

BRIAR DOWN & BRIAR HOUSE



Two exclusive, state of the art, newly built houses in this sought after village.

An exclusive new development of two high specification and energy efficient detached houses, architecturally designed and meticulously finished to create spacious and modern homes located in the highly desirable countryside idyll of Lower Hazel.

Hazel Lane is located in the delightful hamlet of Old Down, a much sought after rural location between the villages of Tockington, Olveston, Alveston and the market town of Thornbury, benefitting from the plethora of local amenities nearby, including pubs, shops, butchers, bakers and a number of outstanding schools. The M5/M4, provide excellent links to North, South East and West. Parkway train station only 4 miles away offers high-speed train links to London Paddington. The surrounding countryside provides a number of well-trodden walks and bridleways, as well as cycle paths for those looking for outdoor pursuits. The Mall at Cribbs Causeway is only 4.5 miles away with an extensive array of shops, restaurants and other leisure facilities.

- Architecturally designed newly built detached houses
- Meticulously finished throughout
- Open-plan modern living
- Large driveway with electric gates & garage
- Landscaped front and rear gardens
- Desirable village location

The houses benefit from a landscaped front garden and generous block paved driveway, secured with impressive electric double gates, plus integral garage with up and over remote controlled door.

To the rear is a broad rear garden, laid to lawn and perfect for a young family, plus contemporary porcelain tiled patio creating multiple areas for outdoor entertaining and al-fresco dining.

Underfloor heating system to the whole ground floor, gas boiler, Wi-Fi wiring for BT Openreach & Virgin Media, electric gate intercom, wireless alarm, Honeywell temperature control, mains drainage and water.

Briar Down & Briar House, Hazel Lane, Old Down, South Gloucestershire, BS32 4PL



Plot 1 – Briar Down

Briar Down comprises of a spacious and welcoming entrance hall, that leads through to the heart of the house, a fabulous open-plan kitchen / dining room, all finished with beautiful Porcelanosa floor tiles. The kitchen has been finished to the highest standard with wrap around marble white island worktops, soft close cabinets, “Franke” boiling hot sink tap, two integrated ovens, 5 burner induction hob, integrated full height fridge, full height freezer, and dishwasher. A vaulted glass apex roof light and two sets of bi-folding doors that open out onto the rear patio flood this room with beautiful natural light, with the open-plan dining room also offering views onto the garden. There is a dual aspect formal sitting room, also with 3 panelled bi-folding doors onto the rear patio, and a generous home office / study, both rooms with engineered oak flooring. The ground floor benefits from underfloor heating and is completed by a downstairs cloakroom plus a fully fitted utility room with integrated washing machine, tumble dryer and side door.

The impressive oak staircase from the hallway leads up to the first floor gallery with designer lighting, glass balustrade and views out to the Countryside through a stunning feature window. The accommodation on this floor comprises of the principal bedroom with panelled built in wardrobes and large walk-in en-suite wet room, boasting Porcelanosa shower vanity unit, wall hung toilet and marble effect floor and wall tiles. There are three further double bedrooms on this floor, two with built in wardrobes, plus a family bathroom, and oak laddered loft hatch to a large storage attic. Soft grey carpets and contemporary styled designer radiators complete the first floor.

EPC

Energy Efficiency Rating		Current	Potential
(93-100)	A		
(81-92)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Best energy efficient - higher running costs
Worst energy efficient - higher running costs
EU Directive 2002/91/EC

Briar Down (Plot 1)

Approximate Gross Internal Area

House: 1890 sq ft / 175.6 sq m

Garage: 201 sq ft / 18.7 sq m

Total: 2091 sq ft / 194.3 sq m

Including limited use area: 11 sq ft / 1 sq m



Plot 2 – Briar House

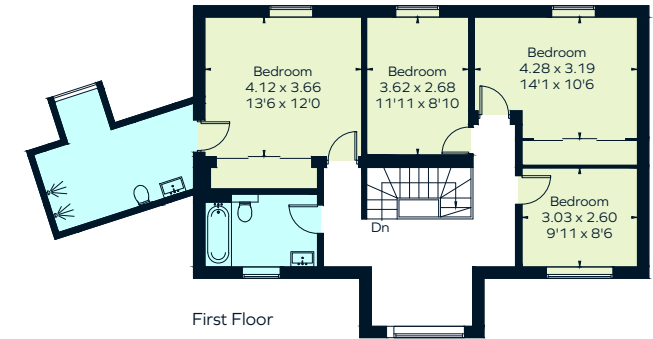
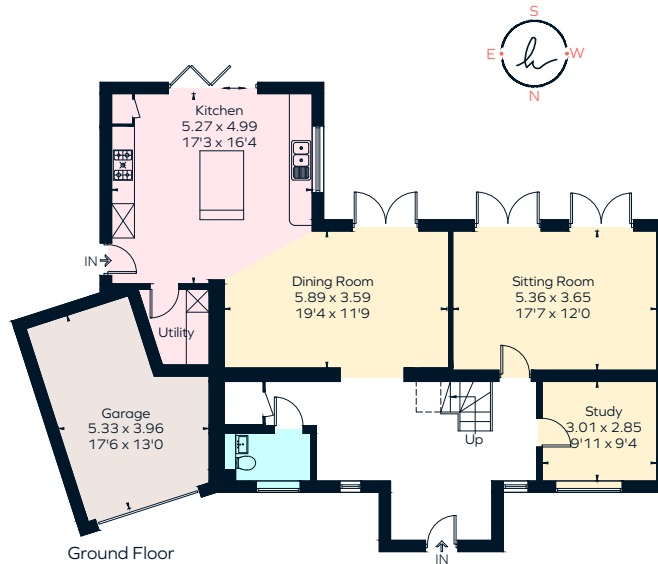
Briar House comprises of a spacious and impressive entrance hall, that leads through to the heart of the house, a fabulous open-plan kitchen / dining room all finished with beautiful Porcelanosa floor tiles. The kitchen has been finished to the highest standard with wrap around marble white worktops, large central island, soft close cabinets, “Franke” boiling hot sink tap, two integrated ovens, 5 burner induction hob, integrated full height fridge, freezer, and dishwasher. Bi-folding doors open out onto the rear patio from the kitchen, flooding the kitchen with beautiful natural light, with the open-plan dining room also offering views onto the garden with its own set of bi-folds. There is a spacious formal sitting room, with 2 sets of bi-folding doors onto the rear patio, and a generous home office / study, both rooms with engineered oak flooring. The ground floor benefits from underfloor heating and is completed by a downstairs cloakroom plus a fully fitted utility room with integrated washing machine and tumble dryer.

The impressive oak staircase from the hallway leads up to the first floor gallery with designer lighting, glass balustrade and views out to the Countryside through a stunning feature window. The accommodation on this floor comprises of the principal bedroom with panelled built in wardrobes and large walk-in en-suite wet room, boasting Porcelanosa shower vanity unit, wall hung toilet and marble effect floor and wall tiles. There are three further double bedrooms on this floor, one with built in wardrobes, plus a family bathroom, and oak laddered loft hatch to a large storage attic. Soft grey carpets and contemporary styled designer radiators complete the first floor.

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(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Best energy efficient - higher scoring walls
Worst energy efficient - higher scoring walls
England, Scotland & Wales



Briar House (Plot 2)
Approximate Gross Internal Area
 House: 2144 sq ft / 199.2 sq m
 Garage: 193 sq ft / 17.9 sq m
 Total: 2337 sq ft / 217.1 sq m
 Including limited use area: 34 sq ft / 3.2 sq m



Specifications

Plot 1 – Briar Down

Utility Room

- Utility kitchen units
- Space available for washing machine and dryer
- uPVC Half glass door to side garden
- Worcester Bosch 8000 Greenstar series LIFE condensing gas fired boiler

Dining Room

- Pendent lights
- Anthracite uPVC window to rear garden

Study

- Chrome downlights
- Wi-Fi wiring for Virgin Media and BT Openreach
- 4 x double chrome sockets
- Engineered oak flooring

Ground Floor WC

- Porcelanosa cloakroom sink with matching contemporary hotel style taps and wall hung toilet
- Porcelanosa tiles on wall on floor and walls
- Water saving chrome dual flush
- Extractor to front elevation and chrome isolation switch

Hallway

- 7 x Chrome spotlights in entrance
- Impressive oak staircase with glass balustrades to gallery landing
- Porcelanosa grey plank effect tiles throughout the ground floor
- Alarm sensor and control panel
- Gate intercom controls and handset

Lounge

- Dual aspect uPVC windows to the front elevation and 3 panelled bi-fold doors to rear patio
- Engineered oak wood flooring
- TV outlet and data point

- 2 grey light fittings and matching wall lights
- Low level TV chrome socket
- Alarm sensor

Landing

- Matching oak window sill and galley oak stair and glass balustrades with views out in to the countryside
- Fully carpeted in soft grey carpet
- 80mm cloud feature light fitting
- 250 litre unvented indirect water cylinder in airing cupboard
- Honeywell temperature control for central heating on first floor
- Contemporary style radiators in all bedrooms and landing

Ensuite

- Large walk in wet room with 1800mm wide Porcelanosa shower with dual chrome fittings with overhead drench shower head and separate handheld shower fitting
- Chrome aluminium towel rails (thermostatic) to family bathroom and en-suite
- Marble effect Porcelanosa floor and wall tiles
- 6 x chrome downlights
- 80mm Porcelanosa vanity unit with suspended sink and hotel series tap
- Porcelanosa wall hung toilet
- Electric underfloor heating under marble effect tile

Master Bedroom

- 3 panelled built in wardrobes with glass middle doors
- 3 x chrome downlight by wardrobe

2nd bedroom

- 3 panelled wardrobe with mirrored centre door
- Oak laddered loft hatch to attic
- Thermostat for En-suite underfloor heating and TV point

3rd Bedroom

- 3 panelled wardrobe with mirrored centre door

4th Bedroom

- High level TV socket for mounted TV
- Grey carpets throughout all 4 bedrooms
- White sockets throughout first floor
- All bedrooms have white centre pendants
- Contemporary door handles throughout the house

Garage

- Electric Garador up & over garage doors with 2 fob controls
- Rear door to garden
- Permeable driveway paving to the front of the house and non slip porcelain patio tiles to rear of house

Plot 2 – Briar House

- Slip tiles above front door
- Permeable driveway paving to the front of the house

Utility Room

- Utility kitchen units
- Space available for washing machine and dryer
- Sensor light
- Worcester Bosch 8000 Greenstar series LIFE condensing gas fired boiler

Dining Room

- Pendent lights
- Anthracite aluminium bi-fold doors to rear garden

Study

- Chrome downlights
- Wi-Fi wiring for Virgin Media and BT Openreach
- 5 x double chrome sockets
- Engineered oak flooring

Ground Floor WC

- Porcelanosa cloakroom sink with matching contemporary hotel style taps and wall hung toilet
- Porcelanosa tiles on wall on floor and walls
- Water saving chrome dual flush

- Extractor to front elevation and chrome isolation switch
- Contemporary door handles throughout house

Hallway

- 9 x chrome spotlights in entrance
- Impressive oak staircase with glass balustrades to gallery landing
- Porcelanosa grey plank effect tiles throughout the ground floor
- Alarm sensor and control panel
- Gate intercom controls and handset
- Storage cupboard with underfloor heating controls and water cylinder
- Inset carpet matt

Lounge

- 2 x aluminium bi-fold doors to rear patio
- Engineered oak wood flooring
- TV outlet and data point
- 2 grey light fittings and matching wall lights
- Low level TV chrome socket
- Alarm sensor

Landing

- Large Apex 3 paned floor to ceiling windows with triangular glass above
- Fully carpeted in soft grey carpet
- 80mm cloud feature light fitting
- 250 litre unvented indirect water cylinder in airing cupboard
- Honeywell temperature control for central heating on first floor
- Contemporary style radiators in all bedrooms and landing

Ensuite

- Large walk in wet room with 1800mm wide Porcelanosa shower with dual chrome fittings with overhead drench shower head and separate hand-held shower fitting
- Chrome aluminium towel rails (thermostatic) to both family bathroom and the en-suite
- Marble effect Porcelanosa floor and wall tiles
- 6 x chrome downlights
- 80mm Porcelanosa vanity unit with suspended sink and hotel series tap

- Porcelanosa wall hung toilet 5
- Grey carpets throughout all 4 bedrooms
- White sockets throughout first floor
- All bedrooms have white centre pendants

Master Bedroom

- 3 panelled built in wardrobes with glass middle doors
- 3 x chrome downlight by wardrobe

2nd bedroom

- 3 panelled wardrobe with mirrored centre door
- Oak laddered loft hatch to attic

3rd Bedroom

- 3 panelled wardrobe with mirrored centre door

4th Bedroom

- High level TV socket for mounted TV

Garage

- Rear door to garden

Outside

- 1.4m high panel fence to front elevation and 1.8 to rear of garden

Specifications Kitchen/Dining

- Open plan kitchen/dining area
- Kitchen units handleless soft close
- 30mm wrap around marble white island worktops
- Feature boiling hot Franke sink tap
- Franke Sunken double stainless steel kitchen sink under window
- 2 single NEFF integrated ovens
- Neff 5 burner induction hob
- Lamona full height integrated fridge
- Lamona lower level integrated freezer in centre island
- Lamona integrated dishwasher in centre island
- Feature 2 beaded cloud drop lights over centre island
- Anthracite aluminium 3 panel bi-fold doors
- Chrome downlights in kitchen

- Vaulted glass Apex windows rear garden
- TV socket on wall
- Level access to garden
- Merc-Serv underfloor WET heating system to whole ground floor
- Brushed chrome light and plug sockets throughout the ground floor
- Porcelnosa hotels range taps and Urban wall hung pan, 60mm & 80mm wall hung curve vanity unit and Marne wall hung sink/smart line consumption wall framed cistern, Smart Chrome hand held shower unit and large drench main overhead shower.
- A rated uPVC Windows throughout with Trickle vents/key locked handles/fire egress, toughened glass where legally required up stairs and on landing required
- 3 x aluminium bi-folds 3/4 pane with toughened glass and lower threshold on to porcelain low-slip patio exterior tiles
- Origin Kensington SE04 contemporary anthracite composite front door with side panels
- Anthracite RAL7016 coloured M-Rib Ascot horizontally lined Garador up & over electric garage doors with electric opening fob and over ride keys
- Ccure installed Pyronix Enforcer wireless alarm system with Wi-Fi module to connect to mobile phone
- 4 PIR's and door contact
- Two key fobs to activate
- Wired SAB light up and sounder on front elevation of house
- 30mm wrap around CQ Carrara polished marble/quartz worktops, centre island and grooved drained
- 2 x 4 metre metal rimmed wood infill electric gates with below ground motors, 1 x photocells, 1 x control panel/safety edges/ 2 x telephone handsets/2 x control fobs/ wireless GSM intercom controlled intercom compatible with mobile phones/safety beams

Common To Both Properties

- 1.4m high panel fence to front elevation and 1.8 to rear of garden





The Bristol Residential Sales Team would be delighted to show you around this property.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.