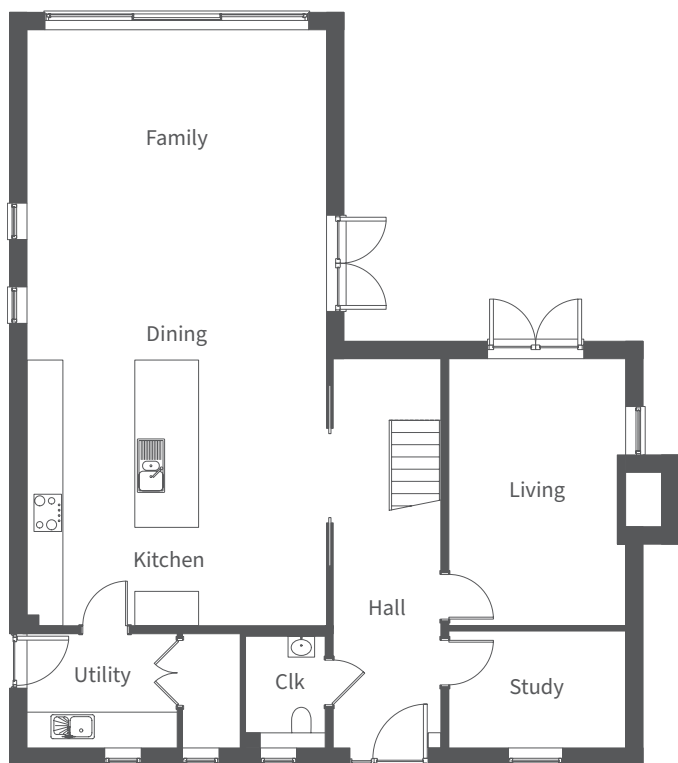
Inside, high-end features include a “waterfall” kitchen island, spacious living areas, and luxurious bedrooms with private terrace to bedroom 1, creating an ideal balance of style and function. The first-floor main bedroom features dressing room plus a walk-in shower with feature led lighting. Roof terrace is recessed into the gable, creating a sheltered outdoor space that blends seamlessly with the architecture. This design feature adds depth to the gable façade while maintaining the traditional pitched roof profile, merging classic and contemporary styles.

Den with shower room/ WC plus games room are located on the second floor. Study room above double garage (with store) and parking spaces.

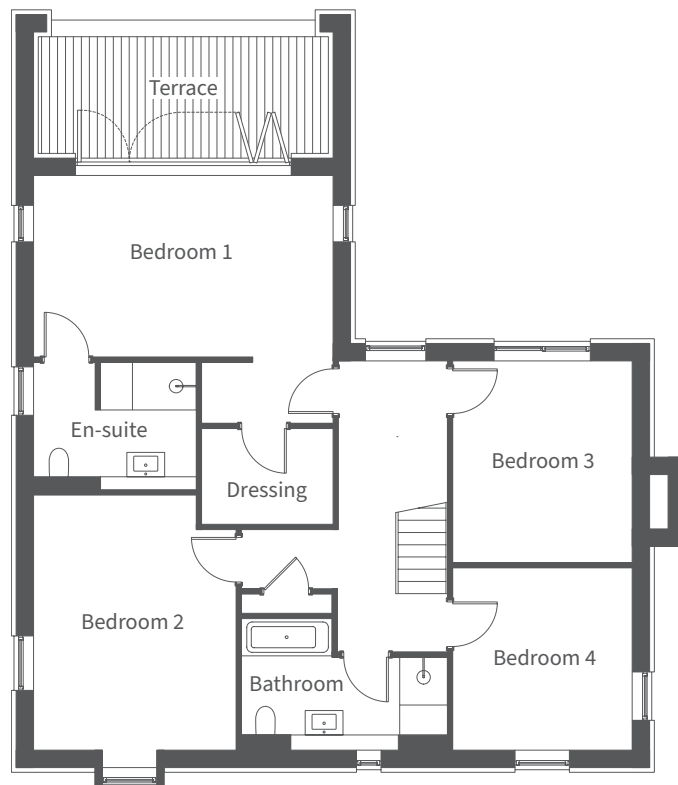
Paving connects to the enclosed terraced rear garden.

NOTE: Plot 6 is featured in the above CGI

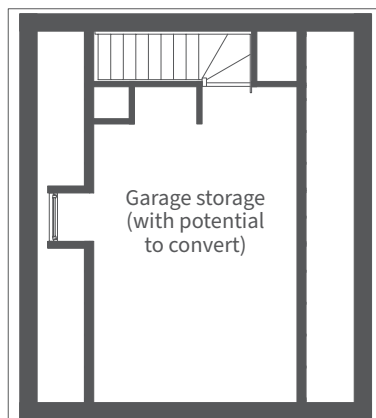
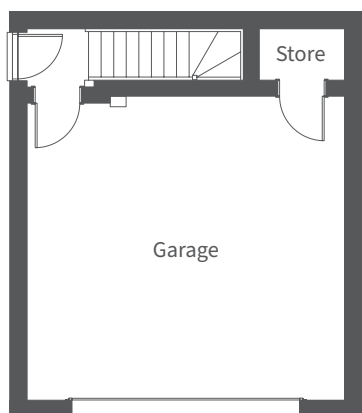




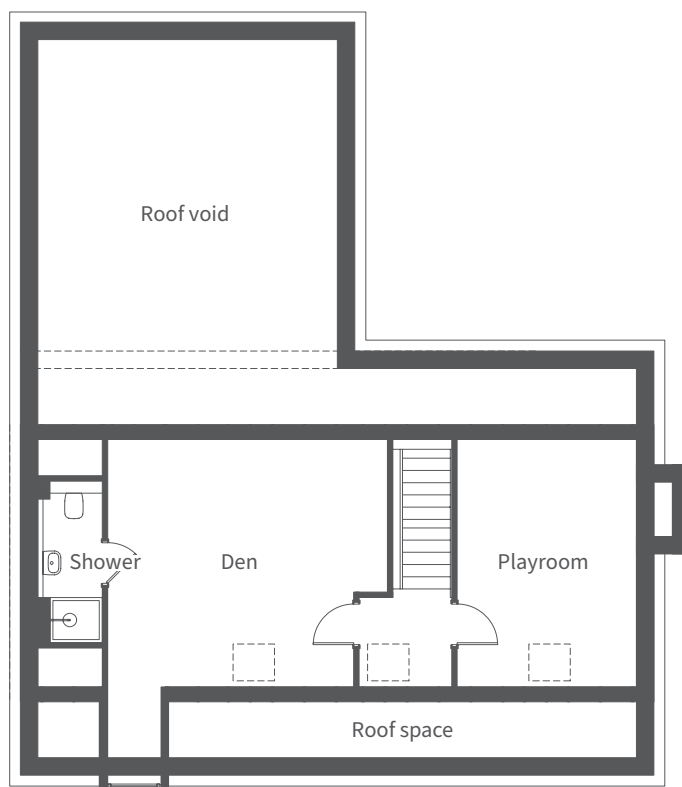
Ground Floor	Millimetres	Feet / inches
Kitchen / Dining / Family	11185 x 5585	36'8" x 18'4"
Living	4995 x 3300	16'5" x 10'10"
Study	3300 x 2175	10'10" x 7'2"
Utility	2815 x 2125	9'3" x 6'12"
Cloakroom	2125 x 1070	6'12" x 3'6"



First Floor	Millimetres	Feet / inches
Bedroom 1	5585 x 4635	18'4" x 15'2"
Dressing room	2450 x 1800	8'0" x 5'11"
En-suite	3035 x 2395	9'11" x 7'10"
Bedroom 2	4775 x 3785	15'8" x 12'5"
Bedroom 3	3765 x 3350	12'4" x 10'12"
Bedroom 4	3405 x 3350	11'2" x 10'12"
Bathroom	3875 x 2450	12'9" x 8'0"



Garage	Millimetres	Feet / inches
Garage	5970 x 5720	19'7" x 18'9"
Garage store	1605 x 965	5'3" x 3'2"
Garage storage	5945 x 3825	19'6" x 12'7"



Second Floor	Millimetres	Feet / inches
Den	5255 x 4495	17'3" x 14'9"
Playroom	4495 x 3350	14'9" x 10'12"
Shower room	3035 x 1195	9'11" x 3'11"

NOTE: Other floor plans / elevations are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask for further details.





# Solace

## Five bedroom home | Plot 7

*A contemporary sanctuary*

*Corner feature window*

*Expansive open plan kitchen/dining/living space*

*Plain tile roof, façade combines render and brick, with metal standing seam finish to rear ground floor and first floor core*

*First floor terrace to bedrooms 1 and 2 with amazing countryside views*

*Garage with external 7kw EV charger and room above garage via personnel door/ internal stairs*

*Solar panels with optional battery storage*

*3,075 sq ft*

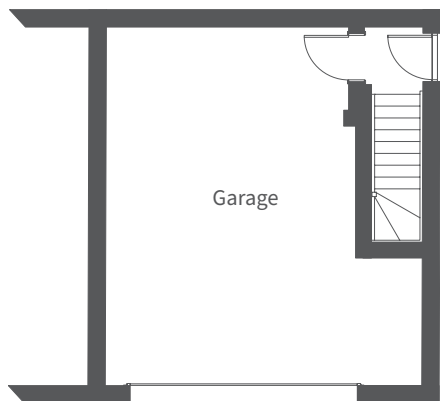
Solace, a name that evokes peace and refined comfort, perfectly suits this contemporary home with future-ready luxury features.

This 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. Between the two gables lies a flat roof section, finished with standing seam metal surface, adding a contemporary touch that beautifully contrasts with the pitched roofs.

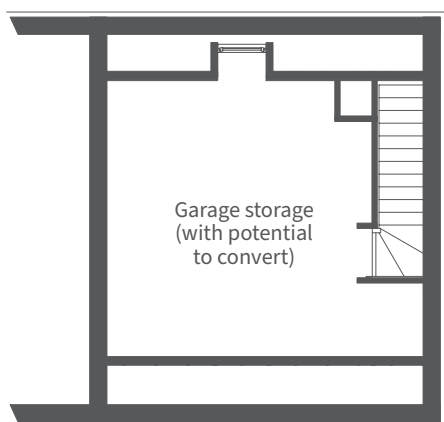
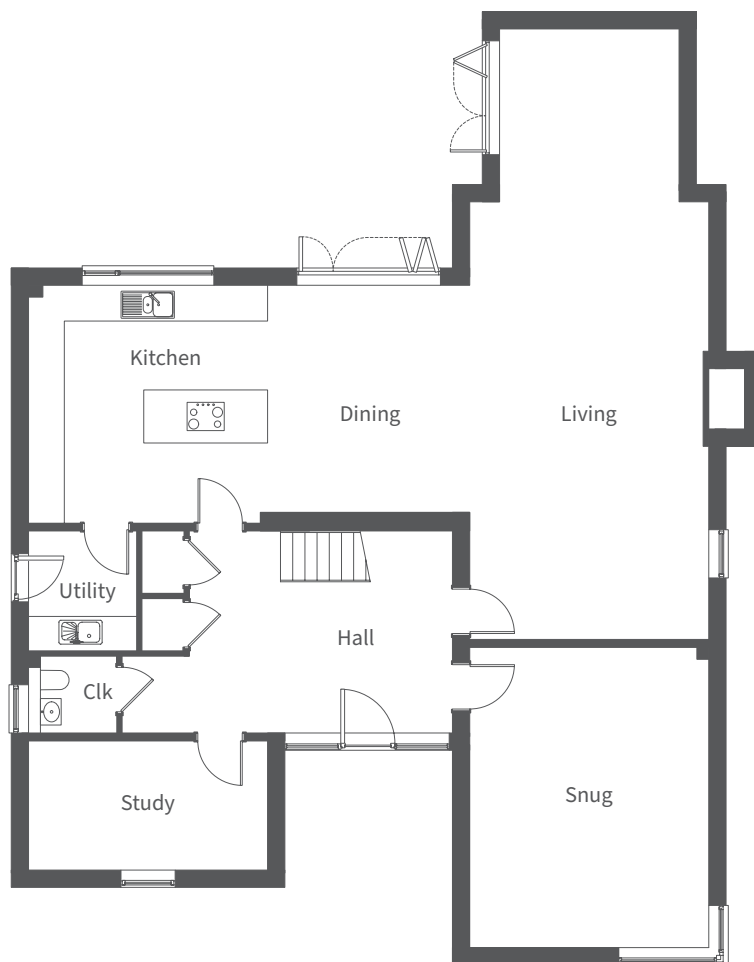
The recessed entrance, framed by large sidelight windows, and the corner feature window flood the interior with natural light, for a welcoming atmosphere. Inside, the expansive open-plan kitchen, dining, and living space features quartz worktops and integrated appliances including a wine cooler. A private terrace for both bedrooms 1 and 2 offers amazing countryside views. The garage leads to a room above via a set of stairs.

NOTE: Plot 7 is featured in the above CGI

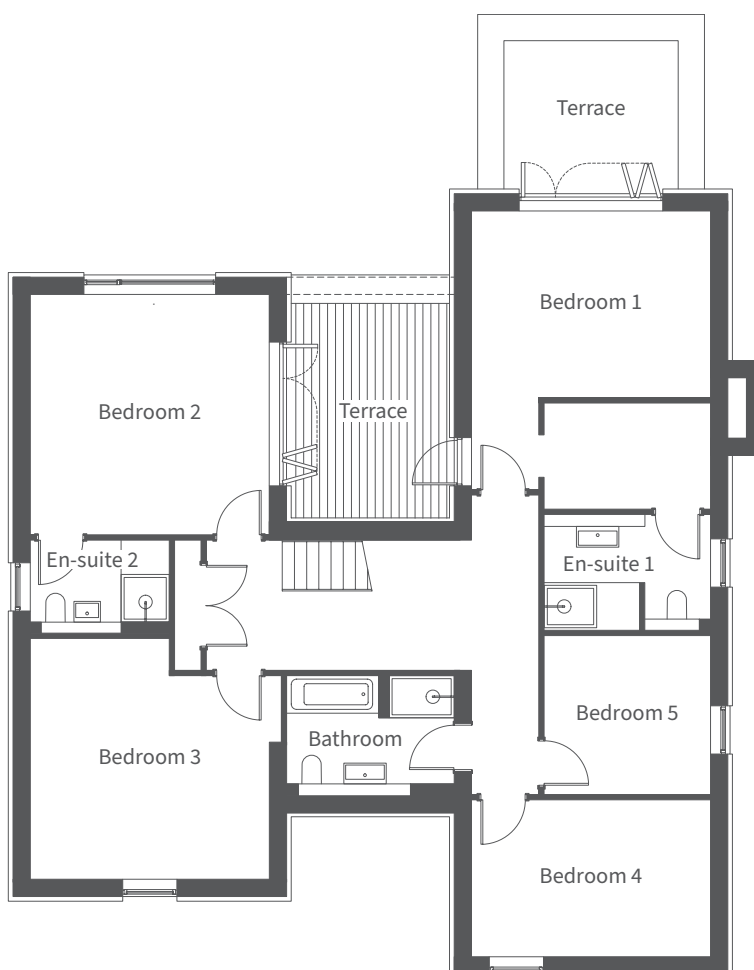




Ground Floors	Millimetres	Feet / inches
Living	11495 x 4460	37'9" x 14'8"
Kitchen / Dining	8325 x 4460	27'4" x 14'8"
Snug	5640 x 4460	18'6" x 14'8"
Study	4460 x 2435	14'8" x 7'12"
Utility	2260 x 2015	7'5" x 6'7"
Cloakroom	1640 x 1424	5'5" x 4'8"
Garage	5970 x 5720	19'7" x 18'9"
Garage store	1605 x 965	5'3" x 3'2"



First Floors	Millimetres	Feet / inches
Bedroom 1	4460 x 3500	14'8" x 11'6"
Dressing room	3115 x 2000	10'3" x 6'7"
En-suite 1	3115 x 2185	10'3" x 7'2"
Bedroom 2	4460 x 4510	14'8" x 14'10"
En-suite 2	2595 x 1755	8'6" x 5'9"
Bedroom 3	4460 x 4510	14'8" x 14'10"
Bedroom 4	4460 x 2935	14'8" x 9'8"
Bedroom 5	3115 x 2945	10'3" x 9'8"
Bathroom	3110 x 2240	10'2" x 7'4"
Garage storage	5945 x 3825	19'6" x 12'7"





# Elysian

Four bedroom home | Plot 8

*Bold modern architectural style*

*Three storey elevated living*

*Sheltered outdoor roof terrace space*

*Slate roof, vertical timber-style slats to the upper floor and render to the ground floor*

*Garage with external 7kw EV charger and room above garage via personnel door/ internal stairs*

*Terraced gardens with turfed lawns*

*Solar panels with optional battery storage*

*2,879 sq ft*

Elysian is a striking three-storey, 4 bedroom home featuring a recessed roof terrace.

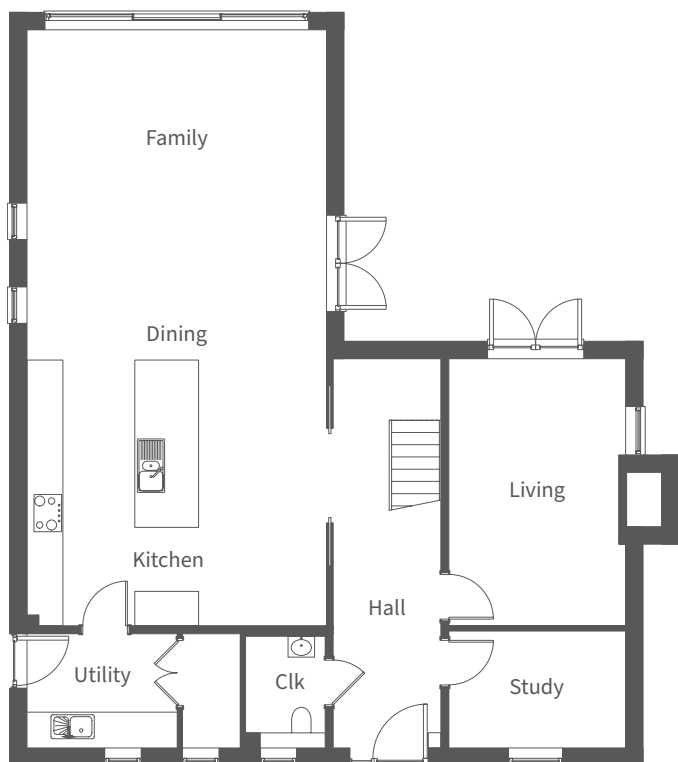
Inside, high-end features include a “waterfall” kitchen island, spacious living areas, and luxurious bedrooms with private terrace, creating an ideal balance of style and function. The first-floor main bedroom features dressing room plus a walk-in shower with feature led lighting. Roof terrace is recessed into the gable, creating a sheltered outdoor space that blends seamlessly with the architecture. This design feature adds depth to the gable façade while maintaining the traditional pitched roof profile, merging classic and contemporary styles.

Den with shower room/ WC plus games room are located on the second floor. Study room above garage (with store) and parking spaces.

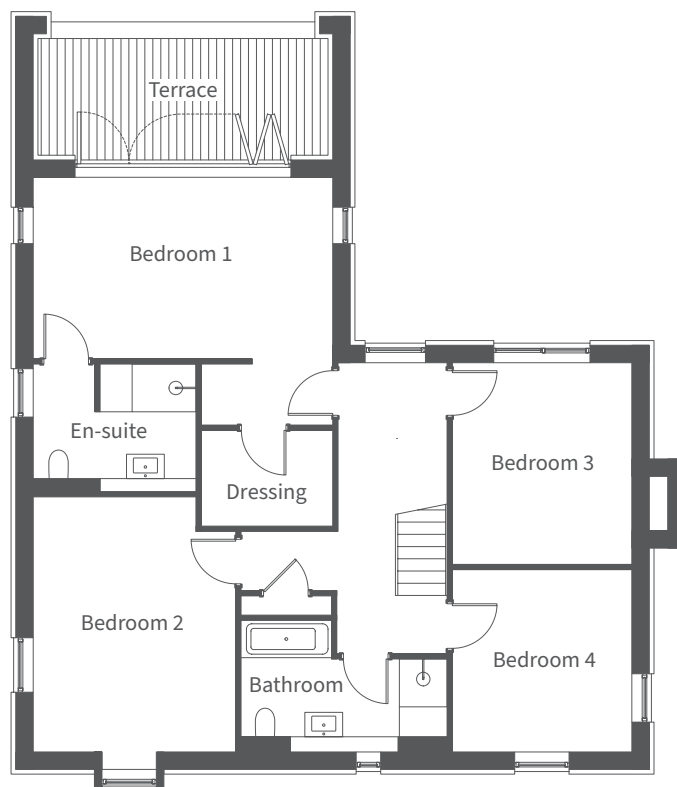
Paving connects to the enclosed terraced rear garden.

NOTE: Plot 8 is featured in the above CGI

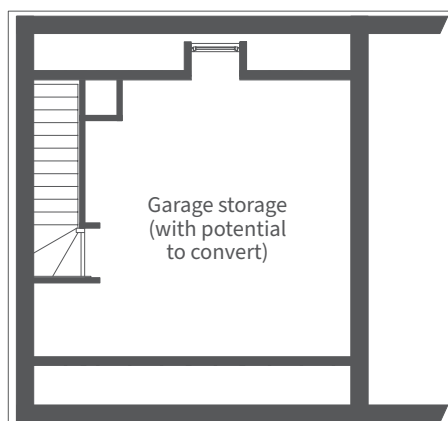
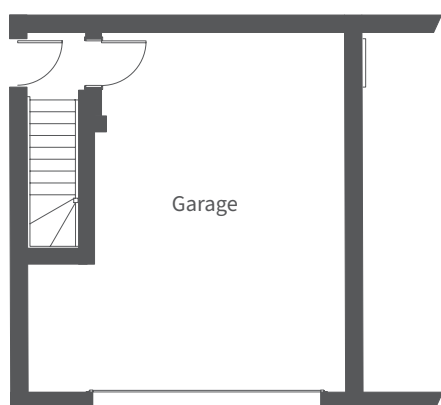




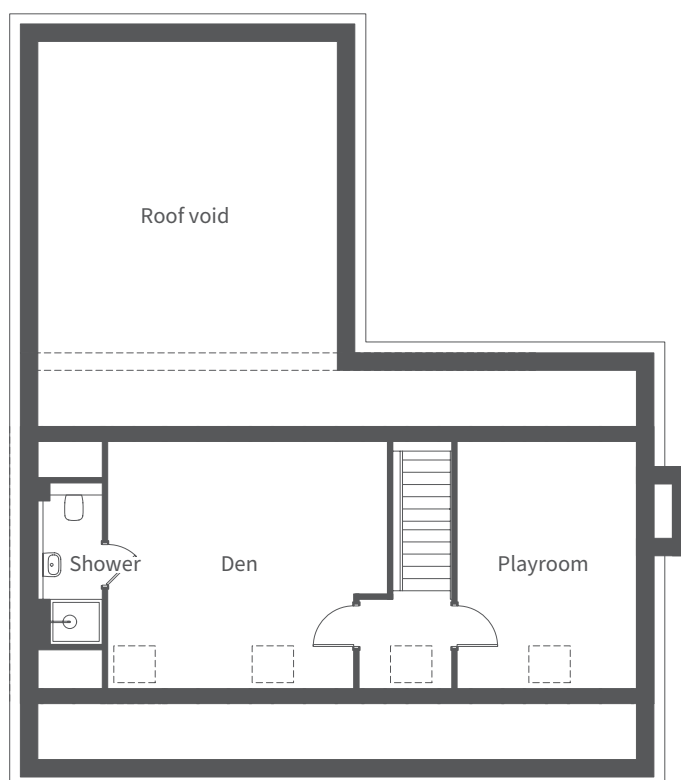
Ground Floor	Millimetres	Feet / inches
Kitchen / Dining / Family	11185 x 5585	36'8" x 18'4"
Living	4995 x 3300	16'5" x 10'10"
Study	3300 x 2175	10'10" x 7'2"
Utility	2815 x 2125	9'3" x 6'12"
Cloakroom	2125 x 1070	6'12" x 3'6"



First Floor	Millimetres	Feet / inches
Bedroom 1	5585 x 4635	18'4" x 15'2"
Dressing room	2450 x 1800	8'0" x 5'11"
En-suite	3035 x 2395	9'11" x 7'10"
Bedroom 2	4775 x 3785	15'8" x 12'5"
Bedroom 3	3765 x 3350	12'4" x 10'12"
Bedroom 4	3405 x 3350	11'2" x 10'12"
Bathroom	3875 x 2450	12'9" x 8'0"



Garage	Millimetres	Feet / inches
Garage	5970 x 5720	19'7" x 18'9"
Garage store	1605 x 965	5'3" x 3'2"
Garage storage	5945 x 3825	19'6" x 12'7"



Second Floor	Millimetres	Feet / inches
Den	5255 x 4495	17'3" x 14'9"
Playroom	4495 x 3350	14'9" x 10'12"
Shower room	3035 x 1195	9'11" x 3'11"

NOTE: Other floor plans / elevations are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask for further details.



# Solace

## Five bedroom home | Plot 9

*A contemporary sanctuary*

*Full height corner feature window*

*Expansive open plan kitchen/dining/living space*

*Plain tile roof, façade combines vertical hanging plain tiles and bricks with metal finish to the rear ground floor and first floor central wing*

*First floor terrace to bedrooms 1 and 2 with amazing countryside views*

*Double garage with external 7kw EV charger and room above garage via personnel door/ internal stairs*

*Solar panels with 5.2kW GivEnergy battery storage  
3,075 sq ft*

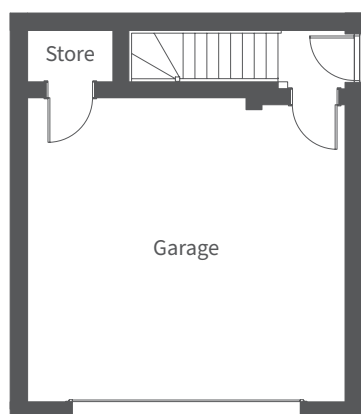
Solace, a name that evokes peace and refined comfort, perfectly suits this contemporary home with future-ready luxury features.

This 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. Between the two gables lies a flat roof section, finished with standing seam metal feature, adding a contemporary touch that beautifully contrasts with the pitched roofs.

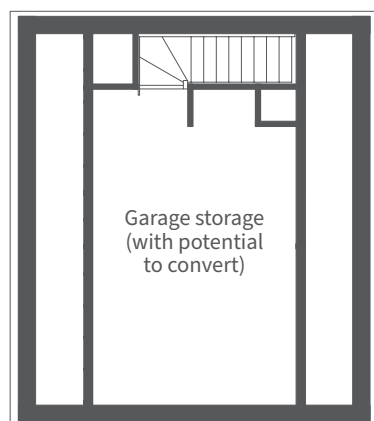
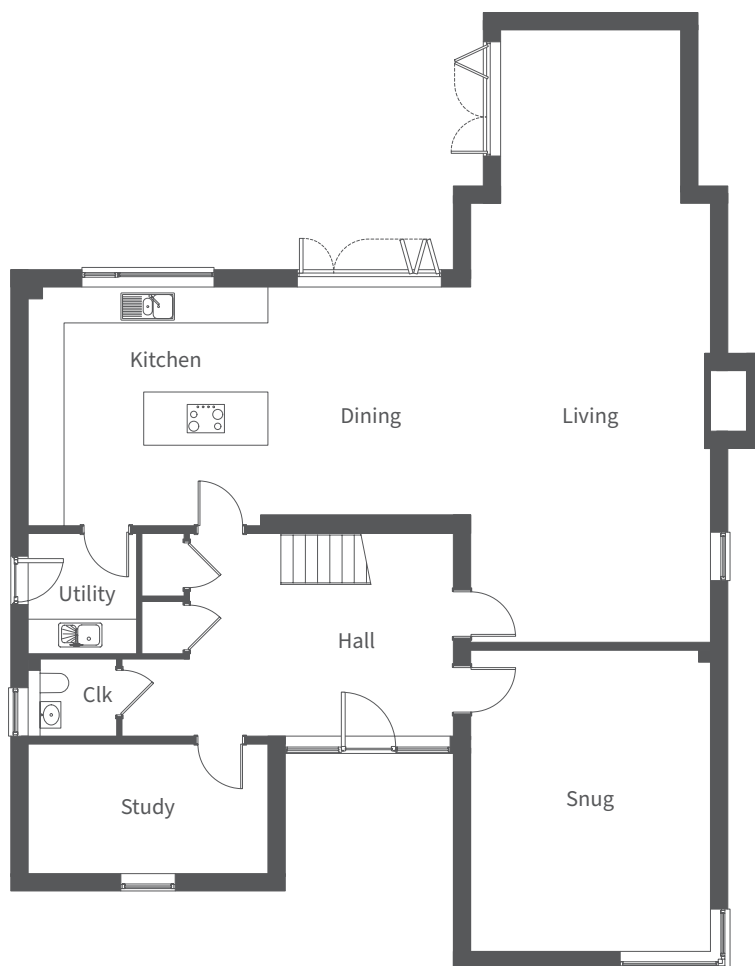
The recessed entrance, framed by large sidelight windows, and the full-height corner feature window flood the interior with natural light, for a welcoming atmosphere. Inside, the expansive open-plan kitchen, dining, and living space features quartz worktops and integrated appliances including a wine cooler. A private terrace for both bedrooms 1 and 2 offers amazing countryside views. The double garage leads to a room above via a set of stairs.

NOTE: Plot 9 is featured in the above CGI

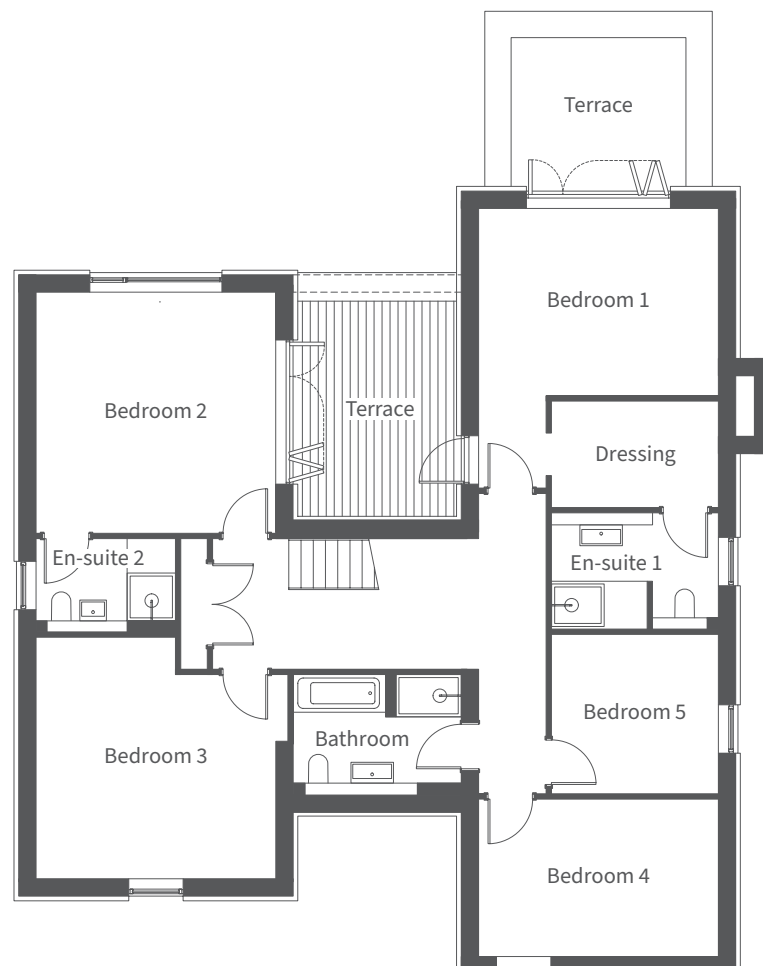




Ground Floors	Millimetres	Feet / inches
Living	11495 x 4460	37'9" x 14'8"
Kitchen / Dining	8325 x 4460	27'4" x 14'8"
Snug	5640 x 4460	18'6" x 14'8"
Study	4460 x 2435	14'8" x 7'12"
Utility	2260 x 2015	7'5" x 6'7"
Cloakroom	1640 x 1424	5'5" x 4'8"
Garage	5970 x 5720	19'7" x 18'9"
Garage store	1605 x 965	5'3" x 3'2"



First Floors	Millimetres	Feet / inches
Bedroom 1	4460 x 3500	14'8" x 11'6"
Dressing room	3115 x 2000	10'3" x 6'7"
En-suite 1	3115 x 2185	10'3" x 7'2"
Bedroom 2	4460 x 4510	14'8" x 14'10"
En-suite 2	2595 x 1755	8'6" x 5'9"
Bedroom 3	4460 x 4510	14'8" x 14'10"
Bedroom 4	4460 x 2935	14'8" x 9'8"
Bedroom 5	3115 x 2945	10'3" x 9'8"
Bathroom	3110 x 2240	10'2" x 7'4"
Garage storage	5945 x 3825	19'6" x 12'7"



NOTE: Other floor plans / elevations are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask for further details.



# Elysian

Four bedroom home | Plot 10

*Bold modern architectural style*

*Three storey elevated living*

*Sheltered outdoor roof terrace space*

*Slate roof, façade of vertical timber-style slats to the upper floor and brick to the ground floor*

*Double garage, 7kw external charger with room above garage via personnel door/internal stairs*

*Terraced gardens with turfed lawns*

*Solar panels with optional battery storage*

*2,895 sq ft*

Elysian is a striking three-storey, 4 bedroom home featuring a recessed roof terrace.

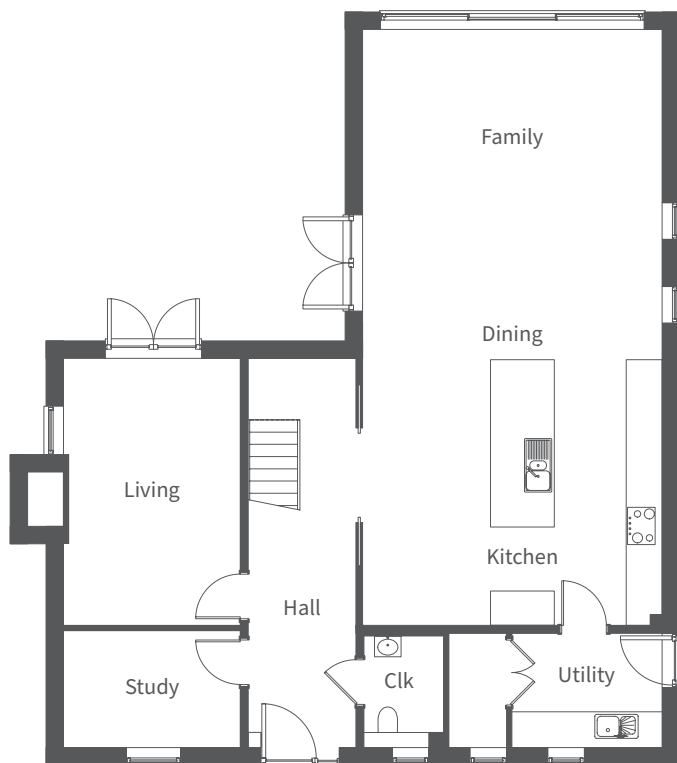
Inside, high-end features include a “waterfall” kitchen island, spacious living areas and luxurious bedrooms with private terraces, creating an ideal balance of style and function. The first-floor main bedroom features dressing room plus a walk-in shower with feature led lighting. Roof terrace is recessed into the gable, creating a sheltered outdoor space that blends seamlessly with the architecture. This design feature adds depth to the gable façade while maintaining the traditional pitched roof profile, merging classic and contemporary styles.

Den with shower room/ WC plus games room are located on the second floor. Study room above double garage (with store) and parking spaces.

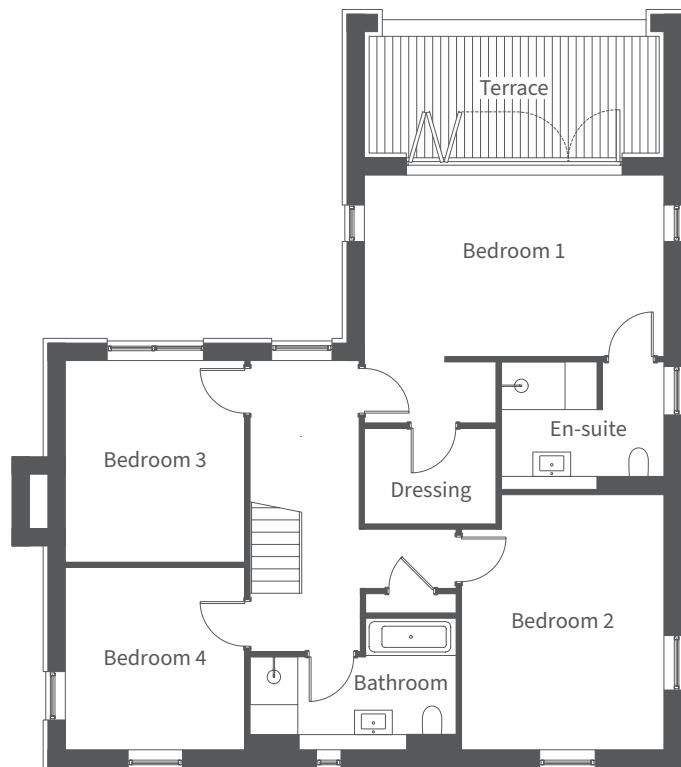
Paving connects to the enclosed terraced rear garden.

NOTE: Plot 10 is featured in the above CGI

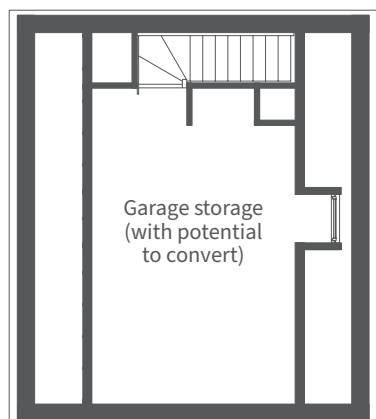
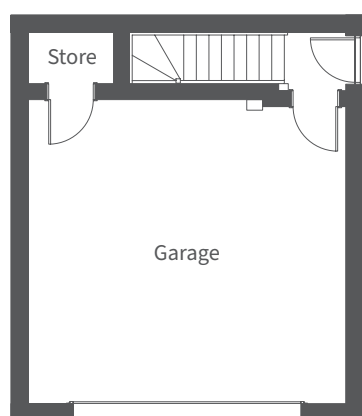




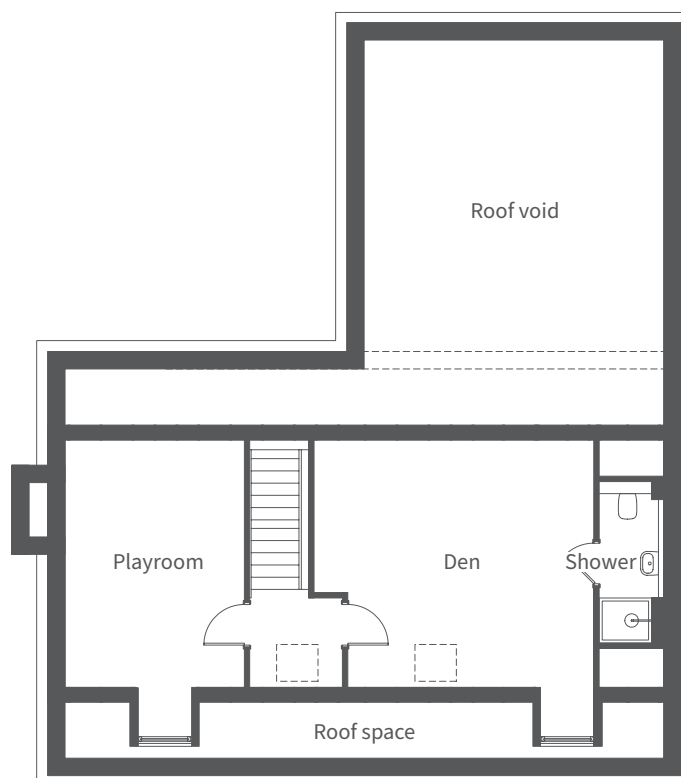
Ground Floor	Millimetres	Feet / inches
Kitchen / Dining / Family	11185 x 5585	36'8" x 18'4"
Living	4995 x 3300	16'5" x 10'10"
Study	3300 x 2175	10'10" x 7'2"
Utility	2815 x 2125	9'3" x 6'12"
Cloakroom	2125 x 1070	6'12" x 3'6"



First Floor	Millimetres	Feet / inches
Bedroom 1	5585 x 4635	18'4" x 15'2"
Dressing room	2450 x 1800	8'0" x 5'11"
En-suite	3035 x 2395	9'11" x 7'10"
Bedroom 2	4775 x 3785	15'8" x 12'5"
Bedroom 3	3765 x 3350	12'4" x 10'12"
Bedroom 4	3405 x 3350	11'2" x 10'12"
Bathroom	3875 x 2450	12'9" x 8'0"



Garage	Millimetres	Feet / inches
Garage	5970 x 5720	19'7" x 18'9"
Garage store	1605 x 965	5'3" x 3'2"
Garage storage	5945 x 3825	19'6" x 12'7"



Second Floor	Millimetres	Feet / inches
Den	5255 x 4495	17'3" x 14'9"
Playroom	4495 x 3350	14'9" x 10'12"
Shower room	3035 x 1195	9'11" x 3'11"

NOTE: Other floor plans / elevations are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask for further details.



# Verity

## Four bedroom home | Plot 11

*Light-filled family comfort*

*Large separate living space with garden room*

*Slate roof, façades of brick to the gable and ground floor plus metal standing seam finish*

*Provision for living room cove downlighting and recessed flush to wall electric fire*

*Double garage, 7kw external charger with study above garage via personnel door/internal stairs*

*Terraced gardens with turfed lawns*

*Solar panels with optional battery storage*

*3,000 sq ft*

Designed for warmth and connection, Verity features expansive floor-to-ceiling windows framed in black aluminium for abundant natural light. Metal standing seam with brick enhances the façade, while interiors offer a “waterfall” kitchen island, premium bathroom fittings, and tech-ready bedrooms, perfect for relaxed family living.

A contemporary family home with a prominent gable façade and large windows embodies a modern yet timeless design. Large windows dominate the front, letting in ample natural light and providing stunning views. Floor-to-ceiling glass, framed in black aluminium, creates a seamless connection between the interior and the outdoor space.

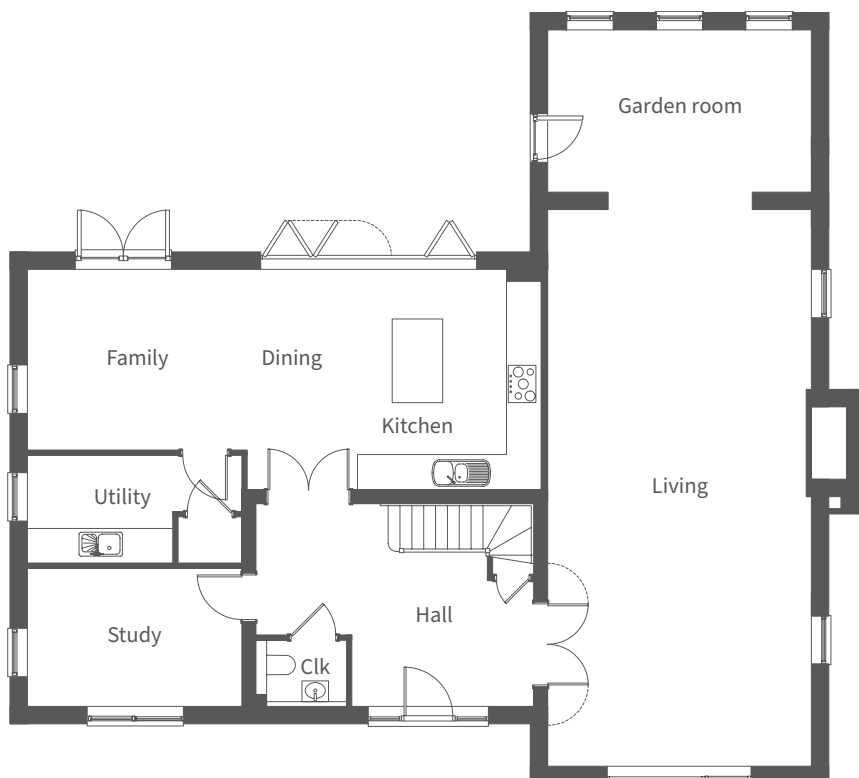
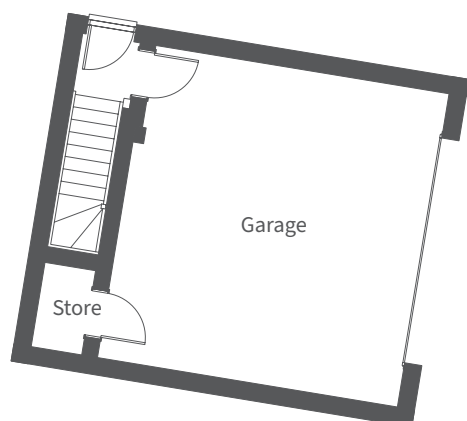
Overall, the design balances sleek contemporary elements with warm, natural materials, creating a cosy yet sophisticated family home.

Room above double garage (with store) and parking spaces. Paving connects to the enclosed terraced rear garden.

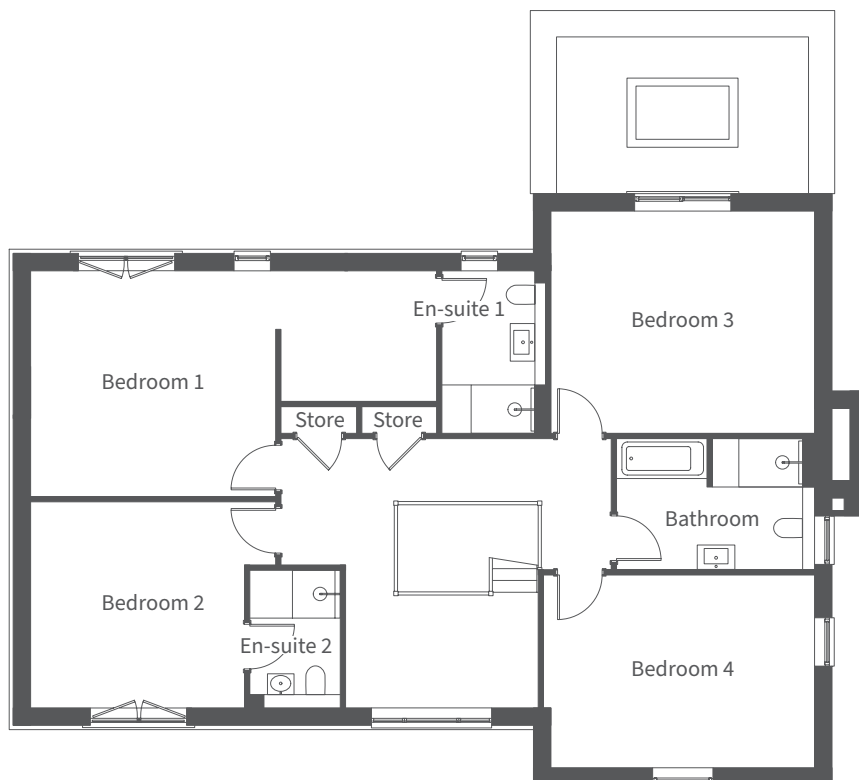
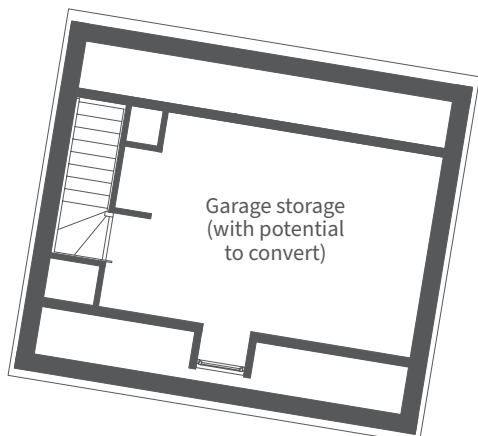
NOTE: Plot 11 is featured in the above CGI



Ground Floors	Millimetres	Feet / inches
Living	10420 x 4910	34'2" x 16'1"
Kitchen / Dining / Family	9538 x 4110	31'4" x 13'6"
Garden room	4910 x 3000	16'1" x 9'10"
Study	4010 x 2570	13'2" x 8'5"
Utility	4010 x 2025	13'2" x 6'8"
Cloakroom	1700 x 1155	5'7" x 3'9"
Garage	5970 x 5720	19'7" x 18'9"
Garage store	1605 x 965	5'3" x 3'2"



First Floor	Millimetres	Feet / inches
Bedroom 1	4585 x 4215	15'1" x 13'10"
Dressing room	2925 x 2430	9'7" x 7'12"
En-suite 1	3030 x 1975	9'11" x 6'6"
Bedroom 2	4000 x 3850	13'1" x 12'8"
En-suite 2	2565 x 1700	8'5" x 5'7"
Bedroom 3	4910 x 4155	16'1" x 13'8"
Bedroom 4	4910 x 3600	16'1" x 11'10"
Gallery	3620 x 2565	11'11" x 8'5"
Bathroom	3725 x 2465	12'3" x 8'1"
Garage storage	5945 x 3825	19'6" x 12'7"



# Elegant living

Strongvox has carefully considered every aspect of each Halcyon home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.







## Be inspired by our range of extras on offer to personalise your dream home

Style your home your way with beautiful fixtures and fittings, or integrate the latest technology for a smarter, more connected and efficient home from our *Inspirations* range.

### Upgrades

For the full list of *Inspirations* relevant to your home, please speak to your Sales Advisor early in the buying process. All extras are subject to build stage.\*

\*Subject to terms and conditions



Refer to the brochure for more details.

CGI of 'Solace' kitchen and open plan living / dining / kitchen (left)

# Luxury specification

Every aspect of the final specification at **Halcyon** has been carefully considered with you in mind, from thoughtful design elements to the practical benefits of modern living. Duravit taps complete the sanitary ware which is complemented by stylish wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.

## Kitchen

- Choice\* of fully fitted kitchen units with ample wall and floor cupboards and a choice\* of profile worktops with matching up-stands
- All homes feature a Stainless steel 1½ bowl inset sink with chrome monobloc mixer tap with Quartz worktops as standard
- 5-burner induction hob with splash back (Verity), 4-burner to other plots, side-by-side double oven, integrated fridge freezer and dishwasher, below-counter wine cooler.
- Solace and Elysian feature a 'Waterfall' island

## Utility

- Complementing fitted kitchen units with laminate worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer
- Recessed down lights

## Bathroom, En-suite and Cloakroom

- Saneux Monument vanity basins to bathroom, en-suite and cloakrooms. Duravit Vero basins to shower room in Elysian
- Concealed cisterns with wall hung Duravit Happy D.2 toilet
- Full height tiling to en-suite shower, plus a concealed thermostatic shower valve. Full height tiling around bath, plus shower and bath screen (where there is not a separate shower enclosure). Half height tiling to basin and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)
- Saneux Aqua Maison white side panel to bath
- Elysian shower: Walk-in enclosure to bedroom 1 en-suite and bathroom and a low profile resin stone tray to shower room
- Verity: Walk-in shower enclosure to both en-suites and main bathroom
- Solace shower: Walk-in enclosures to both en-suites, low profile resin stone tray to bathroom
- Electric controlled towel radiators to en-suite and bathroom

## Bedroom and Dressing Room

- Terrace access from bedroom 1 and 2 (Solace) and bedroom 1 (Elysian)

## Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- Oak internal doors newel post, handrails and beaded glazed balustrades
- Flooring included throughout\*
- Front door with multi point locking system

## Electrical Installation

- BT points fitted to cupboard to study and hall for broadband router
- Power sockets with USB points fitted to living room, kitchen, bedroom 1 and 2
- TV points in the living room, bedrooms 1 and 2, snug (Solace), Den (Elysian) and Family Room (Verity)
- Mains operated smoke alarm with battery backup
- Recessed down lights to entrance hall, kitchen, family/living rooms, bathroom, en-suite and cloakroom
- External 32 amp socket (rear of property) and recessed down light or wall light fitted to front and rear
- External ZapTec Go 7kW car charger installed on the garage
- Future provision for a recessed flush-to-wall electric fire.
- Future provision for coved feature downlighting to the kitchen, dining and living rooms (installed in Plot 4)

## Energy Efficiency, Heating and Insulation

- Daikin air-source heat pump
- Underfloor heating to ground and first floors
- Mains pressure hot water system with electronic programmer
- UV self-cleaning rooflights (plots 4, 7, 9 & 11)
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Photovoltaic (solar) panels fitted to reduce electric consumption
- Wiring installed for optional 5.2kW GivEnergy battery storage (battery fitted to plots 4 and 9)
- Triple-glazed powder-coated aluminium windows

## External Finishes, Garage/Study and Store

- Front gardens landscaped (design based on planning permissions)
- Rear Gardens: turfed, terraced and fenced (where appropriate)
- Patios and paths laid to rear and side using paving slabs (where appropriate), block paving paths to the fronts of plots
- External tap provided for convenience
- Power and water supply to the garage with personnel access and internal stairs to room above, including provision for kitchen area

## Additional Rooms in Elysian

- Den located on the second floor, with a shower room and WC
- Games / Playroom - also on the second floor

## Premier Guarantee

- Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon structural completion of the property

\*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable.





CGI of 'Solace' (plot 4) open plan living, dining and kitchen space with bi-folds to the garden

# The Key to Fine Living

At Strongvox Homes, we have built a reputation for our beautifully crafted West Country homes. With scrupulous attention to detail – from site planning and individual house design, through to quality craftsmanship and superior finished décor – our houses are places you'll be proud to call home.

*"All the people who work at Strongvox have made this process easy and enjoyable and I have nothing but good things to say about the whole process."*

Louise – Laurel Hill, Cribbs causeway, September 2023

We are a small and highly experienced team who take pride in constructing beautifully designed homes that we each know personally. Founded in Taunton in 2004, we have created just over 40 developments to date and we build about 200 new homes each year. We are small enough to keep our eyes on every aspect of our work and local enough to know and understand each of the communities in which we build. From conception to completion, our approach sets us apart:

*Every Strongvox Homes development is sympathetic to its surroundings and considerate to the local architecture and the community.*

*Every Strongvox home displays individuality in its styling and is constructed using carefully selected naturally weathering materials. You'll love our variety of exterior finishes that make our homes different and set them apart.*

*Inside every Strongvox home, to make your buying decision more straightforward, you'll discover a whole range of features which, unlike the bigger developers, we include as standard: superior fully fitted kitchens with soft close doors and appliances, recessed ceiling down lights, upmarket cottage style doors, high quality bathroom furniture and brassware, chrome heated towel rails, to name but a few.*

In short, we provide you with a beautiful home whilst making the whole buying process as simple as possible, plus we've various incentives including **PartExchange** and **AssistedMove** to make buying a Strongvox home even easier.





# Incentives



## PartExchange

If you've seen your perfect home but haven't sold your existing property, **PartExchange** could allow you to reserve and secure it, with no Estate Agent fees to pay and we'll buy your current house so you can get moving.\*



## AssistedMove

Let us do the work! With **AssistedMove** we take away the pressures of moving home. We'll help you choose a new home that's right for you and then we handle all aspects of selling your current home.\*

\*Subject to terms and conditions



Refer to the brochure for more details.

# Our Customer Charter

At Strongvox, we take pride in delivering exceptional service to all of our customers. We understand that our success is directly linked to the satisfaction of our customers, which is why we have developed a comprehensive Customer Charter. We have three core principles: transparency, communication, and quality. In the unlikely event that things go wrong, you have the reassurance of knowing that we subscribe to the Consumer Code for Home Builders scheme, which sets high standards for its members to adhere to.



Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible



We are available to answer any questions and here to help you personalise your new home with selections from our Standard Choices and *Inspirations* ranges



You will be kept fully informed about the progress of your purchase



You will be provided with health and safety advice to minimise the risk of danger during construction of your new home



Your new home is covered by both a 2 year Strongvox Homes Warranty and a 10 year structural warranty and we will provide you with information on this cover



You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies



All aspects of your new home will be fully demonstrated to you before you move in



You will be provided with details of who to contact if you believe we have not fulfilled our Charter commitments.





# Guaranteed



## StrongvoxAssured

A **2 year Warranty** is provided as standard with your new home by us. We will deal with any necessary and agreed repairs as efficiently as possible so you enjoy your home as intended.



## 10 Year Warranty

Each of our homes are independently surveyed during the course of construction by **Premier Guarantee** who will issue their **10 year Warranty** Certificate upon structural completion of the property.



## Membership

Strongvox are proud to be members of the **Home Builders Federation**, the representative body of the house building industry in England and Wales. The HBF member firms account for 80% of all new homes built in England and Wales every year.

At Strongvox we are committed to giving you the best possible service and in line with the **Consumer Code for House Builders** we provide a Customer Care Service.



**Strongvox**  
**EcoWise**

# Eco-friendly smart homes

Strongvox EcoWise homes help reduce environmental impact and energy costs utilising air source heat pumps, solar panels, enhanced insulation, high-spec glazing, and EV charging points.



## **Solar Panels with Optional Battery Storage**

Solar panels on select homes generate renewable, clean energy plus with battery storage (optional upgrade) store excess energy for use during evenings or cloudy days, maximising savings and enhancing your home's energy independence.

**Strongvox EcoWise** homes integrate advanced energy-saving technologies, offering cost and environmental benefits while promoting a sustainable lifestyle:

## **Air Source Heat Pumps or 'A' Rated Gas Boiler**

Select **EcoWise** homes feature highly efficient air source heat pumps which cut energy bills and emissions by harnessing air energy, or with a top-performing A-class rated gas alternative.

## **Enhanced Insulation**

Advanced insulation beyond industry standards helps retain warmth in winter and coolness in summer, reducing heat loss, energy costs, and environmental impact.

## **High Specification Windows and Doors**

High-spec double or triple glazed, thermally framed windows and doors further improve energy efficiency by minimising heat transfer, keeping homes comfortable year-round while reducing energy use and increasing security.

## **Electric Vehicle Charging Points**

Included as standard for convenient, future-ready, and eco-friendly home charging at an optimal speed whilst benefitting from competitive, intelligent EV tariffs.

## **Low Energy LED Lighting**

LED lighting throughout each home saves up to 90% on energy compared to traditional bulbs, lasting longer and lowering maintenance costs.

## **Reduced water usage**

Modern systems ensure significant water savings compared to older homes

## **Eco-favourable mortgage**

There are a growing number of mortgage lenders that provide competitive rates especially for high performing, energy efficient homes.





# EcoWise

Our newest homes could save you up to £2,200 a year compared to a second-hand home, with an improvement in heat loss of 55%.

On average, it would cost around £70,000 to bring an average 3-bedroom second-hand home up to the same level of energy efficiency as one of our new **Strongvox EcoWise** homes. Using 55% less energy than older properties, they save buyers over £2,200 yearly and emit far less carbon (1.39 vs. 3.53 tonnes). In late 2023, 86% achieved top EPC ratings (A or B) compared to 5.3% of existing homes.\*

## Why buy new?

**Lower energy bills** thanks to superior insulation, heat pumps, and solar panels.

**Reduced carbon footprint** using the latest, eco-friendly technology integrated from the start.

**Future-ready homes** with built-in EV charging points and smart systems to help future-proof your home.

\*Reference material required



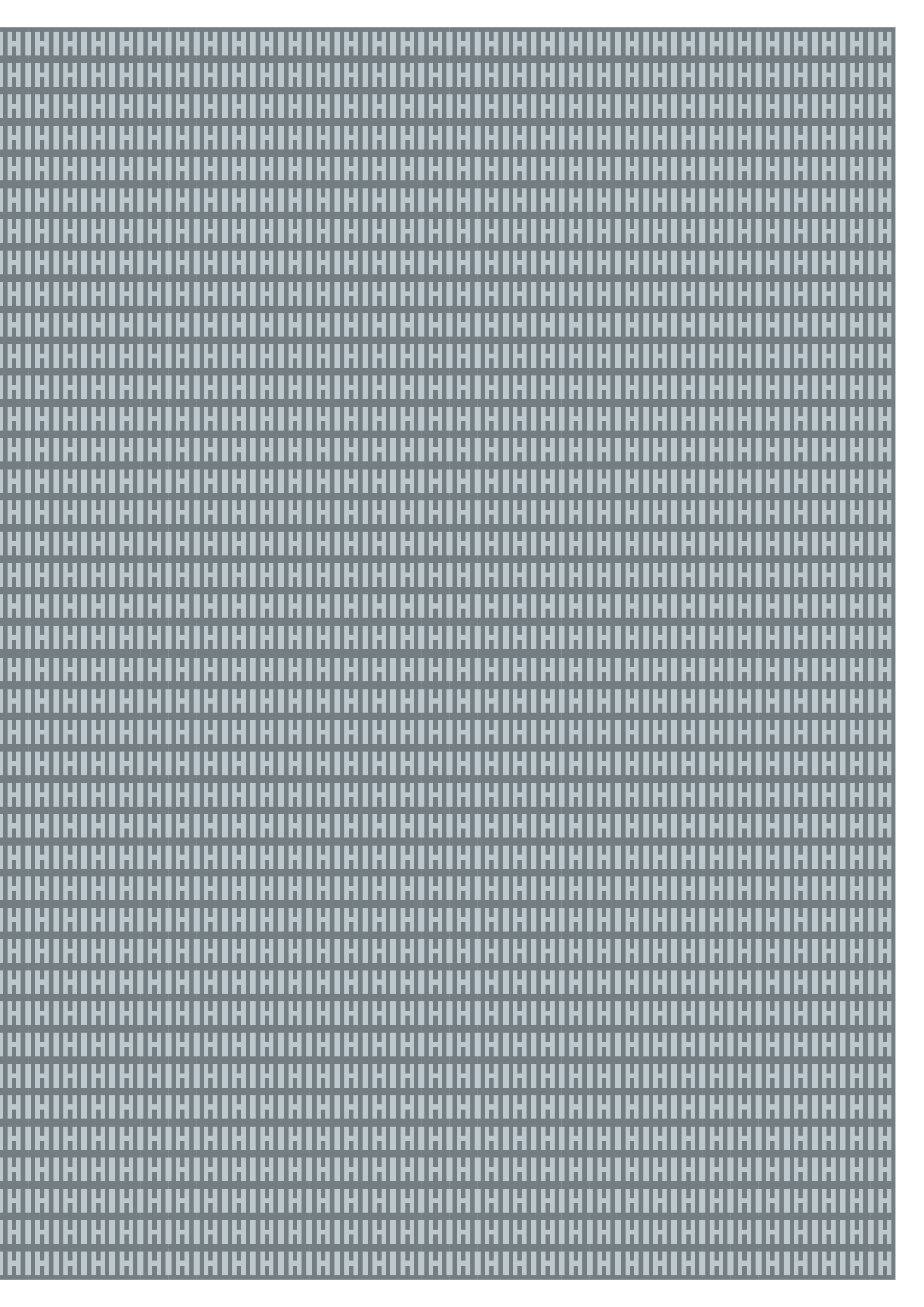
# Viewings

Strongvox brings a legacy of craftsmanship and thoughtful design to Halcyon, creating a collection of bespoke homes.

Each residence embodies our commitment to quality and innovation, seamlessly blending contemporary style with timeless elegance while showcasing the sustainable benefits of EcoWise living.

Call 07949 792661 to arrange your private viewing today and explore the spaces where quality and elegance meet. See for yourself what makes Halcyon truly distinctive.







## **H** Halcyon Long Ashton, Bristol

**Address** Long Ashton, Bristol BS48 3QR

**Email** [halcyon@strongvox.co.uk](mailto:halcyon@strongvox.co.uk)

**Telephone** 07949 792661

These particulars have been prepared in good faith to give a fair overall view of the property and details may vary from time to time. It should not be assumed that any contents/furnishings/furniture etc photographed or illustrated including the Computer Generated Images (CGIs) in these particulars are included in the sale. CGIs are representative and subject to change. Any distances referred to are given as a guide only and are not precise. The information in these particulars does not constitute any part of a contract or warranty. Prospective buyers should independently verify all details to ensure accuracy and suitability before proceeding. Design: Harvest Design, Somerset.




## Strongvox Homes

STRONGVOX HOUSE  
BLACKBROOK BUSINESS PARK  
BLACKBROOK PARK AVENUE  
TAUNTON, SOMERSET TA1 2PX

[WWW.STRONGVOX.CO.UK](http://WWW.STRONGVOX.CO.UK)

TEL: 01823 444055

 @STRONGVOXHOMES

 STRONGVOXHOMESUK