



BRIOR  
HEIGHTS

BRIOR HEIGHTS,  
LONG ASHTON

AlexanderMay  
LAND & NEW HOMES





# A development of distinction

This superb development is brought to the market by Alexander May Land & New Homes, in conjunction with the highly reputable local developer Brior Homes.

Head of Department David Powell says;  
*"Having been involved in this project since the spring of 2020 and having numerous lengthy conversations with the developers on site through the process, I am confident their energy, enthusiasm and aspiration will certainly reflect in the final finish of this development. They have not held back in any aspect when considering, designing and constructing the four homes, they have put the dedication and effort in as if they were building their own home".*

Brior Heights is an executive development of four tremendous townhouses built over four floors offering approximately 2400sqft of flexible accommodation finished to the highest of standards.

The select development is set back from the road behind a stone wall offering three parking spaces for each home. The gardens exceed expectation for modern housing and all properties take full advantage of the far-reaching views to the rear.

There is a distinct 'Georgian' design across this development, embracing large sash style windows, prominent central entrance porch and the clean rendered finish with decorative corner stone.



The development is close to the historic Ashton Court Estate





## Exceptional interiors

Internally the spacious homes offer ground floor entrance halls and also accommodate two reception rooms and cloakroom. The lower ground floor has a superb kitchen/family room with fitted appliances and bi-folding doors with views down the garden. The lower ground floor is completed with a utility room and downstairs shower room.

The first floor hosts three bedrooms and the family bathroom. One of the bedrooms on this floor is equipped with an en-suite. The second floor is the home to the main bedroom, spacious in design and accompanied with a dressing room and large en-suite shower room.



# Specification

## Kitchen

Bespoke fitted kitchen by local independent designer and supplier Foxon & Foxon. Handleless Super Matt wall and tall units in dust grey with light grey base units.

- **Worktop** – 20mm silestone quartz
- **Oven** – NEFF including microwave
- **Hob** – NEFF
- **Extractor** – NEFF
- **Appliances** – NEFF Full fridge and separate. Full freezer. NEFF Dishwasher. Glass fronted wine cooler
- **Sink/taps** – Franke + a Franke boiling tap
- **Splashbacks** – Quartz

## Bathrooms

- Fitted with Esteem white bath/shower, WCs and sinks with vanity units
- Chrome ladder towel radiator, wall mounted mirror, spotlights, Esteem tap fittings

## Heating/Hot Water

- **Heating System** – Ideal Logic 24 KW system boiler with 3 heating zones and 300 litre storage tank. All controlled by WIFI
- **Radiators** – Stelrad compact radiators with chrome ladder towel radiators in bathrooms and WCs

## Electrical

- **Lighting** – Spotlights in bathrooms, kitchen, master bedroom and dressing room. All other rooms will be supplied with pendants
- **T.V. and data points** – Supplied in kitchen, reception rooms and all bedrooms

## General

- **Entrance** – Video door entry on lower ground floor and second floor
- **Flooring** – A luxury moisture resistant finish to wet rooms. LVT in kitchen and utility room. All remaining rooms to be carpeted
- **Internal Wall Finish** – Skimmed walls finished with a pure white matt finish
- **Internal Doors** – To be completed with chrome door furniture
- **Windows** – Double glazed wooden sash style windows finished white
- NHBC 10 year warranty

## Solar Panels

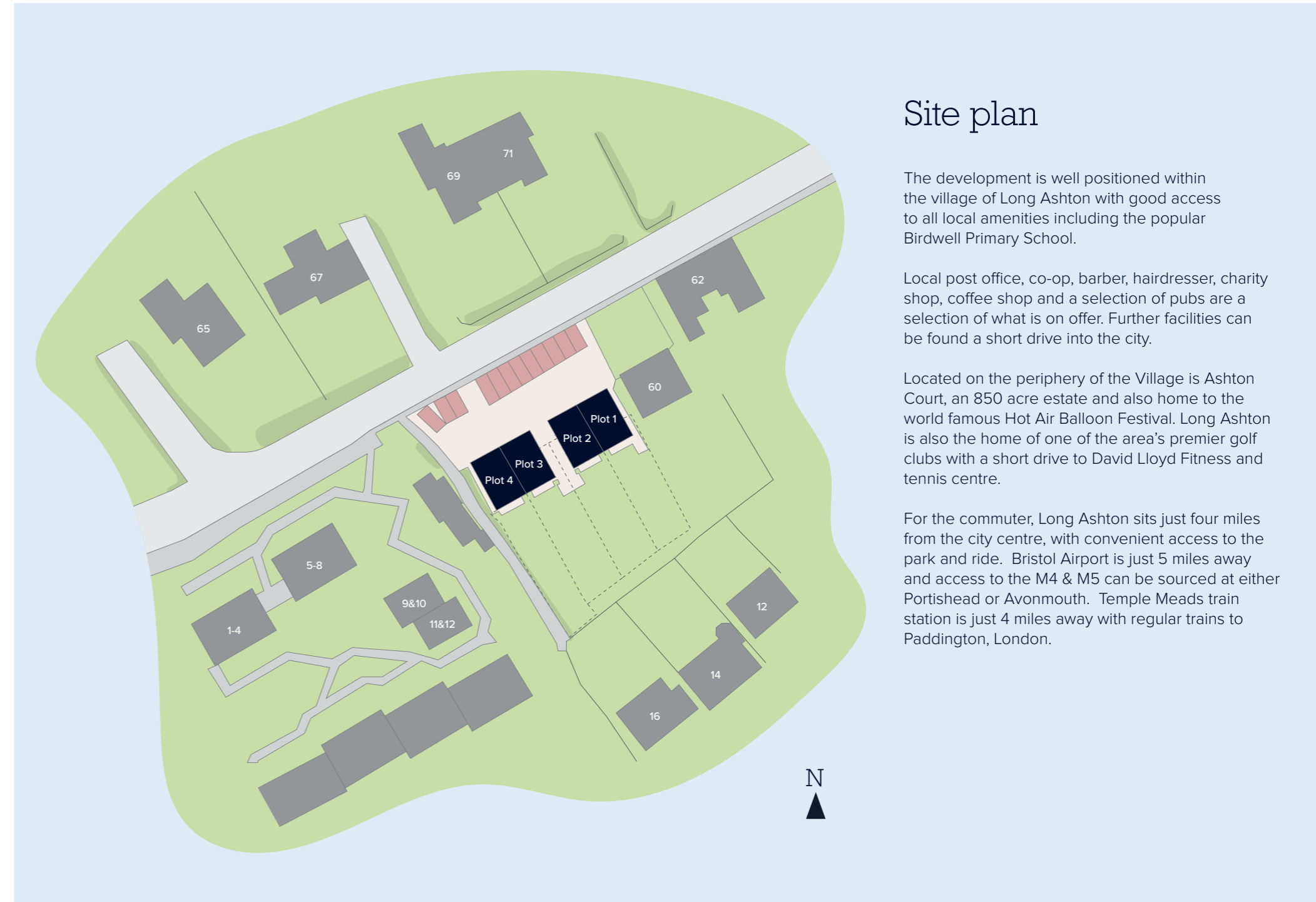
- The property will have an electrical supply provided via solar panels

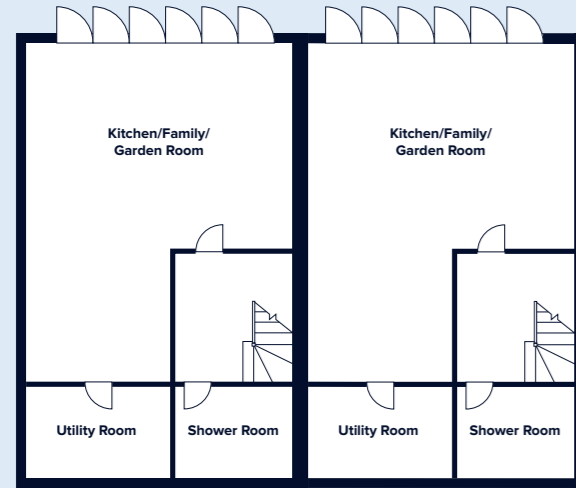
## Outside

- Private bike storage facility
- Gardens to be finished with patio area, lawn and enclosed by close board 1.8m high wooden fencing
- Front drive area to be tarmacked with allocated parking spaces marked out
- The development will be enclosed by stone walling and shrubbery









LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Plots



### ROOM DIMENSIONS

#### KITCHEN/FAMILY/ GARDEN ROOM

7.52 x 5.90m

24'8" x 19'4"

#### UTILITY ROOM

2.03 x 3.22m

6'8" x 10'7"

#### SHOWER ROOM

2.03 x 2.58m

6'8" x 8'6"

#### SITTING ROOM

4.53 x 5.90m

14'10" x 19'4"

#### DINING ROOM

5.02 x 3.45m

16'6" x 11'4"

#### BEDROOM 1

5.25 x 4.77m

17'3" x 15'8"

#### BEDROOM 1 EN-SUITE

3.60 x 2.34m

11'10" x 7'8"

#### WALK IN DRESSING ROOM

2.43 x 3.46m

8' x 11'4"

#### BEDROOM 2

3.24 x 3.32m

10'8" x 10'11"

#### BEDROOM 2 EN-SUITE

1.98 x 2.82m

6'6" x 9'3"

#### BEDROOM 3

4.20 x 3.17m

13'9" x 10'5"

#### BEDROOM 4

3.21 x 2.63m

10'6" x 8'8"

#### BATHROOM

2.01 x 3.17m

6'7" x 10'5"

#### SHOWER ROOM

2.03 x 2.58m

6'8" x 8'6"

Dimensions are indicative and subject to confirmation.



## BRIOR HEIGHTS

For further details on the Brior Heights or to arrange a viewing, please contact our Alexander May office at Long Ashton.

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