

# Ridgeway Road

Long Ashton





# An exceptional five-bedroom residence set within a generous private plot in the highly sought-after area of Long Ashton.

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 miles (All distances are approximate)



## Summary of accommodation

### Main House

Ground Floor: Kitchen | Sitting room | Living room | Dining room | WC

First Floor: Three bedrooms | Shower room | Bathroom

Second Floor: Two further bedrooms

### Outbuilding

Ground Floor: Garage | Studio | WC

First Floor: Games room



## Situation

(Distances and times are approximate)

This is one of only a handful of properties on this exclusive stretch, with all neighbouring homes already sold.



Long Ashton lies a few miles south-west of Bristol with local amenities including a supermarket, post office, bakery, The Old Library (coffee shop and restaurant) and wine merchant.



There are several outstanding children's nurseries and schools in both private and state sector nearby, with the beautiful Ashton Court Estate and Long Ashton golf course just minutes away.





## The Property

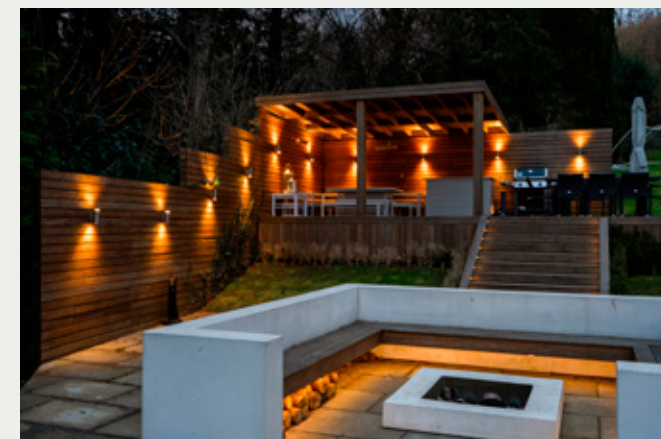
A distinguished home set in an elevated and private position, surrounded by mature gardens and spectacular panoramic views stretching across the countryside towards Bristol, Dundry, and beyond. This beautifully presented residence sits behind electric gates and enjoys a sense of exclusivity and privacy while still being within easy reach of the city. With its expansive gardens, versatile outbuilding, and elegant interiors, the property offers an outstanding opportunity to acquire a truly special home.

Built with space and natural light in mind, this exceptional home is arranged over three floors, with principal rooms benefiting from far-reaching views. The entrance hall leads to a series of reception rooms, including a bay-windowed sitting room with a feature fireplace, a formal dining room, and a beautifully designed kitchen complete with modern appliances and additional snug with a lovely wood burner.

The first floor provides three well-appointed double bedrooms, including the impressive principal suite, which enjoys stunning southerly views. There are two well-appointed bathrooms which service these. Two additional bedrooms are located on the second floor, offering flexible accommodation for family or guests. There is ample storage on this top floor, with three separate eaves spaces.

Beyond the main house, a detached outbuilding has been thoughtfully converted to incorporate a garage, a stylish studio (currently used as a salon), and a spacious first-floor games room. This versatile space presents exciting possibilities for a home office, guest suite, or leisure area.





## Outside

Sweeping lawns extend from the house, bordered by mature trees that provide both privacy and a picturesque natural backdrop. There is a brilliantly designed patio and decking area, with corner pergola, modern lighting and a fire pit seating area - perfect for entertaining, relaxation, and taking in the unrivalled views.

## Property Information

**Tenure:** Freehold

**Local Authority:** Local Authority North  
Somerset Council

**Council Tax:** Band G

**EPC:** D

**Guide Price:** £2,350,000

**Viewings:** All viewings strictly by appointment only  
through the vendor's selling agents,  
Knight Frank LLP.



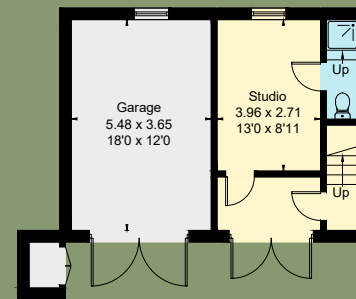
### Approximate Gross Internal Floor Area

Main House = 252.3 sq.m / 2,715 sq.ft

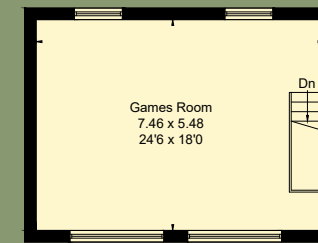
Outbuilding = 83.9 sq.m / 903 sq.ft

Total Area = 336.2 sq.m / 3,618 sq.ft

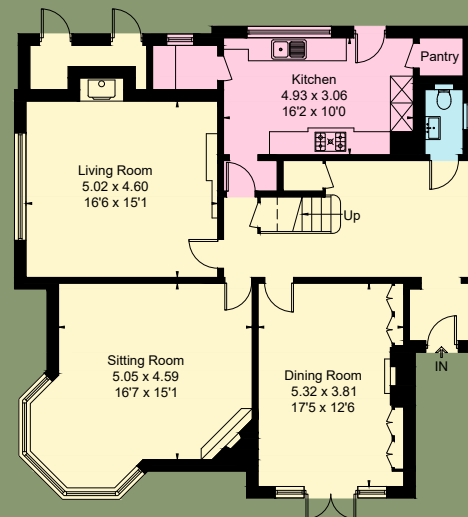
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



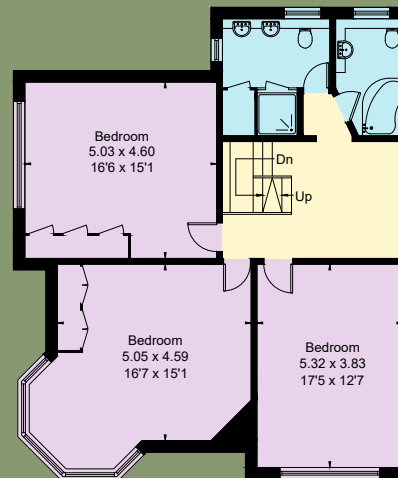
Outbuilding - Ground Floor  
(Not Shown In Actual Location / Orientation)



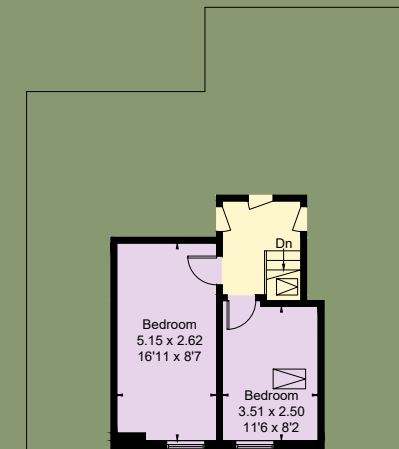
Outbuilding - First Floor



Ground Floor



First Floor



Second Floor

Bristol

1 The Mall

Clifton

BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Xara Grigg

01173 171998

[xara.grigg@knightfrank.com](mailto:xara.grigg@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated February 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.