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Theynes Croft
Long Ashton, Bristol

 Peter Greateorex





A beautifully presented
contemporary family home

OFFERS IN EXCESS OF
£950,000



Overview

Tucked away in one of Long Ashton's most sought-after addresses, 39 Theynes Croft is a home that perfectly blends elegant design, generous proportions, and a lifestyle of comfort and convenience. Set within a peaceful cul-de-sac, and fronting onto a wooded area, this superb three storey property offers light-filled living spaces and versatile accommodation, making it ideal for both family life and stylish entertaining.

From the moment you step inside, the sense of quality and space is undeniable. The contemporary styled kitchen includes integrated appliances; a Quooker tap for instant boiling water, Insinkerator, steam oven, convection oven, a plate warmer and induction hob.

This room forms the heart of the house – perfect for gatherings – and links seamlessly to dining and living areas that spill onto the garden.

Upstairs, well-proportioned bedrooms provide sanctuary and privacy, with the principal suite offering a luxurious retreat with separate shower room.

- 6 bedrooms/5 bedrooms plus study
- 4 bath/shower rooms and cloakroom
- Full-length sitting room with wood burning stove
- Full length kitchen/living room with utility room
- Principal bedroom suite offering a luxurious retreat
- Landscaped private gardens with wooded area in front
- Detached double garage, ample parking
- NO ONWARD CHAIN







Outside

Beautifully landscaped, low maintenance gardens to front and rear create a private backdrop for relaxing or hosting, with an attractive sun terrace, with shrubs providing plenty of privacy.

Driveway parking is available to the rear of the property with a detached double garage (5.33 x 5.31m) with automated remote controlled Hormann, doorlight, power and EV charging point.

Location

Long Ashton is located just a few miles southwest of Bristol and has all your local amenities including a supermarket, doctors, post office, bakery and wine merchant amongst others.

The beautiful Ashton Court Estate with its deer park and acres of open space is ideal for walking, cycling or riding. The area has three reputable golf courses and a fantastic choice of pubs. The schooling is highly regarded with a wide range of primary, secondary, and independent to choose from.

The property is approx 4 miles from the City Centre of Bristol and approx 14 miles from Bristol Airport.

KEY FACTS

- Tenure: Freehold
- Council – North Somerset, Tax Band G
- Spacious sitting room with wood-burning stove
- EPC rating C
- All mains services
- Gas Worcester boiler and
- Underfloor heating to sitting room/utility and main bathroom
- Alarm & security cameras. Outside lights and power points



Floorplan



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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please
get in touch with our team

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