



Broadlands, Ridgeway Road, Long Ashton

A detached 1920's house, with ancillary accommodation, in park-like grounds with sweeping drive approach situated in a superb and secluded elevated woodland setting with views across to Dundry.

Summary of accommodation

Ground floor Reception hall | Drawing room | Sitting room | Dining room | Breakfast kitchen with Aga | Utility room/second kitchen | Cloakroom

First floor Principal bedroom with en suite shower room | 4 further bedrooms | En suite shower room | Further shower room | Cloakroom

Outside Triple garage block with ancillary accommodation over | Park-like grounds | Sweeping drive approach | Former lawn tennis court | Glass and brick greenhouse | Garden implement store | Generous parking

In all approximately 2.73 acres

Distances

Bristol 4.3 miles | Bristol Airport 5.4 miles | Bristol Temple Meads (London Paddington) 4.2 miles | M5(J19) 6.6 miles | Cribbs Causeway Regional Shopping Centre 13.6 mile (Distances are approximate).









The Property

Broadlands is situated in a superb elevated and park-like setting, surrounded by its lawns and mature trees, approached through double gates and over a long, sweeping tree-lined drive. The views are superb, particularly from its west garden to Dundry. The property is set against a backdrop of woodland and has access to Long Ashton Golf Course.

The house was built in 1924 and the present owner purchased it in 1998. In more recent years, new shower rooms have been installed, a breakfast kitchen with electric oven and gas hob Aga fitted and the house extended. In 2008 the substantial triple garage block with ancillary accommodation on the first floor was built and in 2023 the house was redecorated.

The interior is light and its emphasis is on well-proportioned rooms which all take advantage of the views over the garden. There are dado rails and simple ceiling cornices. The 16' reception hall has a woodblock floor and the 25' drawing room has a bay window looking over the garden and French windows which open to a south facing veranda partially clad by a Wisteria. The dining room has a stone fireplace fitted with a Jetmaster fire and a wood floor. The kitchen is well fitted and the electric Aga has a six ring gas hob. The sitting room, which faces east, has a polished stone fireplace and wood floor. The excellent utility room could easily serve as a second or preparation kitchen.

On the first floor the bedroom accommodation is grouped around a spacious landing. The superb principal bedroom has extensive views and an en suite shower room. There are four further bedrooms, one with an en suite shower room, a further separate shower room, and a separate w.c.

Triple garage block with annex above

The detached triple garage block was constructed in 2008 and lies adjacent to the house. Above, accessed by an external staircase, is an open plan bedsitting room opening to a balcony with superb views, kitchen, and shower room off.











Gardens and Grounds

Broadlands sits almost centrally in its park-like grounds surrounded by lawns and a variety of mature specimen trees, including Magnolia and two superb Copper Beeches. The property is approached between electrically operated gates and over a sweeping Lime tree lined drive which leads to a large parking area in front of the house and garage block. There is a former grass tennis court to the west and from this area there are extensive views to Dundry. To the north is a large brick and glazed greenhouse with adjoining garden store, and a detached concrete block constructed garden implement/machinery store. Behind is a copse with pedestrian access to Long Ashton Golf Course.

Along part of the south elevation is a veranda partially covered by Wisteria and a terrace adjoining a level lawn. A central step leads down to a further level lawn with large expanses of additional lawn beyond. East steps lead down to the east lawn with a pedestrian access to the entrance gates.

In total the property amounts approximately 2 acres.

Property information

Services: All main services connected. Gas fire central heating.
Broadband provided by BT.

Tenure: Freehold

Right of way: There is vehicular access across part of the drive in favour of two plots which have planning permission for two detached houses.

Local Authority: North Somerset Council: 01934 888 888

Council Tax Band: H

EPC Rating: E

Guide Price: £2,400,000

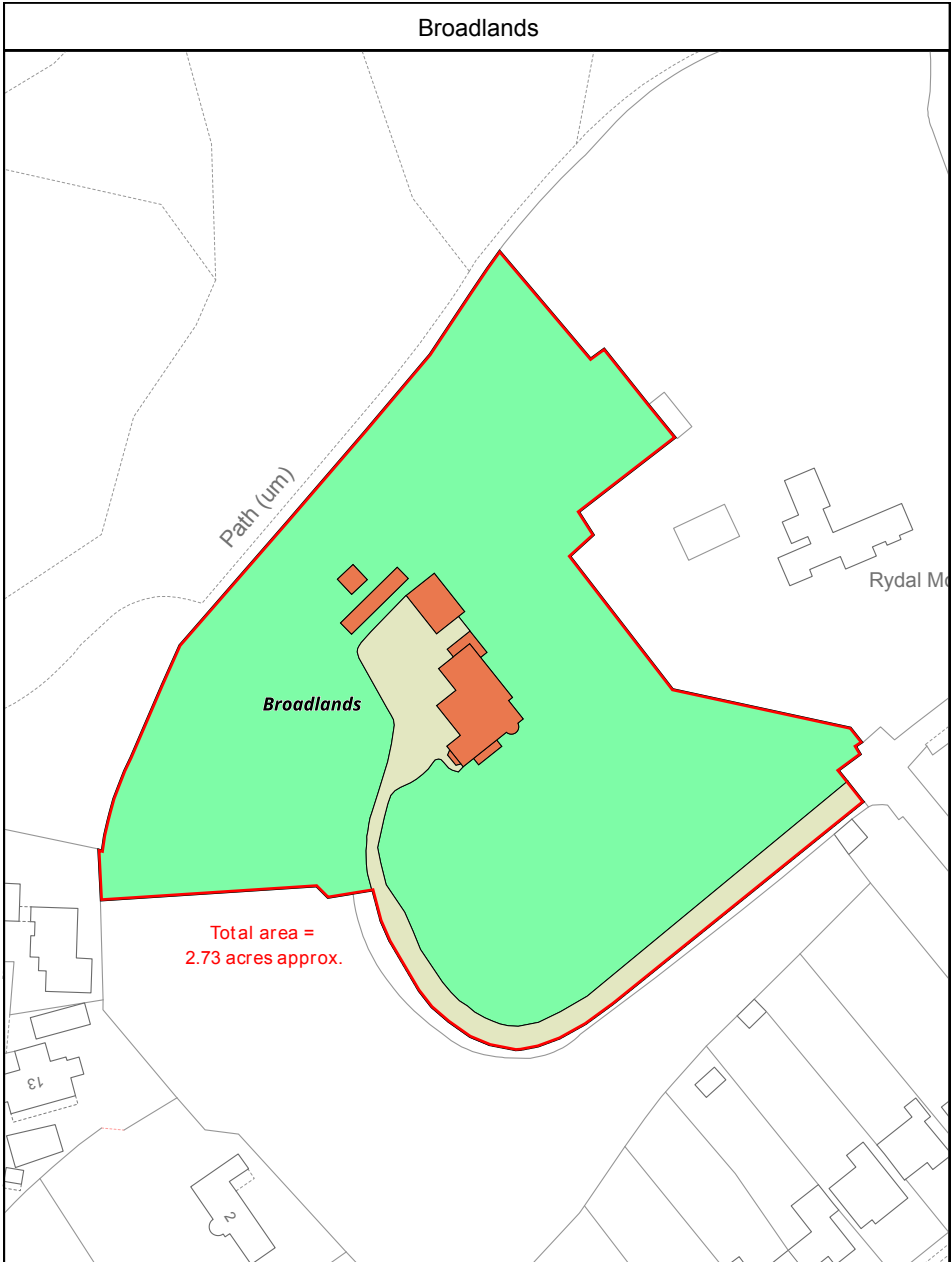
Directions (BS41 9ET)

When on Chestnut Road turn right at the top, crossing the road, and then immediately left onto a private road. Follow the road. The entrance gates to Broadlands are seen on the left hand side.

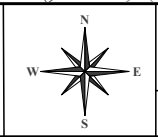
Viewings

Strictly by prior appointment with sole agents Knight Frank, Bristol 0117 317 1999





Knight Frank LLP
 Plan Preparation
 2 Lower Woodspen Court,
 Lambourne Road,
 Newbury RG20 8BL



Date: 19:10:23 AN
 Drawn By: AN
 Scale: 1:1000 @ A4
 Plan Ref:

Title: **Broadlands**

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Approximate Gross Internal Floor Area

Main House = 356 sq m / 3,831 sq ft

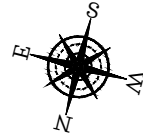
Garage = 51 sq m / 548 sq ft

Studio (Above Garage) = 41 sq m / 441 sq ft

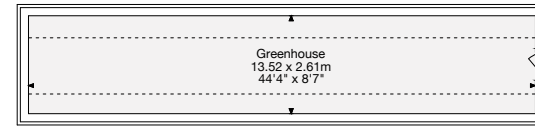
Outbuilding = 35 sq m / 376 sq ft

Total Area = 483 sq m / 5,196 sq ft

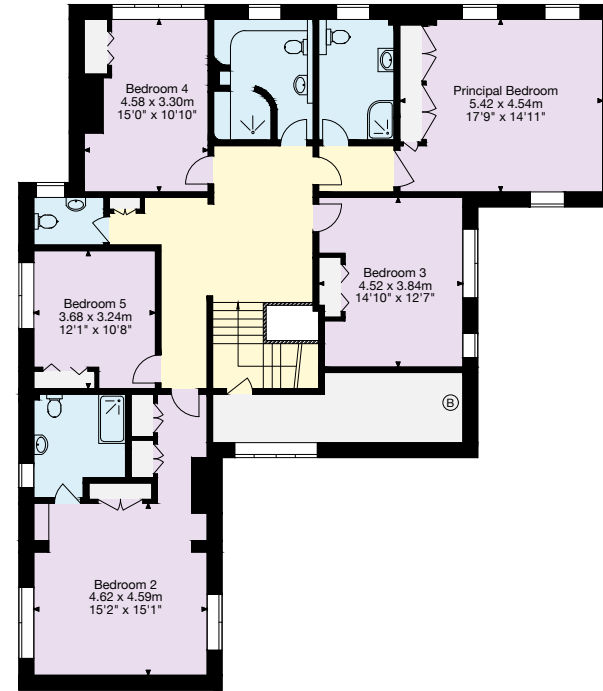
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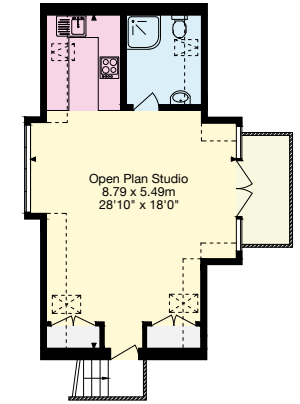
Ground Floor



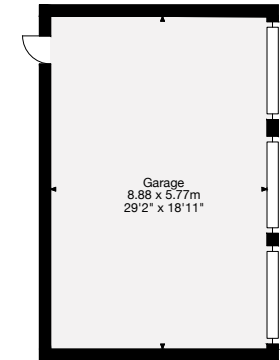
Outbuilding



First Floor



First Floor



Ground Floor

Garage
(Not Shown in Actual Location/Orientation)

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