



10 Sanders Hay Grove
Flax Bourton, North Somerset, BS48 3ES

R RUPERT
OLIVER
property agents



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An architecturally designed, new build, family home with a top spec, 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 3658 square foot and a high specification throughout
- Fully fitted kitchen featuring a choice of units, Quartz worktops, integrated appliances and a multi-burner induction hob with side-by-side double oven
- Separate utility room with complementing fitted kitchen units, laminate worktops, a stainless-steel sink, plumbing for white goods and recessed downlights
- Bathrooms and en-suites feature designer vanity basins, concealed cistern toilets, walk-in showers with LED lighting, electrical controlled towel radiators and premium tiling throughout
- Smooth white emulsion walls, oak internal doors and a secure front door with a multi-point locking system
- USB power sockets, TV points in key rooms, recessed downlights, mains-operated smoke alarms, and an external ZapTec Go 7kW car charger provide smart home convenience
- Air-source heat pump heating, triple-glazed windows, solar panels, cavity wall insulation and wiring provision for battery storage to ensure energy efficiency to Class 'A' rating
- Landscaped front gardens, turfed and terraced rear gardens with outstanding rural views; paved patios, timber fencing and an external tap
- Detached double garage with power and water supply, personnel access, internal stairs to storeroom and provision for a kitchen area above
- Independently surveyed during construction with a 10-year structural warranty from Premier Guarantee

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, two 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.

A contemporary family home, plot 5 has a prominent, timber clad gable which embodies a modern yet timeless design. Light-filled interiors feature ground floor rear bi-folds opening to the garden, premium bathroom fittings and generously sized bedrooms.

The home creates a striking visual impact and the design masterfully blends traditional architectural details with clean, modern lines. Expansive floor-to-ceiling windows framed in black aluminium provide abundant natural light, creating a seamless connection between interior and exterior and providing stunning views.

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

Outside

Externally, the gardens to the front and rear are beautifully landscaped. The rear garden is a level lawn and 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.

**Please note some of the photos are of the original show home plot 4.*

Services: All mains connected.

Local Authority: North Somerset Tel: 01934 888 888

Council Tax: Band TBC

Directions: Post Code BS48 3ES

Viewing: Strictly by appointment with Rupert Oliver Property Agents

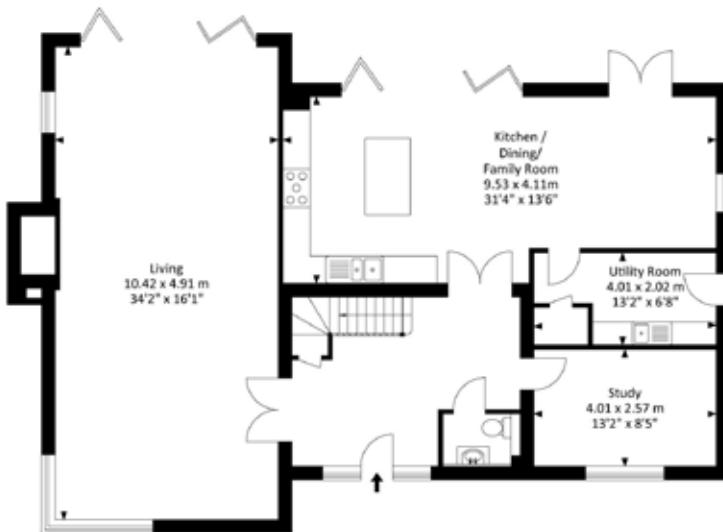
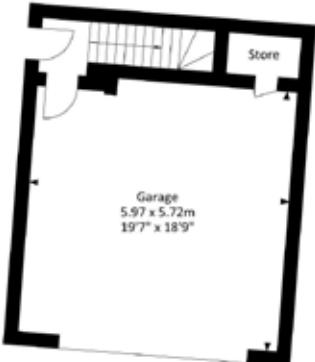


Halcyon, Verity, Four Bedroom Home

Approx. Gross Internal Area
2806.04 Sq.Ft - 260.69 Sq.M

Garage / Garage Storage
852.07 Sq.Ft - 79.16 Sq.M

Total Area
3658.11 Sq.Ft - 339.85 Sq.M



Ground Floor



First 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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