

The Tithe Exchange
9 Victoria Place
Haverfordwest
SA61 2JX

01437 762538

www.rklucas.co.uk info@rklucas.co.uk

Alexandra House
69 Charles Street
Milford Haven
SA73 2HA

01646 695713

Chartered Surveyors | Valuers | Auctioneers | Estate Agents | Energy Assessors



£750,000

Ashmoor Manor, Ashmoor Gardens

Houghton SA73 1PQ

R K Lucas & Son are incredible proud to present one of Pembrokeshire's most exciting developments in years. Ashmoor manor is the flagship home on this site boasting an executive style luxurious accommodation with elevated living space overlooking an expansive pond to the rear.

Planned for completion in late 2020 there are further options for additional cost including a magnificent indoor swimming pool with changing facilities, further home office space, workshop space etc.

The open beam design and reversed level living space makes maximum use of this large plot providing exquisite accommodation that is light, airy and spacious.

This is the real deal, this is luxury, this is Ashmoor Manor.

- Luxury detached home
- integral large garage
- Exclusive development
- Swimming pool option
- Reversed living space levels
- Efficient services and heating

Zoopla.co.uk 

 NHER
Accreditation Scheme
Registered Member

 rightmove.co.uk
The UK's number one property website

Rarely do such sites develop. Spread over 5 acres, just 16 plots have been pegged out for development in this quiet village location. All of the plots are large in size,. There is no affordable or social housing on site and each home has been approved by the developments vendor to ensure that an exclusive and 'in-keeping' development ensues. With strict requirements the site will be developed quickly meaning that there will be no lingering construction or unbuilt plots remaining on the estate.

Ashmoor Gardens is destined to be the most desirable development in Pembrokeshire and an address to be eagerly sought after and envied throughout the area.

The accommodation briefly comprises:

Reception hall/living space 30'9" x 15'10" (9.37m x 4.82m)

Bedroom 1 11'10" x 18'2" (3.60m x 5.53m)

En-suite 3'11" x 8'10" (1.20m x 2.69m)

Bedroom 2 10'6" x 18'2" (3.20m x 5.53m)

Bathroom 8'2" x 11'2" (2.50m x 3.40m)

Bedroom 3 10'6" x 18'2" (3.20m x 5.53m)

En-suite

Office/bedroom 5 12'7" x 18'2" (3.83m x 5.53m)

En-suite

Utility 7'10" x 18'2" (2.40m x 5.53m)

Shower Room 3'11" x 8'10" (1.20m x 2.69m)

Garage 19'8" x 18'2" (6.00m x 5.53m)

Galleried Landing 20'6" x 15'10" (6.25m x 4.82m)

WC

Balcony 8'10" x 15'10" (2.70m x 4.82m)

Kithcen/dining/family area 37'11" x 18'2" (11.56m x 5.53m)

Balcony 14'1" x 18'2" (4.30m x 5.53m)

Covered balcony 8'2" x 18'2" (2.49m x 5.53m)

Lounge 14'9" x 18'2" (4.50m x 5.53m)

Covered balcony

Bedroom 4 6'7" x 18'2" (2.00m x 5.53m)

En-suite 6'10" x 10'4" (2.08m x 3.15m)

Additional informaion

Central heating by way of renewable sources and underfloor heating

Council Tax band: TBA

Mains electricity water and drainage.

Optinoalextras

The developer will consider additional requests to be priced on application.

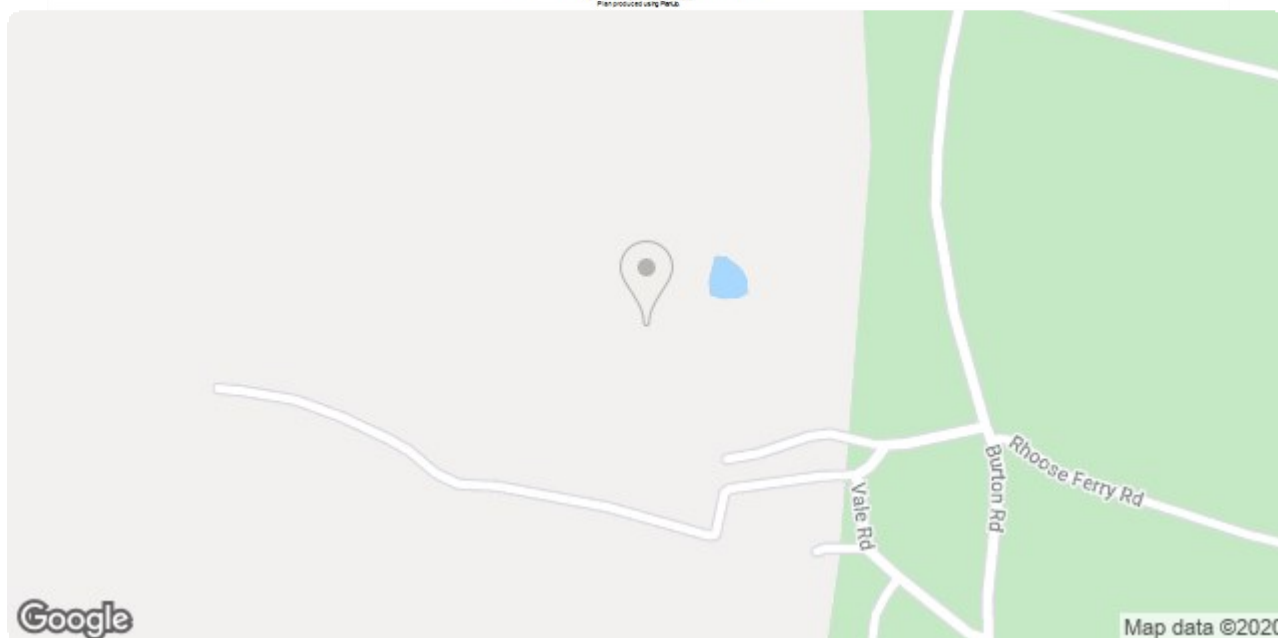
From the full-height reception atrium to the expansive kitchen/family area, every inch of this home is impressive. Using open beams to enhance further the first floor space, there is plenty of room for every occasion from quiet family time to entertainment evenings with friends. Early commitment will give the purchaser considerably options with regards to type and style of fixtures and fittings and so early enquiries are sought to lock-in this unique opportunity.





Total area: approx. 382.9 sq. metres (4121.4 sq. feet)

For illustration purposes, do not scale.
Plan produced using Mapbox.



Energy Efficiency Rating		
	Current	Potential
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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.