aj homes









Ryecroft Road,
Bristol, BS36 2HL

PRICE: £725,000

Property Features

- **Brand New Executive Homes**
- **Four Double Bedrooms**
- **Two Ensuites**
- **Large Rear Gardens**
- **Solar Panels & Car Charger**
- **High Quality Finish**
- **Air Source Heat Pumps**
- **Under Floor Heating**
- **Open Plan Kitchen/Family Room**









Full Description

The Croft is an exclusive private development of five detached homes, ideally located in the heart of Frampton Cotterell. These unique properties enjoy far-reaching views across the Frome Valley and feature high-quality modern specifications, including air source heat pumps, underfloor heating, solar panels, and EV charging points — all thoughtfully designed for contemporary living.

Plots 4 and 5 are now launching, please contact AJ Homes to express your interest.

These executive homes are all built using traditional construction methods and local pennant stone, these homes successfully combine timeless craftsmanship with modern innovation.

Entrance Hallway

Plant Room

Landing

Open Plan Kitchen/Family Room
20'6" x 17'7" (6.27 x 5.37)

Utility Room
9'3" x 5'7" (2.84 x 1.72)

Cloak Room

Living Room
14'1" x 10'5" (4.31 x 3.19)

Study
10'1" x 9'10" (3.08 x 3.00)

Landing

Bedroom 1
15'3" x 10'5" (4.67 x 3.19)

Ensuite
7'6" x 4'10" (2.30 x 1.48)

Bedroom 2
16'9" x 10'5" (5.12 x 3.19)

Ensuite
7'3" x 5'2" (2.22 x 1.59)

Bedroom 3
11'5" x 10'11" (3.49 x 3.35)

Bedroom 4
10'1" x 9'10" (3.08 x 3.00)

Bathroom
8'5" x 6'8" (2.57 x 2.05)

Garage
19'8" x 9'11" (6.01 x 3.04)

Rear Garden

Front Garden

NB
Please note some of these images have been AI generated to show the potential layout of furniture.

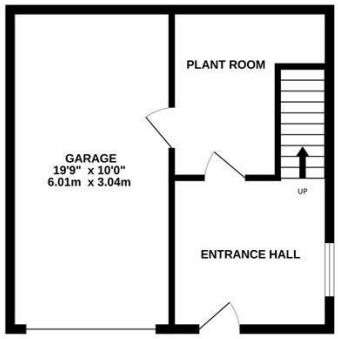




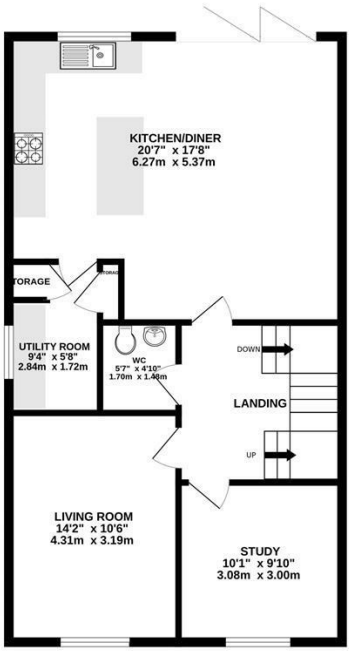




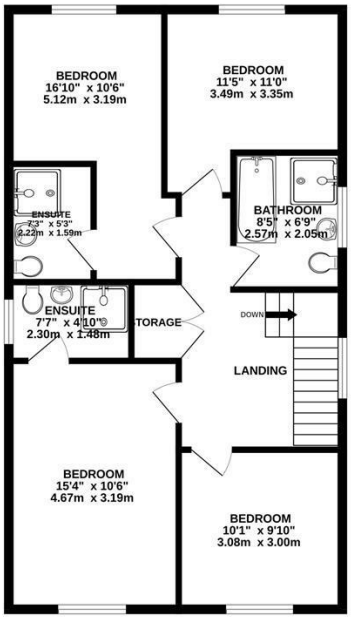
GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



2ND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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