



MANOR GARDENS

Frenchay, Bristol

An exemplar eco-conscious development by the award winning developer AEQUUS Construction

Location

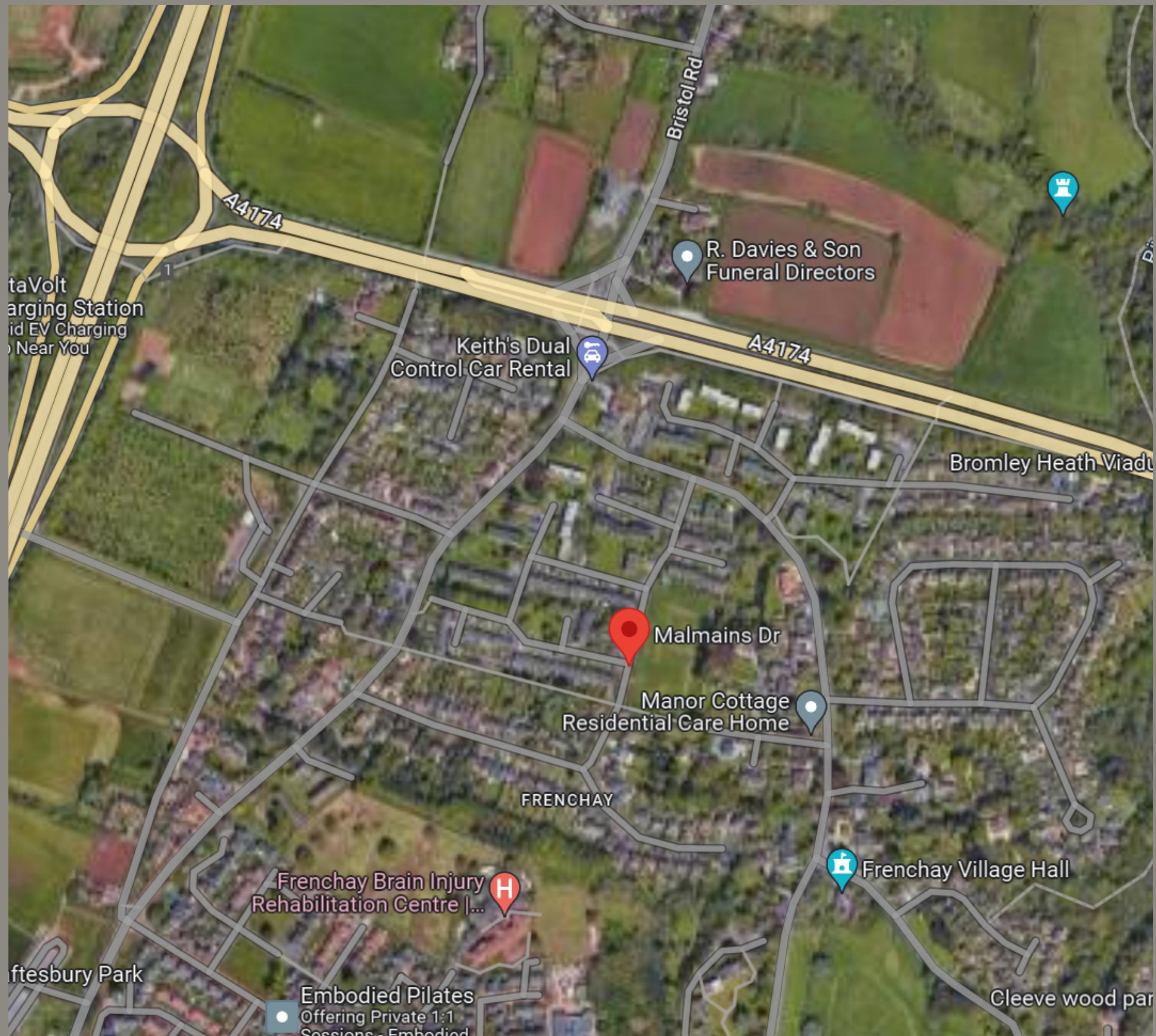
Frenchay is a charming village located in the northern suburbs of Bristol, England. It is known for its picturesque setting and rich history, dating back to the 11th century. The village is nestled in the rolling hills of South Gloucestershire, surrounded by beautiful countryside and green spaces.

One of the main attractions of Frenchay is the historic Frenchay Common, which is a designated conservation area and home to a variety of wildlife. The common is popular with walkers, joggers and dog walkers, and is a great place to enjoy the fresh air and natural beauty of the area.

The village is also home to several notable landmarks, including the Grade II-listed Frenchay Parish Church, which dates back to the 12th century and features a stunning tower and spire. Other points of interest include the Frenchay Village Museum, which tells the story of the village's rich history, and the Hambrook Marshes, a nature reserve that is home to a diverse range of flora and fauna.

Frenchay is conveniently positioned within moments of the motorway networks, with the M32, M4 & M5 all within easy reach. Locally the bustling town of Downend provide a plethora of shops and cafes, whilst the neighbouring towns of Stapleton & Hambrook provides for some wonderful, quiet, leafy walks.

Overall, Frenchay is a wonderful place to visit or live, offering a unique blend of natural beauty, history, and community spirit. Whether you are looking for a peaceful retreat or an active lifestyle, Frenchay has something for everyone.

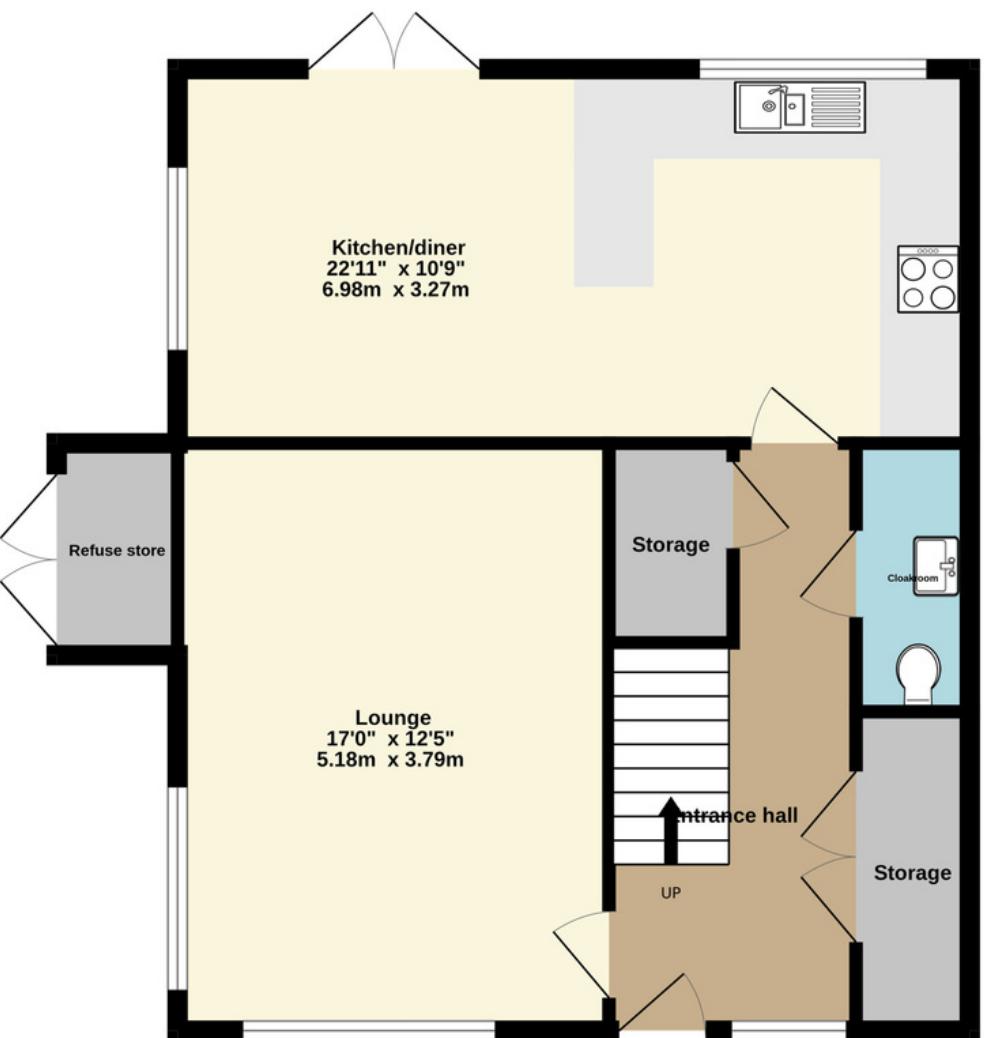




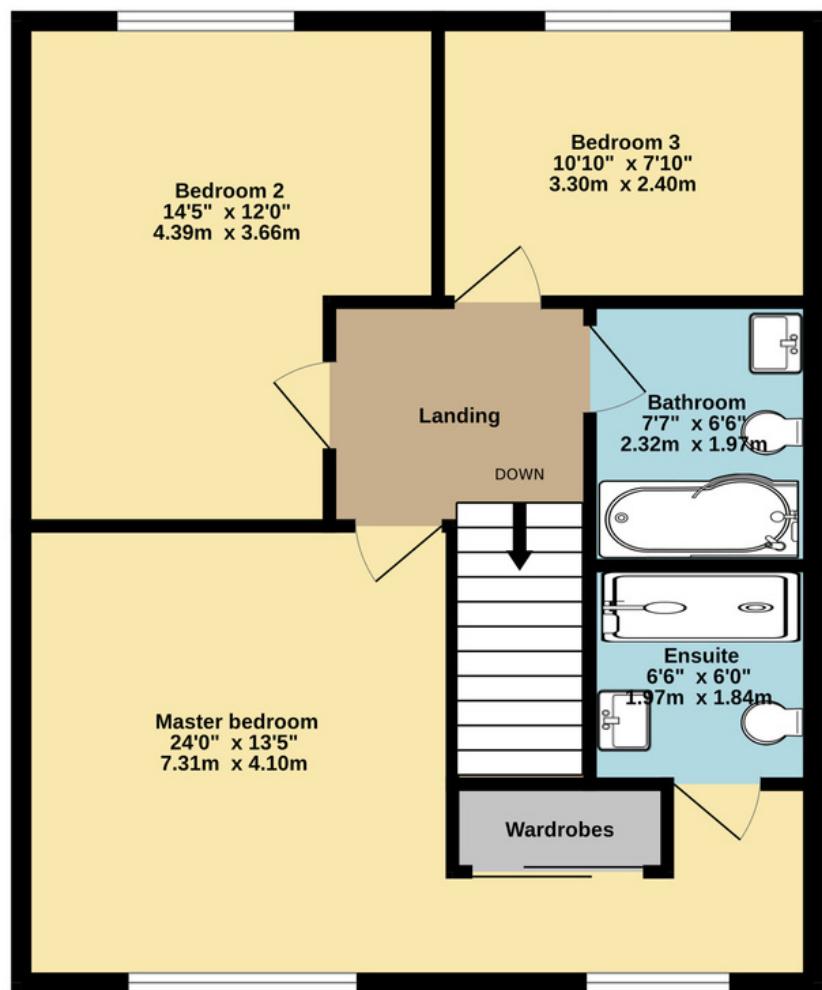
The Seymour

A spacious three bedroom, semi detached property presenting over two floors. Measuring approximately 117sqm, this property benefits a traditional layout with a stunning kitchen/diner overlooking the rear garden. The full width principle bedroom suite is stunning, with a dressing area and en-suite, accompanying two further double bedrooms.

Ground Floor
656 sq.ft. (60.9 sq.m.) approx.



1st Floor
634 sq.ft. (58.9 sq.m.) approx.

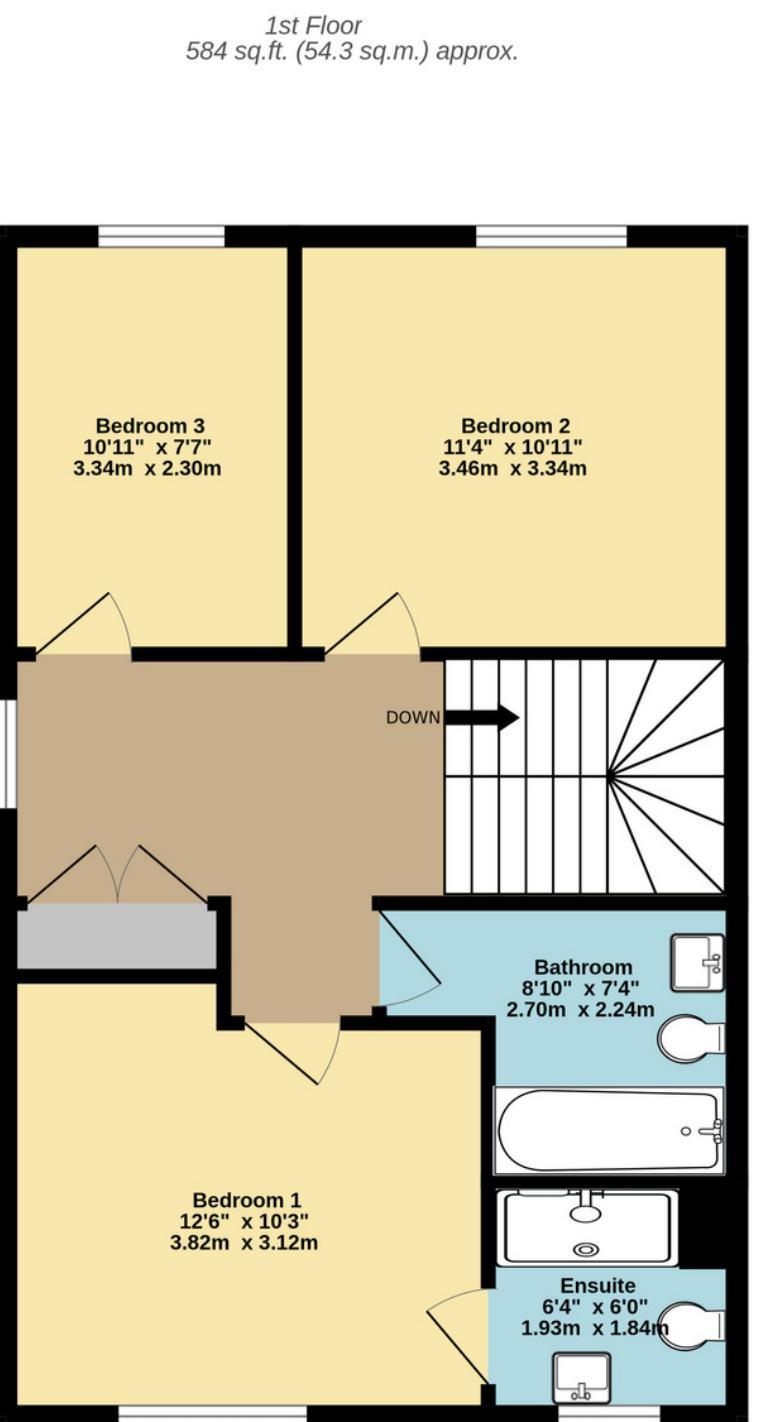
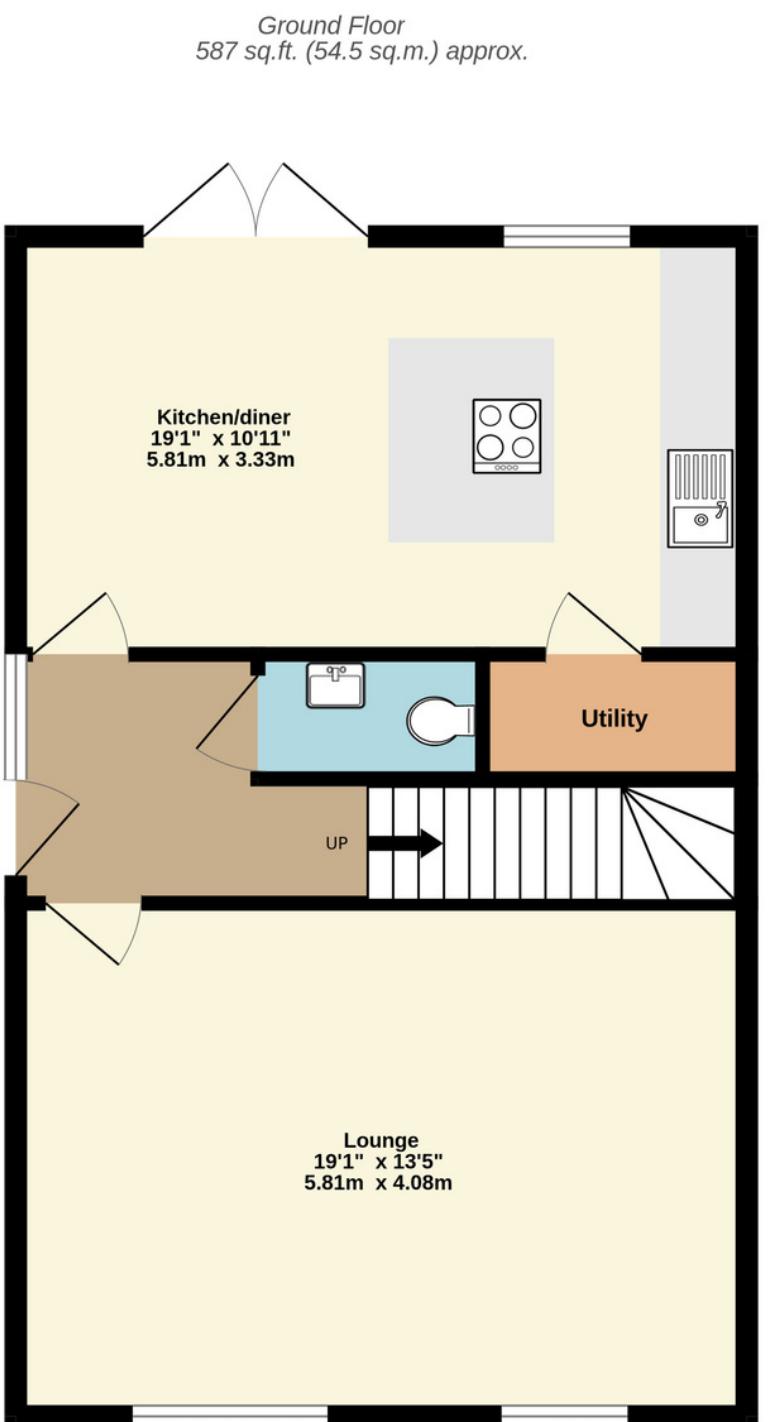


TOTAL FLOOR AREA : 1290 sq.ft. (119.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Sladebrook

Measuring approximately 108 sqm, this three bedroom - three bathroom home is perfect for any first time buyer or young family. Benefitting entrance via the side elevation, both the lounge and kitchen / diner are impressive, full width rooms. A handy utility area complements the ground floor, whilst to the first floor a surprisingly spacious landing benefits. Note images are of a previous development with subtle design changes.



TOTAL FLOOR AREA: 1163sq.ft. (108.0 sq.m.) approx.
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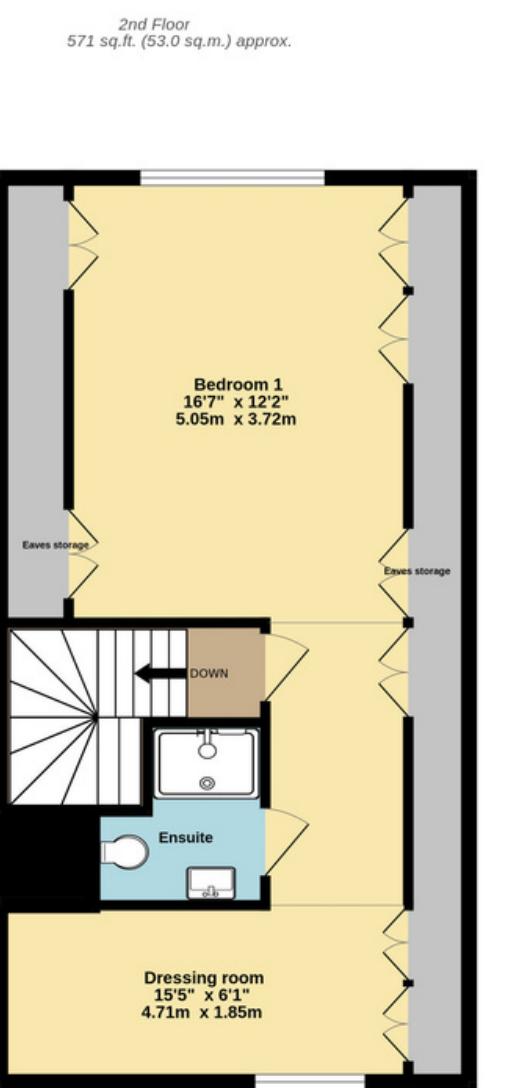
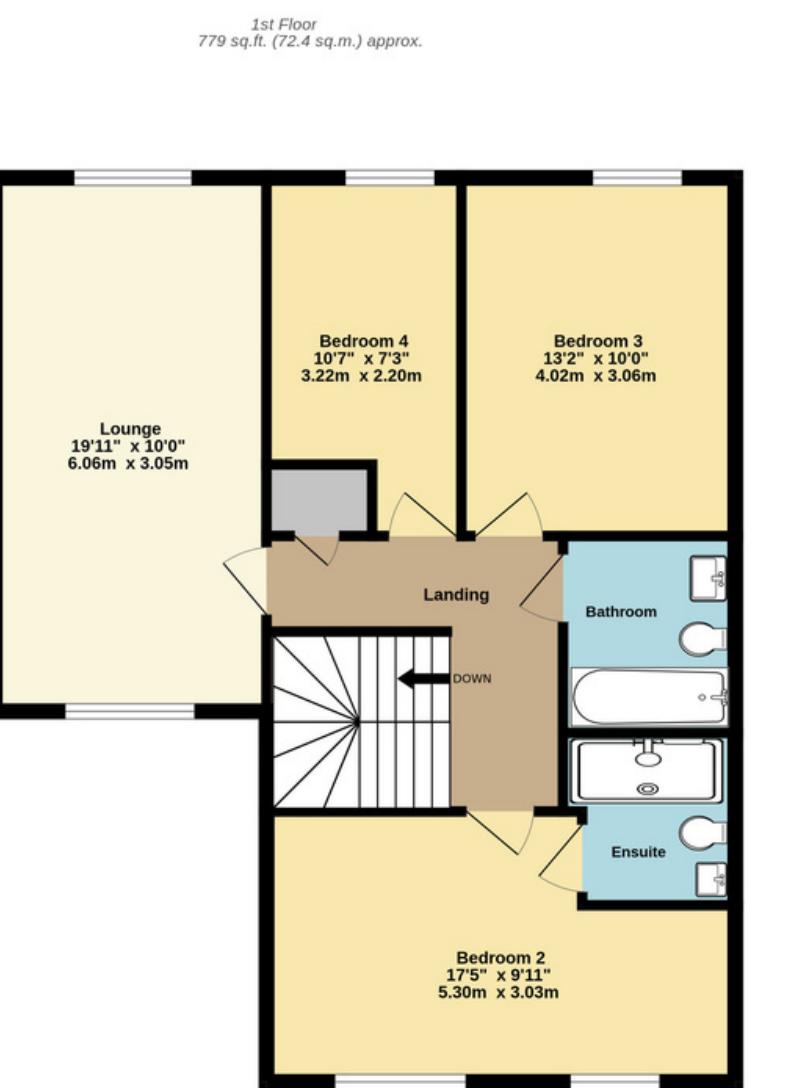
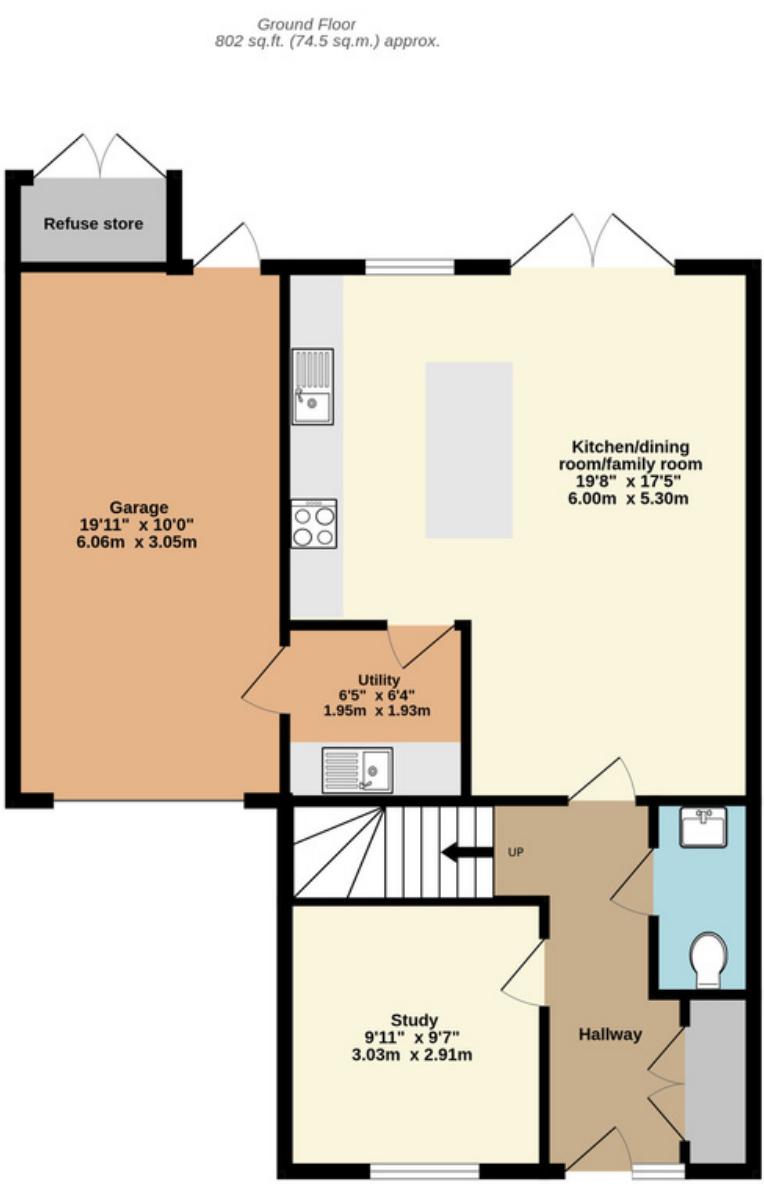
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The Brunswick

A truly impressive four bedroom home with a generous 165 sqm of accommodation found over three floors. The highlight of the living accommodation is the open plan family room to the ground floor overlooking the rear garden. A must have home study and first floor living room offer further room for the family to enjoy. Four bedrooms, three of which are doubles can then be found over the top two floors with the principle bedroom occupying the top floor.

Four bathrooms a utility room and garage benefit.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 sq.m.) approx.

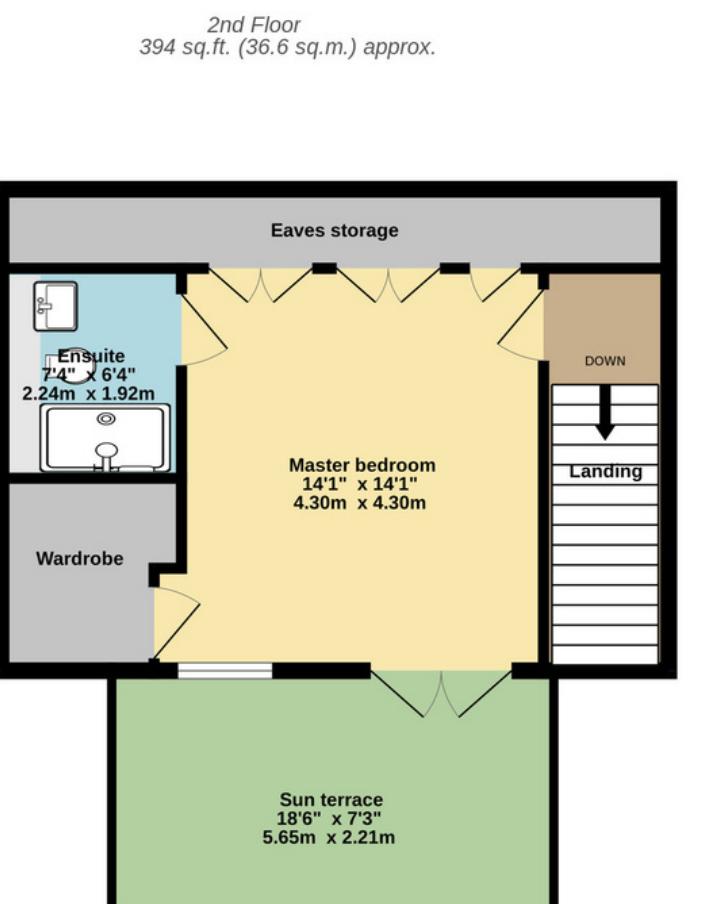
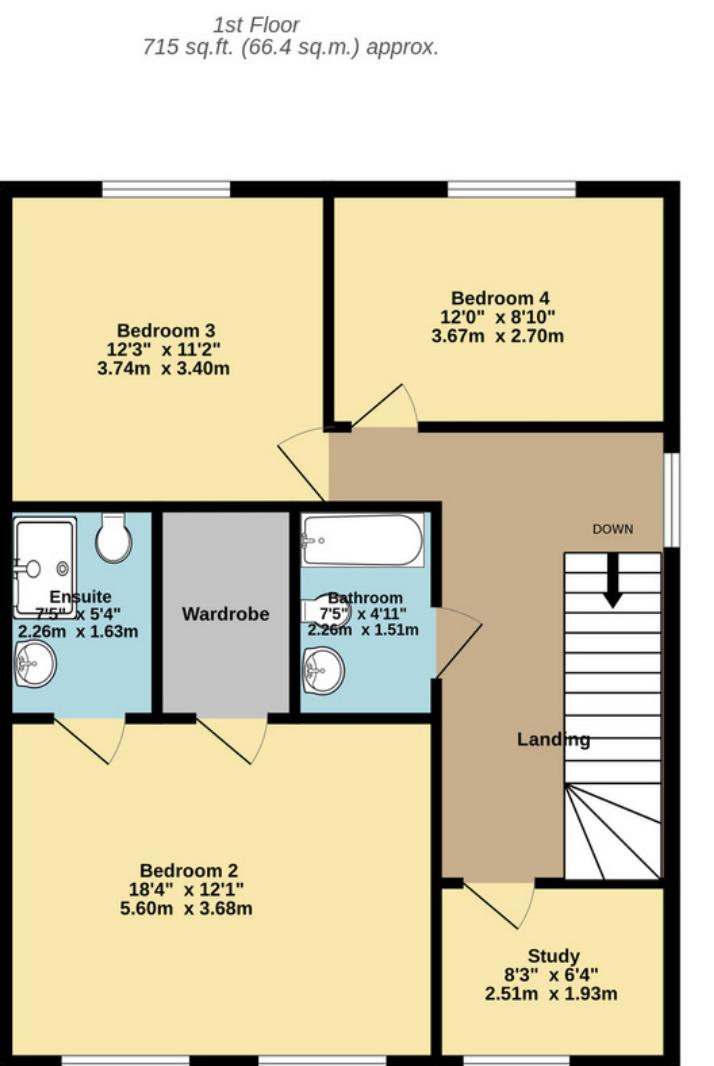
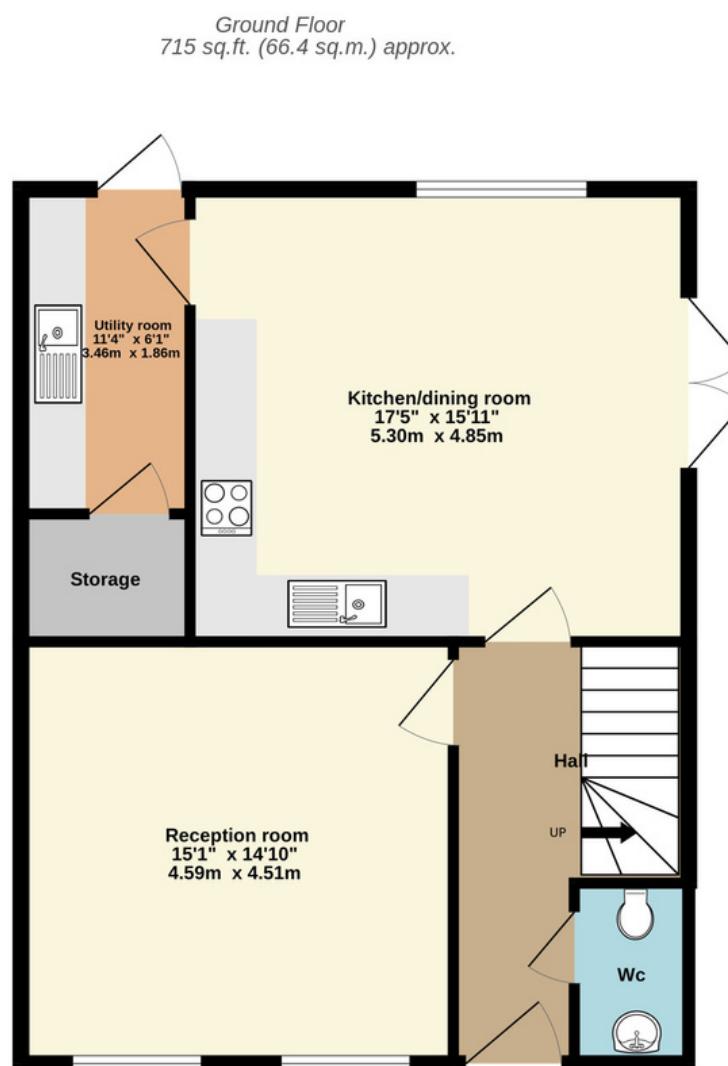
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The Brydon

A four bedroom, four bathroom detached residence, occupying corner plots. The generous room proportions measure approx. 165sqm, spread over three floors. All four bedrooms are double in size, with both the principle and guest bedroom benefitting en-suites and walk in wardrobes. In addition a home office and utility room can be found alongside the lounge and kitchen/diner. Externally a single garage provides further parking or secure storage.



TOTAL FLOOR AREA : 1824 sq.ft. (169.4 sq.m.) approx.

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Eco-Conscious



The finish & quality of these homes are sure to impress, however the ecotechnology on offer must be applauded.

An ultra-modern air source heat pump converts heat from the outside air into water to supply these homes with a hot water supply.

Working alongside the air source heat pump are a collection of integrated solar PVS that create up to 3200kWh of free electricity every year.

Owners can heat & power their homes using 100% renewable energy and become zero carbon. Each home situated on Manor Gardens also benefits from an EV charging point, superior levels of insulation & airtightness, the latest 'Nest' smart thermostats, triple glazing and a Heat Recovery (MVHR) system to provide continuous filtered fresh air.

A fine opportunity for those looking for an innovative home sure to create a greener footprint & reduce energy running costs.





G R E G O R Y S

E S T A T E A G E N T S



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