



Foxleaze and Old Pasture
Haw Lane | Olveston | Bristol | BS35 4EQ

FINE & COUNTRY

FOXLEAZE AND OLD PASTURE







A stunning new development of just two distinguished family houses; each finished to a high standard in a sought after semi-rural location.



- Individual modern detached houses
- Bespoke hard wood "Sarah Jane" kitchens with a Limestone floor
- Bi-folding doors from the kitchen to the rear gardens
- Fitted "Dean Forge" wood burning stoves and flue to the principal reception room
- "Porcelanosa" bath and en suite shower rooms complete with Porcelanosa tiling
- Solid oak staircases
- "Nu-heat" Zoned under floor heating to ground floor rooms
- "Porcelanosa" underfloor heating to each of the bath & en-suite shower rooms
- "Sun tunnels" providing further natural light
- "Nuair" Mechanical Ventilation with Heat Recovery system on each floor
- Wi-Fi Booster Zones
- Rural outlook to the rear
- "Juliet" balconies to the rear bedrooms
- Hardwood "DALE" double glazed timber windows
- Electric gates with video entry to paved front drive and integrated garage
- Enclosed rear gardens with a southerly orientation
- Sought after village with established community and excellent amenities



Hawkfield Homes

A house is more than just bricks and mortar. It's a home. It's a place of dreams, memories and experiences. But a home has also got to function and do the basics right. All day. Everyday.

At Hawkfield Homes we understand that, and we strive to achieve it on all of our developments. As soon as you step into one of our homes you'll feel our commitment to building living spaces that are a blend of imaginative design and functionality.

So it's going to look nice and it's going to make your life easier. From space planning through to fixtures and fittings we've thought about things... a lot!

Whatever your style, from urban chic to traditional elegance, we have the ability to personalise your new home to suit you and your family perfectly making your home as individual as you are.





Foxleaze and Old Pasture

Foxleaze and Old Pasture present buyers with an unenviable choice between two luxury modern houses; each finished to the highest standard complete with a Ten Year Buildzone Guarantee.

With Old Pasture boasting a modestly larger internal area, along with a double bay fronted exterior each house has a similar finish and layout and each makes the most of the superb natural light – along with the rural views to the rear and excellent off-street parking.

Approached from Haw Lane via a shared tarmac driveway each house is separately accessed via private electric gates with video entry and has extensive parking on a Purbeck block paved driveway – together with an integrated single garage.

Each home is entered via a solid wooden front door with an engineered oak floor flowing throughout the hallway and into both reception rooms. The ground floors on each property have fully zoned “wet” “Nu-heat” underfloor heating systems, with thermostatic controls to govern individually the temperature in each of the rooms.

The principle reception room in both homes provides an exquisite space for families of all ages to enjoy and entertain in – with a “Dean Forge” Hembury 5kw wood burning stove providing character and comfort in the winter. Part-glazed double doors lead into the stunning kitchen and dining room which boasts a natural Limestone floor and bi-folding doors open out into the landscaped rear garden.





“ Throughout each home the properties benefit from a Nuair Mechanical Ventilation Heat Recovery system – this is a whole house ventilation system that both supplies and extracts air throughout a property. It offers a balanced low energy ventilation solution for new dwellings and re-uses up to 95% of the heat that would otherwise have been lost and ultimately reducing your carbon footprint and reducing your energy bills.”

Both Foxleaze and Old Pasture benefit from bespoke hard wood "Sarah Jane" kitchens whose head office is situated on the edge of the Cotswolds in the village of Stonehouse. Running the full width of the main house, each kitchen, from the "Aisling" range, is flooded with light, enhanced by the natural stone flooring and Minerva solid stone work surfaces finished in Carrara White. With solid oak drawers finished with dovetail detailing and oak MFC cabinets, the kitchen is further enhanced by a generous Britannia Range cooker; Fisher & Paykel American fridge freezers and Bosch built-in dishwashers as well as double farmhouse style ceramic sinks.

Adjacent to the kitchens lie separate utility rooms – each with a rear door to the garden, access to the garage, further fitted storage and space and plumbing for both a washing machine and tumble dryer.

On the opposite side of the hallway to the principal reception room is a separate study / family room which could easily double as a fifth bedroom if needed. In addition, each house enjoys the benefit of a ground floor w.c – with access to under-stair storage in Old Pasture.

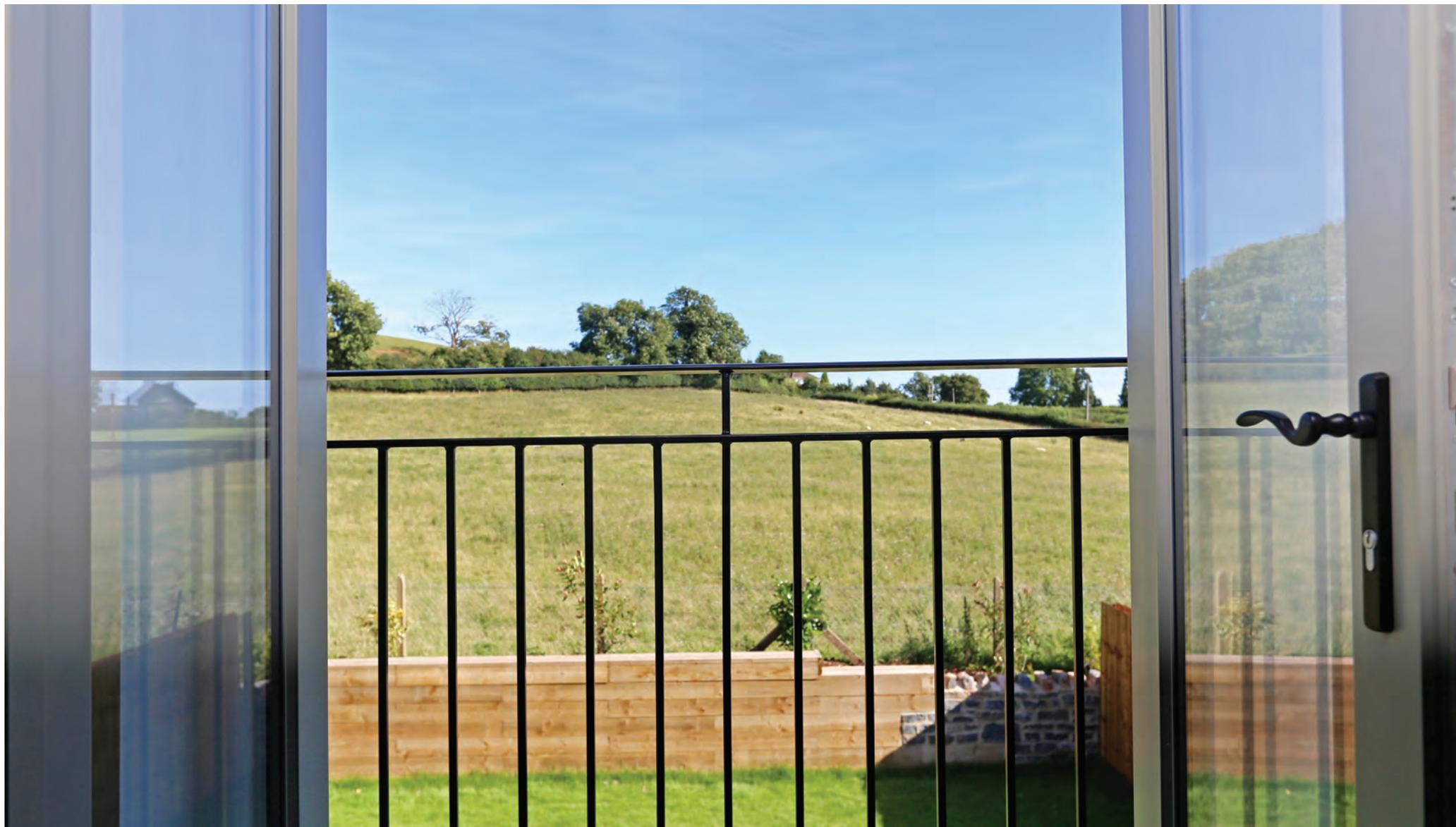






Over the first floor in each house, accessed via a solid oak staircase, lie four well-proportioned double bedrooms.





The master bedroom in each property lies to the rear – with French doors opening to a “Juliet” balcony and views over the fields to the rear. This is served by a stylish en-suite shower room – complete with a Porcelanosa walk-in shower, low level w.c, washbasin and tiles. Adjacent lies a guest bedroom which also enjoys French doors opening to a Juliet balcony and is equally well-equipped with an en-suite shower room; and two further double bedrooms to the front. These share a wonderful family bathroom complete with a panelled bath, walk-in shower cubicle, “his & hers” sink and vanity unit and a low level w.c. The bathroom and both en-suite shower rooms have the benefit of “Porcelanosa” electric underfloor heating systems, whilst each of the upper floor bedrooms has the benefit of a traditional wet radiator heating system complete with thermostatic controls.







Outside

Along the edge of Haw Lane distinctive "Cock & Hen" stone walling marks the boundary of Foxleaze & Old Pasture. A shared tarmac drive gives access to two individual electric gates each with video entry – custom made in cast iron with the individual property's name emblazoned within it; Foxleaze to the west and Old Pasture to the east. Each has generous off-street parking with a Purbeck block paved driveway – and access to a single garage via traditional solid wood double swing doors.

Each home has full 360° access with a generous paved terrace to the rear of each home accessed via bi-folding doors leading out from the kitchen – really bringing the outside in – and perfect for families of all ages to safely play in, entertain and dine outdoors. The terraces lead on to an enclosed lawn and distant views over the neighbouring field.



Situation

Olveston is a pretty and well-established village situated to the north of Bristol, with a range of independent shops including a butcher, a baker and a Post Office – along with The White Hart pub and the pretty church of St. Marys. Close by (just under a mile) is Old Down Country Park providing a range of year round family activities. Both houses sit within the Olveston Conservation Area with views over the private fields to the rear, which are protected by the Green Belt.

The local infrastructure is superb – with access to Bristol some 6 miles to the south via J17 of the M5 at Cribbs Causeway – providing further extensive shopping including both John Lewis and Marks & Spencer superstores. The nearby town of Thornbury also provides an extensive range of independent shops, as well as cafes, bars and restaurants including the award winning Thornbury Castle. Pilning Train Station is a little under a 10 minute drive away, with Bristol Parkway a little over 15 minutes to the south – connecting to London Paddington in a just over 1h 30m.

Local schooling is also strong – with Olveston Primary school situated within the village, Marlwood Secondary School just 2.5 miles away and excellent independent schools including Tockington Manor School in the next village. Within the wider area are The Downs Preparatory





School, Clifton College and Badminton School for Girls amongst others.

Services

Mains water, gas and electricity. Broadband by private contract with supplier – with internal Wi-Fi booster zones on each of the floors. Mechanical Ventilation Heat Recovery system over both floors.

Local Authority - South Gloucestershire Council. Tel: 01454 868009

Postcode
BS35 4EQ

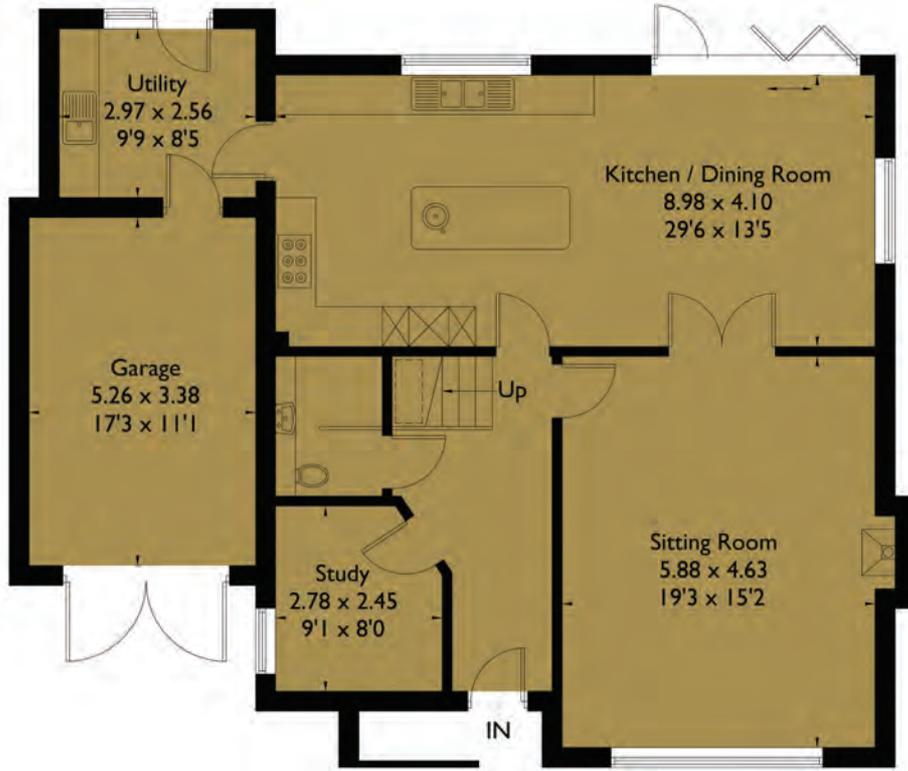
Directions

From the M5 exit at Junction 16, take the A38 towards Thornbury. After passing over the M4 turn left onto Fernhill (signposted Tockington / Olveston) and follow the road around into the village of Tockington. At The Swan Inn bear left onto the Upper Tockington Road and after just over 600 metres enter the village of Olveston. Haw Lane is the first turning on the right hand side, with Foxleaze and Old Pasture immediately on the right hand side.

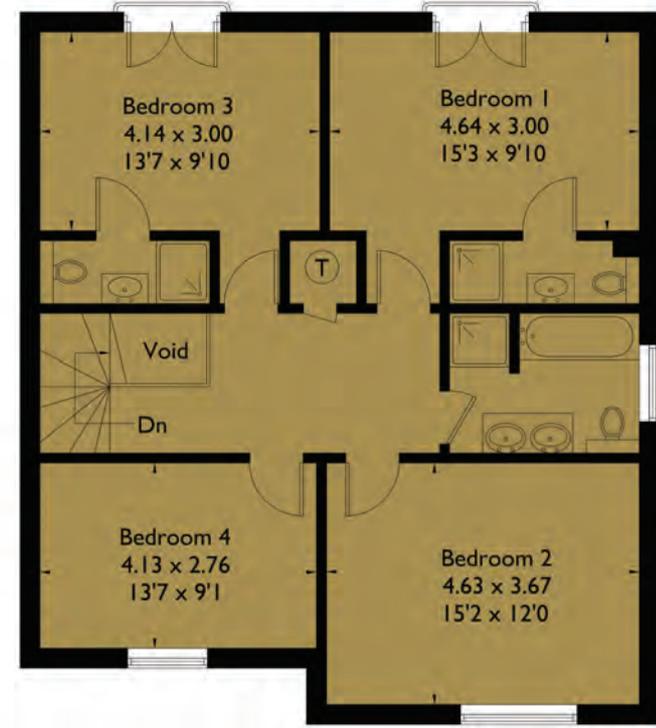
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus)	A
(81 - 91)	B
(69 - 80)	C
(55 - 68)	D
(39 - 54)	E
(21 - 38)	F
(1 - 20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Foxleaze, Haw Lane, Olveston, Bristol, BS35 4EQ

Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 203.4 sq m / 2189 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171580

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

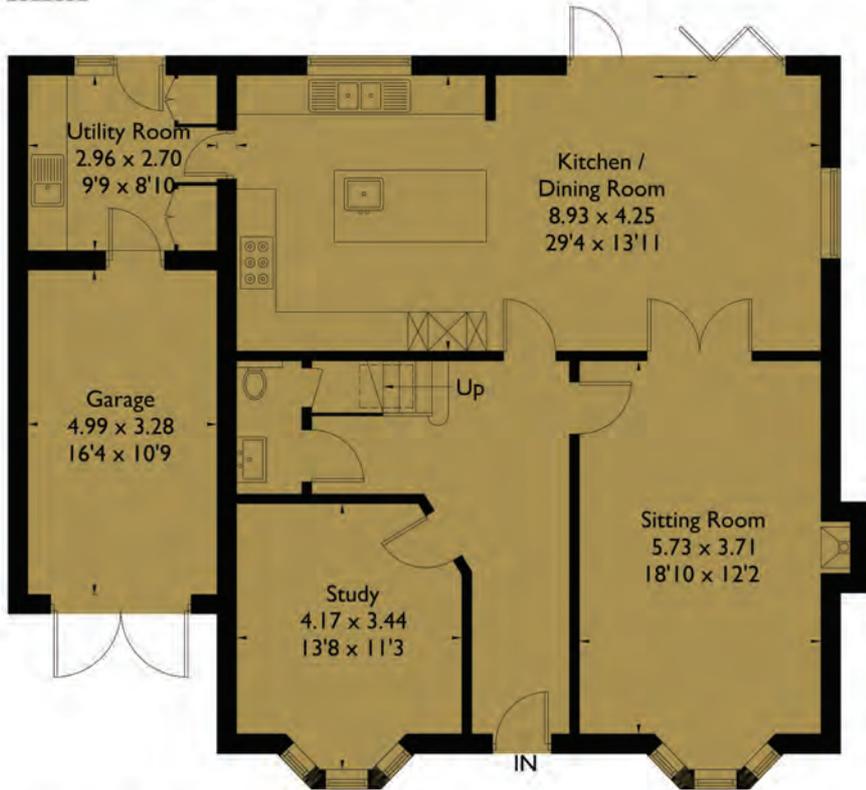
Energy Efficiency Rating	
Very energy efficient - lowest energy costs	
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(69 - 80)	C
(55 - 68)	D
(39 - 54)	E
(21 - 38)	F
(1 - 20)	G
Not energy efficient - higher energy costs	
England & Wales	EU Directive 2002/91/EC

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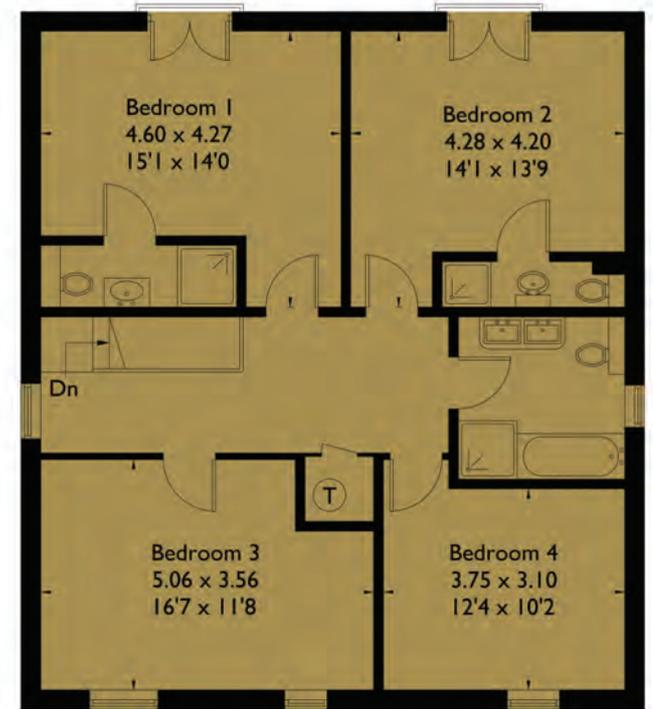
Approximate Gross Internal Area = 210.6 sq m / 2266 sq ft
(Including Garage)



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171581

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 16.08.2016





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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